

# Local Market Update – February 2024

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

## Kiawah

Area 25

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	2	4	+ 100.0%	10	7	- 30.0%
Closed Sales	4	2	- 50.0%	10	6	- 40.0%
Median Sales Price*	\$3,325,000	<b>\$1,873,750</b>	- 43.6%	\$2,587,500	<b>\$2,200,000</b>	- 15.0%
Average Sales Price*	\$3,502,500	<b>\$1,873,750</b>	- 46.5%	\$2,796,600	<b>\$2,231,250</b>	- 20.2%
Percent of Original List Price Received*	93.0%	<b>96.4%</b>	+ 3.7%	94.3%	<b>93.8%</b>	- 0.5%
Days on Market Until Sale	174	<b>27</b>	- 84.5%	106	<b>41</b>	- 61.3%
Inventory of Homes for Sale	10	<b>15</b>	+ 50.0%	--	--	--

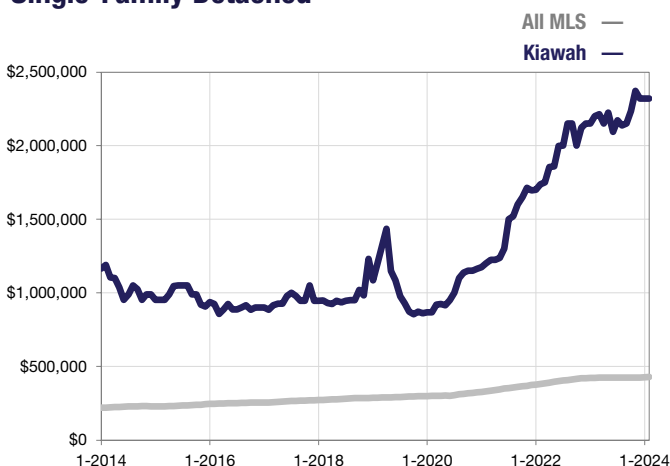
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	8	11	+ 37.5%	14	15	+ 7.1%
Closed Sales	2	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$1,272,500	<b>\$0</b>	- 100.0%	\$650,000	<b>\$725,000</b>	+ 11.5%
Average Sales Price*	\$1,272,500	<b>\$0</b>	- 100.0%	\$995,000	<b>\$811,667</b>	- 18.4%
Percent of Original List Price Received*	98.9%	<b>0.0%</b>	- 100.0%	95.9%	<b>98.1%</b>	+ 2.3%
Days on Market Until Sale	17	<b>0</b>	- 100.0%	23	<b>82</b>	+ 256.5%
Inventory of Homes for Sale	14	<b>15</b>	+ 7.1%	--	--	--

\* 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

