

Local Market Update – January 2023

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



Kiawah

Area 25

Single-Family Detached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	2	7	+ 250.0%	2	7	+ 250.0%
Closed Sales	8	6	- 25.0%	8	6	- 25.0%
Median Sales Price*	\$1,847,500	\$2,225,000	+ 20.4%	\$1,847,500	\$2,225,000	+ 20.4%
Average Sales Price*	\$3,204,875	\$2,326,000	- 27.4%	\$3,204,875	\$2,326,000	- 27.4%
Percent of Original List Price Received*	98.3%	95.1%	- 3.3%	98.3%	95.1%	- 3.3%
Days on Market Until Sale	8	61	+ 662.5%	8	61	+ 662.5%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--

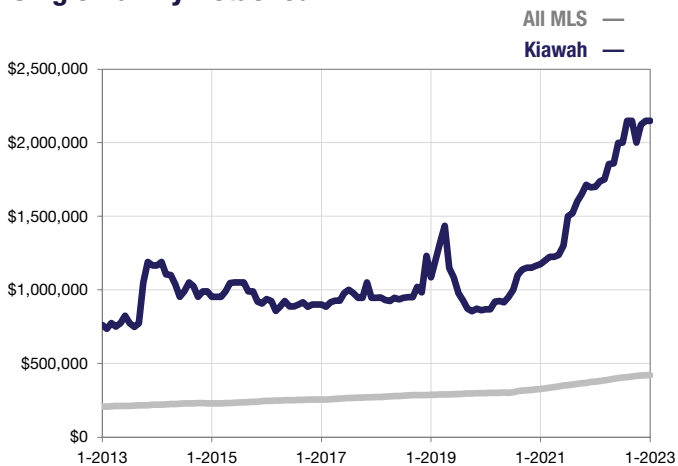
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	3	6	+ 100.0%	3	6	+ 100.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$715,000	\$440,000	- 38.5%	\$715,000	\$440,000	- 38.5%
Average Sales Price*	\$618,667	\$440,000	- 28.9%	\$618,667	\$440,000	- 28.9%
Percent of Original List Price Received*	103.6%	90.0%	- 13.1%	103.6%	90.0%	- 13.1%
Days on Market Until Sale	3	36	+ 1,100.0%	3	36	+ 1,100.0%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--

* 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

