

Local Market Update – March 2025

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



Kiawah

Area 25

Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	9	8	- 11.1%	16	20	+ 25.0%
Closed Sales	5	5	0.0%	12	11	- 8.3%
Median Sales Price*	\$2,325,000	\$3,300,000	+ 41.9%	\$2,162,500	\$3,100,000	+ 43.4%
Average Sales Price*	\$2,542,000	\$3,217,000	+ 26.6%	\$2,262,292	\$3,429,364	+ 51.6%
Percent of Original List Price Received*	96.0%	93.4%	- 2.7%	95.2%	95.7%	+ 0.5%
Days on Market Until Sale	62	71	+ 14.5%	46	43	- 6.5%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--

* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	13	5	- 61.5%	28	16	- 42.9%
Closed Sales	9	2	- 77.8%	12	8	- 33.3%
Median Sales Price*	\$935,000	\$826,167	- 11.6%	\$865,000	\$862,000	- 0.3%
Average Sales Price*	\$1,318,056	\$826,167	- 37.3%	\$1,191,458	\$895,310	- 24.9%
Percent of Original List Price Received*	97.9%	98.5%	+ 0.6%	97.9%	97.5%	- 0.4%
Days on Market Until Sale	29	92	+ 217.2%	42	58	+ 38.1%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--

* 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

