

Local Market Update – May 2020

A Research Tool Provided by the Charleston Trident Association of REALTORS®



Kiawah

Area 25

Single-Family Detached

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	12	14	+ 16.7%	69	42	- 39.1%
Closed Sales	6	10	+ 66.7%	20	22	+ 10.0%
Median Sales Price*	\$1,725,000	\$947,500	- 45.1%	\$1,085,000	\$1,062,500	- 2.1%
Average Sales Price*	\$1,620,833	\$1,282,950	- 20.8%	\$1,383,850	\$1,257,455	- 9.1%
Percent of Original List Price Received*	88.8%	85.5%	- 3.7%	87.9%	81.2%	- 7.6%
Days on Market Until Sale	225	252	+ 12.0%	141	262	+ 85.8%
Inventory of Homes for Sale	97	62	- 36.1%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	4	5	+ 25.0%	38	27	- 28.9%
Closed Sales	7	3	- 57.1%	15	11	- 26.7%
Median Sales Price*	\$385,000	\$323,000	- 16.1%	\$410,000	\$323,000	- 21.2%
Average Sales Price*	\$371,429	\$379,300	+ 2.1%	\$407,867	\$357,891	- 12.3%
Percent of Original List Price Received*	93.5%	96.7%	+ 3.4%	93.3%	93.8%	+ 0.5%
Days on Market Until Sale	124	204	+ 64.5%	154	256	+ 66.2%
Inventory of Homes for Sale	46	37	- 19.6%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

