

Local Market Update – March 2024

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



Kiawah

Area 25

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
Key Metrics						
New Listings	5	9	+ 80.0%	15	16	+ 6.7%
Closed Sales	4	5	+ 25.0%	14	11	- 21.4%
Median Sales Price*	\$3,197,000	\$2,325,000	- 27.3%	\$2,587,500	\$2,325,000	- 10.1%
Average Sales Price*	\$3,107,250	\$2,542,000	- 18.2%	\$2,885,357	\$2,372,500	- 17.8%
Percent of Original List Price Received*	101.2%	96.0%	- 5.1%	96.2%	94.8%	- 1.5%
Days on Market Until Sale	122	62	- 49.2%	111	51	- 54.1%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--

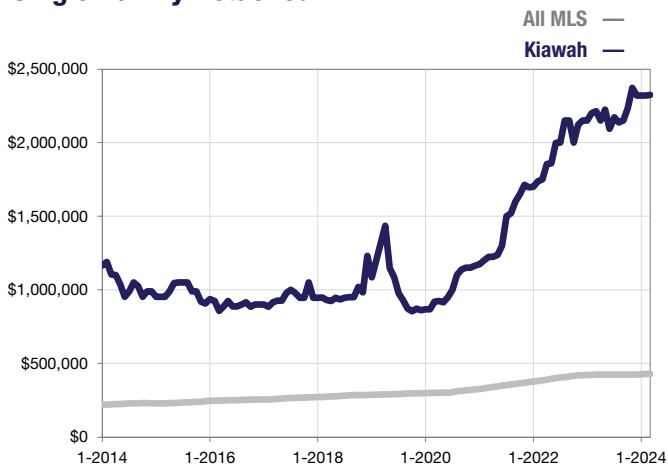
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
Key Metrics						
New Listings	3	13	+ 333.3%	17	28	+ 64.7%
Closed Sales	4	9	+ 125.0%	7	12	+ 71.4%
Median Sales Price*	\$674,700	\$935,000	+ 38.6%	\$650,000	\$865,000	+ 33.1%
Average Sales Price*	\$828,600	\$1,318,056	+ 59.1%	\$899,914	\$1,191,458	+ 32.4%
Percent of Original List Price Received*	96.9%	97.9%	+ 1.0%	96.4%	97.9%	+ 1.6%
Days on Market Until Sale	79	29	- 63.3%	55	42	- 23.6%
Inventory of Homes for Sale	12	22	+ 83.3%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

