

Local Market Update – July 2026

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



Kiawah

Area 25

Single-Family Detached		July			Year to Date		
Key Metrics		2025	2026	Percent Change	2025	2026	Percent Change
New Listings		4	8	+ 100.0%	45	51	+ 13.3%
Closed Sales		5	3	- 40.0%	33	37	+ 12.1%
Median Sales Price*		\$2,567,500	\$2,450,000	- 4.6%	\$2,800,000	\$2,550,000	- 8.9%
Average Sales Price*		\$2,554,300	\$2,731,667	+ 6.9%	\$3,152,636	\$3,632,176	+ 15.2%
Percent of Original List Price Received*		91.2%	99.6%	+ 9.2%	94.4%	95.0%	+ 0.6%
Days on Market Until Sale		163	1	- 99.4%	57	51	- 10.5%
Inventory of Homes for Sale		13	12	- 7.7%	--	--	--

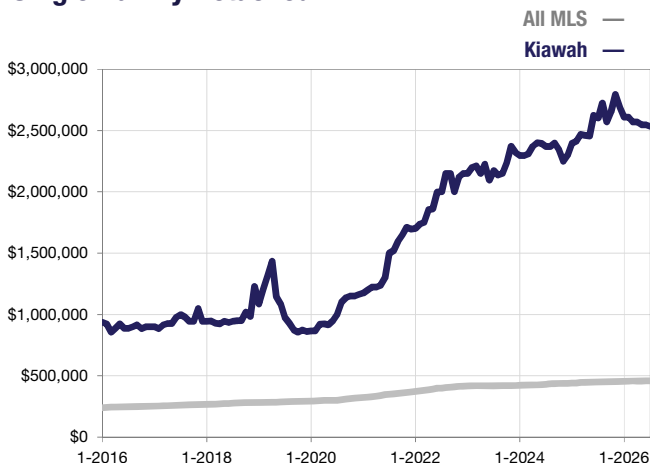
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached		July			Year to Date		
Key Metrics		2025	2026	Percent Change	2025	2026	Percent Change
New Listings		8	7	- 12.5%	46	40	- 13.0%
Closed Sales		7	5	- 28.6%	32	36	+ 12.5%
Median Sales Price*		\$810,000	\$560,000	- 30.9%	\$883,750	\$742,500	- 16.0%
Average Sales Price*		\$1,070,357	\$550,980	- 48.5%	\$1,045,009	\$919,717	- 12.0%
Percent of Original List Price Received*		96.7%	96.5%	- 0.2%	96.4%	95.3%	- 1.1%
Days on Market Until Sale		8	43	+ 437.5%	42	54	+ 28.6%
Inventory of Homes for Sale		19	10	- 47.4%	--	--	--

* 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

