

# Local Market Update – August 2023

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



## Kiawah

Area 25

### Single-Family Detached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	3	12	+ 300.0%	50	53	+ 6.0%
Closed Sales	7	3	- 57.1%	51	38	- 25.5%
Median Sales Price*	\$3,300,000	\$2,125,000	- 35.6%	\$2,175,000	\$2,235,000	+ 2.8%
Average Sales Price*	\$3,270,714	\$2,067,000	- 36.8%	\$2,932,988	\$2,667,882	- 9.0%
Percent of Original List Price Received*	98.3%	95.6%	- 2.7%	98.7%	97.8%	- 0.9%
Days on Market Until Sale	26	58	+ 123.1%	34	50	+ 47.1%
Inventory of Homes for Sale	12	15	+ 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	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	4	2	- 50.0%	53	43	- 18.9%
Closed Sales	3	8	+ 166.7%	41	31	- 24.4%
Median Sales Price*	\$775,000	\$596,500	- 23.0%	\$785,000	\$750,000	- 4.5%
Average Sales Price*	\$1,093,333	\$667,188	- 39.0%	\$997,878	\$879,368	- 11.9%
Percent of Original List Price Received*	99.4%	96.5%	- 2.9%	100.1%	97.4%	- 2.7%
Days on Market Until Sale	16	67	+ 318.8%	8	41	+ 412.5%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--

\* 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

