

# Local Market Update – December 2015

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



## Kiawah

Area 25

Single-Family Detached	December			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	3	1	- 66.7%	66	62	- 6.1%
Closed Sales	3	1	- 66.7%	30	40	+ 33.3%
Median Sales Price*	\$1,025,000	<b>\$925,000</b>	- 9.8%	\$1,025,000	<b>\$906,500</b>	- 11.6%
Average Sales Price*	\$999,033	<b>\$925,000</b>	- 7.4%	\$1,397,733	<b>\$1,161,625</b>	- 16.9%
Percent of Original List Price Received*	86.8%	<b>74.1%</b>	- 14.6%	86.7%	<b>90.1%</b>	+ 3.9%
Days on Market Until Sale	173	<b>473</b>	+ 173.4%	216	<b>196</b>	- 9.3%
Inventory of Homes for Sale	54	<b>40</b>	- 25.9%	--	--	--

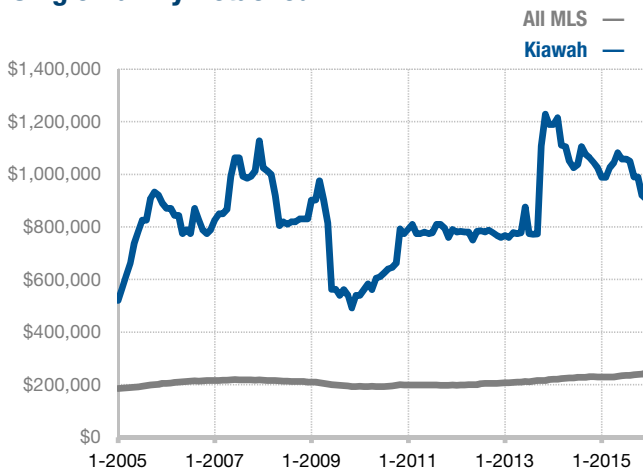
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
<b>Key Metrics</b>						
New Listings	5	1	- 80.0%	56	55	- 1.8%
Closed Sales	3	4	+ 33.3%	27	28	+ 3.7%
Median Sales Price*	\$310,000	<b>\$374,950</b>	+ 21.0%	\$332,500	<b>\$385,125</b>	+ 15.8%
Average Sales Price*	\$287,333	<b>\$362,350</b>	+ 26.1%	\$433,167	<b>\$396,209</b>	- 8.5%
Percent of Original List Price Received*	73.5%	<b>88.7%</b>	+ 20.7%	89.1%	<b>88.3%</b>	- 0.9%
Days on Market Until Sale	391	<b>152</b>	- 61.1%	239	<b>169</b>	- 29.3%
Inventory of Homes for Sale	52	<b>46</b>	- 11.5%	--	--	--

\* 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

