

Local Market Update – December 2023

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

Kiawah

Area 25

Single-Family Detached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	5	3	- 40.0%	75	88	+ 17.3%
Closed Sales	5	3	- 40.0%	67	60	- 10.4%
Median Sales Price*	\$1,430,000	\$1,750,000	+ 22.4%	\$2,150,000	\$2,320,000	+ 7.9%
Average Sales Price*	\$1,761,900	\$1,773,333	+ 0.6%	\$2,801,774	\$2,765,069	- 1.3%
Percent of Original List Price Received*	101.3%	90.1%	- 11.1%	98.7%	97.5%	- 1.2%
Days on Market Until Sale	3	73	+ 2,333.3%	29	40	+ 37.9%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--

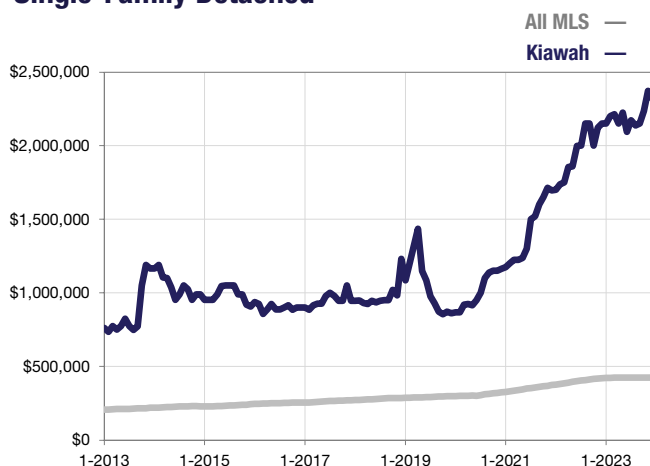
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	2	3	+ 50.0%	70	68	- 2.9%
Closed Sales	1	3	+ 200.0%	59	48	- 18.6%
Median Sales Price*	\$685,000	\$1,199,000	+ 75.0%	\$779,000	\$765,000	- 1.8%
Average Sales Price*	\$685,000	\$1,263,000	+ 84.4%	\$976,127	\$931,406	- 4.6%
Percent of Original List Price Received*	92.7%	90.1%	- 2.8%	98.7%	96.9%	- 1.8%
Days on Market Until Sale	14	129	+ 821.4%	13	46	+ 253.8%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--

* 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

