

Local Market Update – January 2024

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



Kiawah

Area 25

Single-Family Detached

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	8	3	- 62.5%	8	3	- 62.5%
Closed Sales	6	4	- 33.3%	6	4	- 33.3%
Median Sales Price*	\$2,225,000	\$2,520,000	+ 13.3%	\$2,225,000	\$2,520,000	+ 13.3%
Average Sales Price*	\$2,326,000	\$2,410,000	+ 3.6%	\$2,326,000	\$2,410,000	+ 3.6%
Percent of Original List Price Received*	95.1%	92.5%	- 2.7%	95.1%	92.5%	- 2.7%
Days on Market Until Sale	61	49	- 19.7%	61	49	- 19.7%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--

* 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.

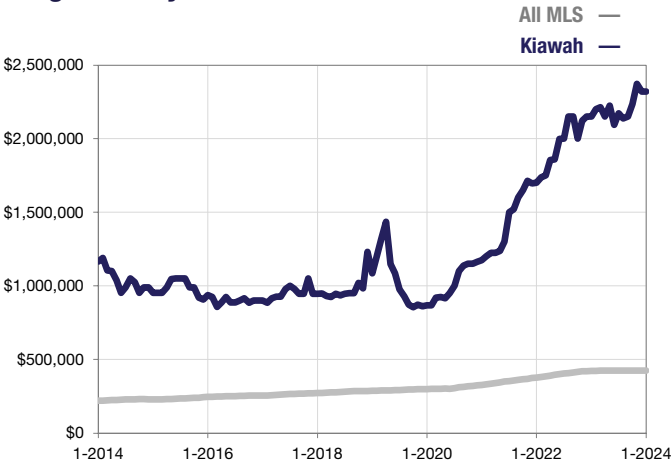
Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	6	4	- 33.3%	6	4	- 33.3%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$440,000	\$725,000	+ 64.8%	\$440,000	\$725,000	+ 64.8%
Average Sales Price*	\$440,000	\$811,667	+ 84.5%	\$440,000	\$811,667	+ 84.5%
Percent of Original List Price Received*	90.0%	98.1%	+ 9.0%	90.0%	98.1%	+ 9.0%
Days on Market Until Sale	36	82	+ 127.8%	36	82	+ 127.8%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--

* 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

