

Local Market Update – August 2015

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



Kiawah and Seabrook Islands

Area 25

Single-Family Detached	August			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	8	4	- 50.0%	52	44	- 15.4%
Closed Sales	2	3	+ 50.0%	21	27	+ 28.6%
Median Sales Price*	\$1,716,250	\$888,000	- 48.3%	\$953,000	\$888,000	- 6.8%
Average Sales Price*	\$1,716,250	\$991,833	- 42.2%	\$1,092,852	\$1,059,259	- 3.1%
Percent of Original List Price Received*	83.4%	93.7%	+ 12.4%	86.9%	90.9%	+ 4.6%
Days on Market Until Sale	185	0	- 100.0%	199	176	- 11.6%
Inventory of Homes for Sale	59	46	- 22.0%	--	--	--

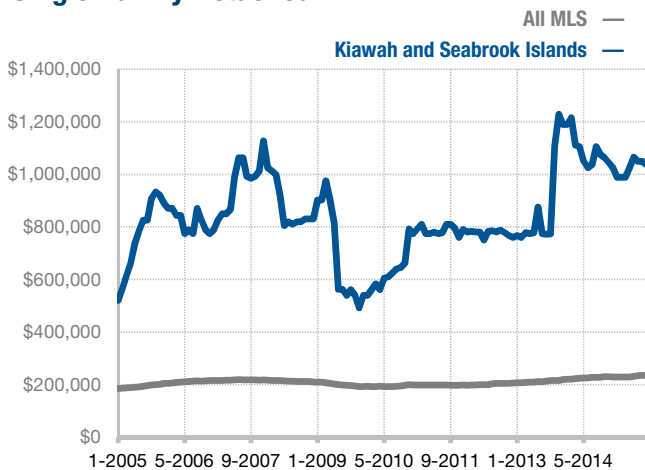
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	43	42	- 2.3%
Closed Sales	1	2	+ 100.0%	18	16	- 11.1%
Median Sales Price*	\$900,000	\$546,250	- 39.3%	\$326,250	\$391,625	+ 20.0%
Average Sales Price*	\$900,000	\$546,250	- 39.3%	\$474,611	\$423,003	- 10.9%
Percent of Original List Price Received*	0	83.9%	--	90.8%	90.4%	- 0.4%
Days on Market Until Sale	0	66	--	225	124	- 44.9%
Inventory of Homes for Sale	63	52	- 17.5%	--	--	--

* 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

