

Local Market Update – February 2016

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



Kiawah

Area 25

Single-Family Detached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	2	11	+ 450.0%	7	14	+ 100.0%
Closed Sales	3	4	+ 33.3%	7	5	- 28.6%
Median Sales Price*	\$1,200,000	\$907,500	- 24.4%	\$750,000	\$1,200,000	+ 60.0%
Average Sales Price*	\$1,017,333	\$1,207,500	+ 18.7%	\$1,056,714	\$1,486,000	+ 40.6%
Percent of Original List Price Received*	92.2%	94.5%	+ 2.5%	92.5%	92.9%	+ 0.4%
Days on Market Until Sale	87	175	+ 101.1%	152	162	+ 6.6%
Inventory of Homes for Sale	50	43	- 14.0%	--	--	--

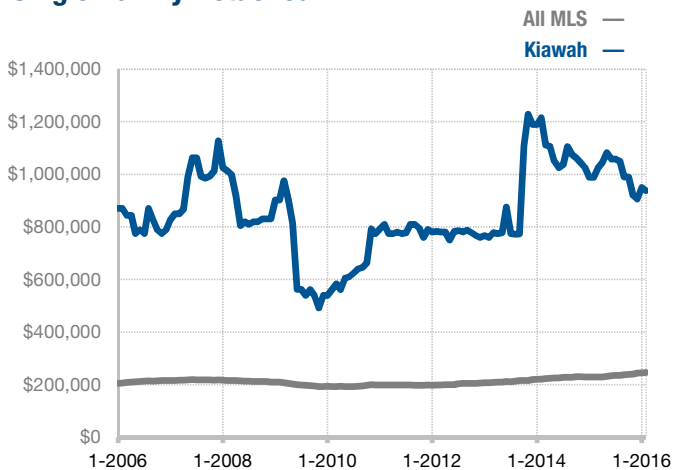
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	5	9	+ 80.0%	11	16	+ 45.5%
Closed Sales	0	4	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$303,500	--	\$247,650	\$303,500	+ 22.6%
Average Sales Price*	\$0	\$310,250	--	\$247,650	\$310,250	+ 25.3%
Percent of Original List Price Received*	0.0%	89.6%	--	83.1%	89.6%	+ 7.8%
Days on Market Until Sale	0	186	--	243	186	- 23.5%
Inventory of Homes for Sale	56	50	- 10.7%	--	--	--

* 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

