

Local Market Update – August 2026

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



Kiawah

Area 25

Single-Family Detached	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	5	8	+ 60.0%	50	56	+ 12.0%
Closed Sales	5	7	+ 40.0%	38	45	+ 18.4%
Median Sales Price*	\$5,500,000	\$2,125,000	- 61.4%	\$2,815,000	\$2,545,000	- 9.6%
Average Sales Price*	\$4,429,000	\$2,382,355	- 46.2%	\$3,320,579	\$3,752,044	+ 13.0%
Percent of Original List Price Received*	92.7%	94.4%	+ 1.8%	94.2%	95.0%	+ 0.8%
Days on Market Until Sale	46	81	+ 76.1%	55	55	0.0%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--

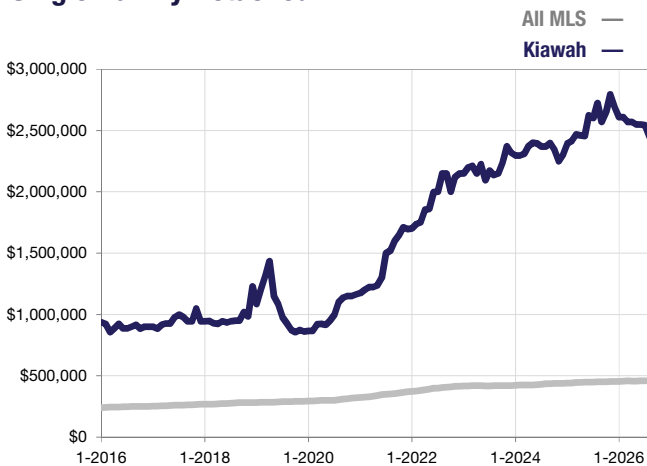
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	7	2	- 71.4%	53	42	- 20.8%
Closed Sales	4	4	0.0%	36	40	+ 11.1%
Median Sales Price*	\$2,017,000	\$642,500	- 68.1%	\$890,000	\$712,500	- 19.9%
Average Sales Price*	\$2,008,500	\$816,250	- 59.4%	\$1,152,063	\$909,370	- 21.1%
Percent of Original List Price Received*	93.4%	97.1%	+ 4.0%	96.1%	95.5%	- 0.6%
Days on Market Until Sale	37	28	- 24.3%	42	51	+ 21.4%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

