

# Local Market Update – March 2026

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



## Kiawah

Area 25

### Single-Family Detached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	8	9	+ 12.5%	20	26	+ 30.0%
Closed Sales	5	15	+ 200.0%	11	19	+ 72.7%
Median Sales Price*	\$3,300,000	<b>\$2,545,000</b>	- 22.9%	\$3,100,000	<b>\$2,900,000</b>	- 6.5%
Average Sales Price*	\$3,217,000	<b>\$3,678,933</b>	+ 14.4%	\$3,429,364	<b>\$4,178,105</b>	+ 21.8%
Percent of Original List Price Received*	93.4%	<b>95.7%</b>	+ 2.5%	95.7%	<b>96.4%</b>	+ 0.7%
Days on Market Until Sale	71	<b>44</b>	- 38.0%	43	<b>36</b>	- 16.3%
Inventory of Homes for Sale	15	<b>10</b>	- 33.3%	--	--	--

\* 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.

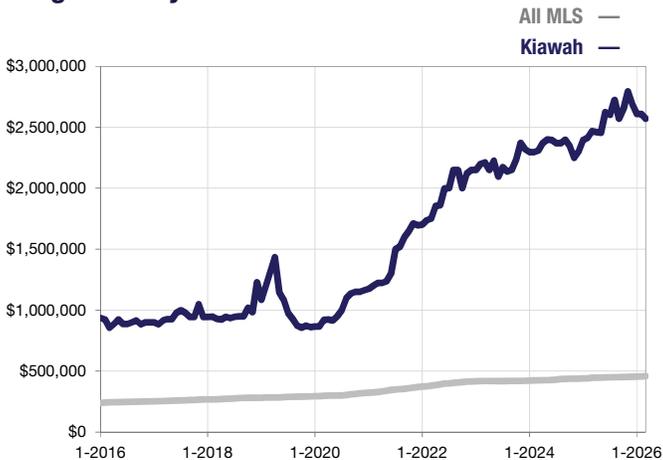
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	5	5	0.0%	16	20	+ 25.0%
Closed Sales	2	8	+ 300.0%	8	13	+ 62.5%
Median Sales Price*	\$826,167	<b>\$662,500</b>	- 19.8%	\$862,000	<b>\$780,000</b>	- 9.5%
Average Sales Price*	\$826,167	<b>\$646,438</b>	- 21.8%	\$895,310	<b>\$904,346</b>	+ 1.0%
Percent of Original List Price Received*	98.5%	<b>95.6%</b>	- 2.9%	97.5%	<b>93.6%</b>	- 4.0%
Days on Market Until Sale	92	<b>66</b>	- 28.3%	58	<b>80</b>	+ 37.9%
Inventory of Homes for Sale	13	<b>12</b>	- 7.7%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

