

Local Market Update – April 2025

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



Kiawah

Area 25

Single-Family Detached

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	9	10	+ 11.1%	25	30	+ 20.0%
Closed Sales	8	5	- 37.5%	20	16	- 20.0%
Median Sales Price*	\$2,213,000	\$1,970,000	- 11.0%	\$2,162,500	\$2,812,500	+ 30.1%
Average Sales Price*	\$2,725,875	\$2,313,000	- 15.1%	\$2,447,725	\$3,080,500	+ 25.9%
Percent of Original List Price Received*	94.9%	98.4%	+ 3.7%	95.1%	96.6%	+ 1.6%
Days on Market Until Sale	55	10	- 81.8%	50	33	- 34.0%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--

* 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.

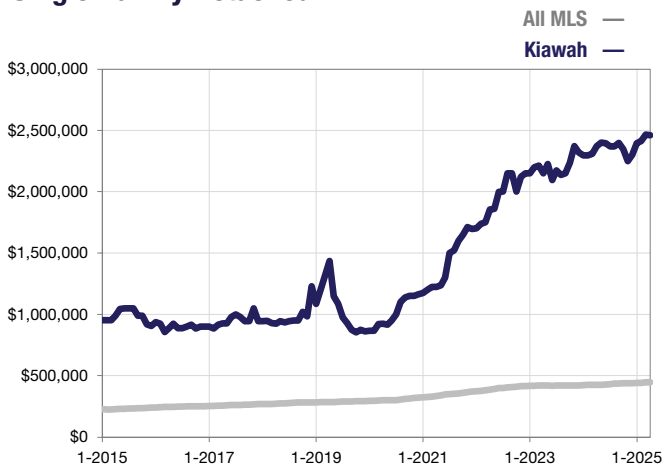
Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	10	8	- 20.0%	38	24	- 36.8%
Closed Sales	8	6	- 25.0%	20	14	- 30.0%
Median Sales Price*	\$1,432,500	\$850,500	- 40.6%	\$1,087,500	\$850,500	- 21.8%
Average Sales Price*	\$1,741,750	\$951,500	- 45.4%	\$1,411,575	\$919,392	- 34.9%
Percent of Original List Price Received*	96.1%	93.3%	- 2.9%	97.2%	95.7%	- 1.5%
Days on Market Until Sale	16	65	+ 306.3%	32	61	+ 90.6%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

