

Local Market Update – July 2018

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



Kiawah

Area 25

Single-Family Detached	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	8	7	- 12.5%	64	85	+ 32.8%
Closed Sales	1	3	+ 200.0%	16	30	+ 87.5%
Median Sales Price*	\$15,250,000	\$1,435,000	- 90.6%	\$1,154,500	\$1,225,000	+ 6.1%
Average Sales Price*	\$15,250,000	\$1,361,667	- 91.1%	\$2,251,563	\$2,058,800	- 8.6%
Percent of Original List Price Received*	100.0%	77.3%	- 22.7%	90.5%	89.8%	- 0.8%
Days on Market Until Sale	0	434	--	189	173	- 8.5%
Inventory of Homes for Sale	80	81	+ 1.3%	--	--	--

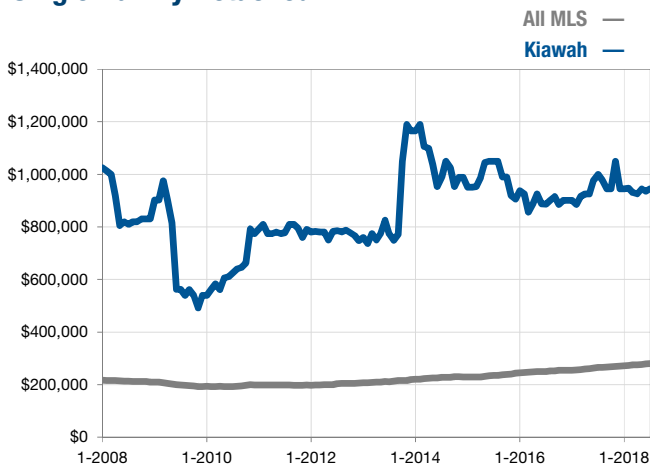
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	3	5	+ 66.7%	50	41	- 18.0%
Closed Sales	3	4	+ 33.3%	20	17	- 15.0%
Median Sales Price*	\$289,095	\$296,250	+ 2.5%	\$345,000	\$355,000	+ 2.9%
Average Sales Price*	\$333,698	\$395,125	+ 18.4%	\$554,105	\$365,735	- 34.0%
Percent of Original List Price Received*	97.6%	93.7%	- 4.0%	89.3%	91.9%	+ 2.9%
Days on Market Until Sale	29	148	+ 410.3%	274	169	- 38.3%
Inventory of Homes for Sale	59	44	- 25.4%	--	--	--

* 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

