

Local Market Update – July 2016

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



Kiawah

Area 25

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	7	10	+ 42.9%	40	68	+ 70.0%
Closed Sales	5	2	- 60.0%	25	16	- 36.0%
Median Sales Price*	\$1,050,000	\$976,250	- 7.0%	\$1,050,000	\$930,000	- 11.4%
Average Sales Price*	\$1,063,300	\$976,250	- 8.2%	\$1,202,980	\$1,163,750	- 3.3%
Percent of Original List Price Received*	89.1%	96.0%	+ 7.7%	90.9%	91.3%	+ 0.4%
Days on Market Until Sale	178	63	- 64.6%	183	152	- 16.9%
Inventory of Homes for Sale	49	68	+ 38.8%	--	--	--

* 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	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	3	6	+ 100.0%	40	50	+ 25.0%
Closed Sales	4	3	- 25.0%	15	17	+ 13.3%
Median Sales Price*	\$315,000	\$600,000	+ 90.5%	\$380,250	\$319,500	- 16.0%
Average Sales Price*	\$313,750	\$553,333	+ 76.4%	\$392,037	\$399,648	+ 1.9%
Percent of Original List Price Received*	95.4%	91.1%	- 4.5%	91.6%	91.1%	- 0.5%
Days on Market Until Sale	49	54	+ 10.2%	128	163	+ 27.3%
Inventory of Homes for Sale	53	56	+ 5.7%	--	--	--

* 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

