

Local Market Update – May 2025

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



Kiawah

Area 25

Single-Family Detached

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	12	5	- 58.3%	37	34	- 8.1%
Closed Sales	4	9	+ 125.0%	24	25	+ 4.2%
Median Sales Price*	\$4,225,000	\$2,995,000	- 29.1%	\$2,397,500	\$2,830,000	+ 18.0%
Average Sales Price*	\$4,486,250	\$3,793,056	- 15.5%	\$2,787,479	\$3,337,020	+ 19.7%
Percent of Original List Price Received*	94.9%	94.6%	- 0.3%	95.0%	95.9%	+ 0.9%
Days on Market Until Sale	50	32	- 36.0%	50	32	- 36.0%
Inventory of Homes for Sale	24	18	- 25.0%	--	--	--

* 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.

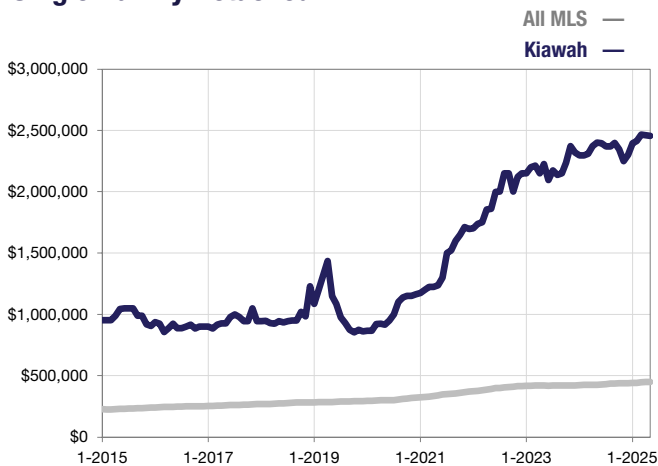
Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	8	9	+ 12.5%	46	33	- 28.3%
Closed Sales	10	6	- 40.0%	30	20	- 33.3%
Median Sales Price*	\$805,250	\$1,084,500	+ 34.7%	\$1,005,000	\$882,500	- 12.2%
Average Sales Price*	\$1,813,750	\$1,398,150	- 22.9%	\$1,545,633	\$1,063,019	- 31.2%
Percent of Original List Price Received*	98.0%	98.5%	+ 0.5%	97.5%	96.5%	- 1.0%
Days on Market Until Sale	20	18	- 10.0%	28	48	+ 71.4%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--

* 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

