

# Local Market Update – April 2023

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



## Kiawah

Area 25

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	10	7	- 30.0%	28	22	- 21.4%
Closed Sales	9	6	- 33.3%	30	20	- 33.3%
Median Sales Price*	\$2,540,000	<b>\$1,491,000</b>	- 41.3%	\$2,047,500	<b>\$1,924,500</b>	- 6.0%
Average Sales Price*	\$3,162,694	<b>\$1,736,167</b>	- 45.1%	\$2,854,825	<b>\$2,540,600</b>	- 11.0%
Percent of Original List Price Received*	100.3%	<b>99.6%</b>	- 0.7%	99.1%	<b>97.3%</b>	- 1.8%
Days on Market Until Sale	8	9	+ 12.5%	47	80	+ 70.2%
Inventory of Homes for Sale	8	8	0.0%	--	--	--

\* 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	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	8	4	- 50.0%	21	21	0.0%
Closed Sales	7	2	- 71.4%	18	9	- 50.0%
Median Sales Price*	\$785,000	<b>\$899,500</b>	+ 14.6%	\$762,500	<b>\$699,900</b>	- 8.2%
Average Sales Price*	\$860,643	<b>\$899,500</b>	+ 4.5%	\$784,833	<b>\$899,822</b>	+ 14.7%
Percent of Original List Price Received*	99.0%	<b>95.5%</b>	- 3.5%	100.3%	<b>96.2%</b>	- 4.1%
Days on Market Until Sale	16	27	+ 68.8%	10	49	+ 390.0%
Inventory of Homes for Sale	3	17	+ 466.7%	--	--	--

\* 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

