Local Market Update – October 2026

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

Kiawah

Area 25

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	6	**9**	+ 50.0%	60	**74**	+ 23.3%
Closed Sales	3	**9**	+ 200.0%	48	**61**	+ 27.1%
Median Sales Price*	$3,050,000	**$2,250,000**	- 26.2%	$2,797,500	**$2,550,000**	- 8.8%
Average Sales Price*	$2,702,000	**$2,659,056**	- 1.6%	$3,197,750	**$3,604,074**	+ 12.7%
Percent of Original List Price Received*	92.1%	**94.8%**	+ 2.9%	93.7%	**95.0%**	+ 1.4%
Days on Market Until Sale	43	**36**	- 16.3%	54	**48**	- 11.1%
Inventory of Homes for Sale	13	**9**	- 30.8%	--	**--**	--

* 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.

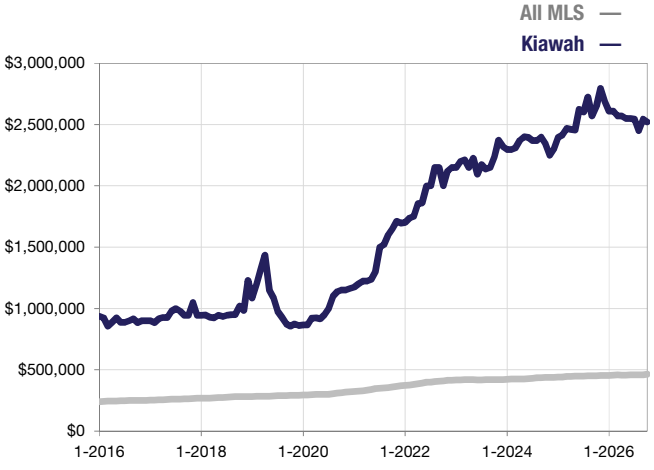
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	3	**2**	- 33.3%	65	**49**	- 24.6%
Closed Sales	1	**2**	+ 100.0%	45	**44**	- 2.2%
Median Sales Price*	$1,600,000	**$989,500**	- 38.2%	$890,000	**$749,500**	- 15.8%
Average Sales Price*	$1,600,000	**$989,500**	- 38.2%	$1,132,940	**$906,200**	- 20.0%
Percent of Original List Price Received*	91.4%	**87.5%**	- 4.3%	96.0%	**95.1%**	- 0.9%
Days on Market Until Sale	33	**129**	+ 290.9%	46	**60**	+ 30.4%
Inventory of Homes for Sale	18	**13**	- 27.8%	--	**--**	--

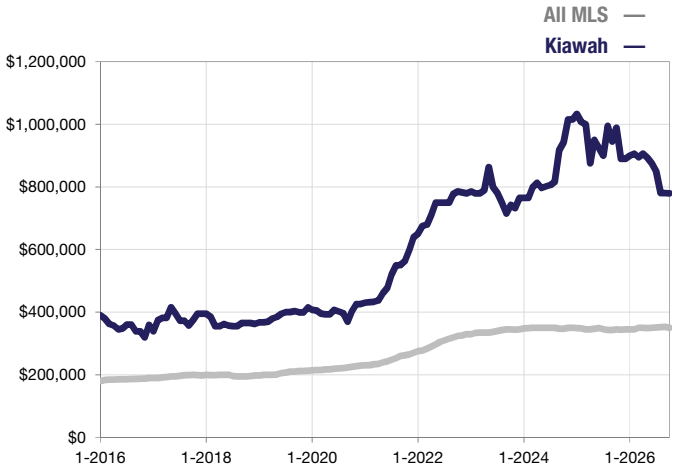
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of November 9, 2026. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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