

# Local Market Update – December 2019

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



## Kiawah

Area 25

Single-Family Detached	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	2	2	0.0%	112	126	+ 12.5%
Closed Sales	3	5	+ 66.7%	40	49	+ 22.5%
Median Sales Price*	\$2,500,000	\$800,000	- 68.0%	\$1,230,000	\$861,000	- 30.0%
Average Sales Price*	\$1,991,667	\$1,465,000	- 26.4%	\$2,031,475	\$1,141,943	- 43.8%
Percent of Original List Price Received*	84.7%	89.0%	+ 5.1%	88.4%	88.8%	+ 0.5%
Days on Market Until Sale	114	253	+ 121.9%	173	159	- 8.1%
Inventory of Homes for Sale	76	81	+ 6.6%	--	--	--

\* 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	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	0	2	--	56	57	+ 1.8%
Closed Sales	4	5	+ 25.0%	32	33	+ 3.1%
Median Sales Price*	\$356,500	\$430,000	+ 20.6%	\$362,500	\$415,000	+ 14.5%
Average Sales Price*	\$364,500	\$563,500	+ 54.6%	\$393,269	\$443,328	+ 12.7%
Percent of Original List Price Received*	90.2%	89.6%	- 0.7%	91.6%	92.3%	+ 0.8%
Days on Market Until Sale	202	109	- 46.0%	178	148	- 16.9%
Inventory of Homes for Sale	29	32	+ 10.3%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

