

Local Market Update – May 2026

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



Kiawah

Area 25

Single-Family Detached	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	6	5	- 16.7%	35	37	+ 5.7%
Closed Sales	9	5	- 44.4%	25	31	+ 24.0%
Median Sales Price*	\$2,995,000	\$1,886,500	- 37.0%	\$2,830,000	\$2,550,000	- 9.9%
Average Sales Price*	\$3,793,056	\$2,698,300	- 28.9%	\$3,337,020	\$3,629,694	+ 8.8%
Percent of Original List Price Received*	94.6%	93.3%	- 1.4%	95.9%	95.1%	- 0.8%
Days on Market Until Sale	32	62	+ 93.8%	32	47	+ 46.9%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--

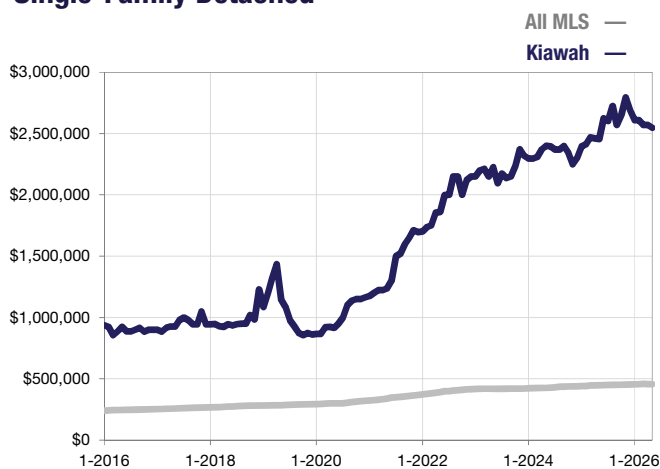
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	9	2	- 77.8%	33	30	- 9.1%
Closed Sales	6	7	+ 16.7%	20	26	+ 30.0%
Median Sales Price*	\$1,084,500	\$874,000	- 19.4%	\$882,500	\$850,250	- 3.7%
Average Sales Price*	\$1,398,150	\$1,150,200	- 17.7%	\$1,063,019	\$968,573	- 8.9%
Percent of Original List Price Received*	98.5%	94.8%	- 3.8%	96.5%	95.0%	- 1.6%
Days on Market Until Sale	18	66	+ 266.7%	48	61	+ 27.1%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--

* 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

