



FEBRUARY

Kiawah Lifestyle

KIAWAH ISLAND NEWS

2025



Your Keys to the Market: 2025 Real Estate Update

We want to take a moment to express our heartfelt gratitude to everyone who helped make 2024 truly remarkable. Thanks to our loyal clients, trusted friends and family, we're thrilled to have achieved a record-breaking **\$58 Million in sales for 2024.**

Since joining Akers Ellis, we've proudly **closed over \$198 million,** and we're already off to an amazing start in **2025, with over \$12 million sold/pending.**

The Kiawah Island real estate market, along with the broader Lowcountry area, is buzzing with opportunity as we step into the new year. Demand **remains strong** for both **luxury homes and vacation properties,** and the timing couldn't be better to explore the endless possibilities this stunning region offers. Whether you're searching for your dream retreat or a savvy investment, we're here to guide you every step of the way.

Together with **Akers Ellis Real Estate & Rentals,** we're ready to help you find the perfect property in this vibrant community. Let's make 2025 a year full of exciting new beginnings and incredible achievements!



SELLING KIAWAH™ TEAM
AT AKERS ELLIS REAL ESTATE



- Kiawah Island Winter Tennis Camp | February 1–28, 2025
- Galentine's Day Spa Day at The Sanctuary Spa | February 13, 2025
- Valentine's Day Dinner at The Ocean Room | February 14, 2025
- Charleston Wine + Food Festival | February 28–March 3, 2025

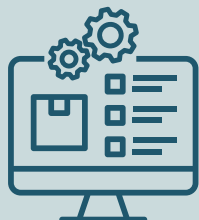
Our **SELLING KIAWAH TEAM** is **AGAIN** backed by the **#1 MLS firm on Kiawah Island...**
Akers Ellis Real Estate



MLS had **170** transactions and **over \$314M Sold on Kiawah** for **2024**, an increase of **37%** over **2023**.



Akers Ellis
was up
53.2% YTD!



Current Inventory
36 Active listings
(2/11/25)



SOLD Market Share
MLS vs KIRE

Villas: 50% vs 50%
Cottages: 67% vs 33%

*excluding The Cape (developer product)
and Timbers (fractional sales)



Median Sale Price
4.1%



30.8%
MLS Sold Listings
up in 2024

*Stats pulled from CTAR MLS through December 31, 2024

\$1,071,448,400

2024 Total Kiawah Sales

\$755M (EXCLUDING The Cape sales, Kiawah is roughly up 3% from 2023)



THE CAPE

Max Sale Price: \$7.995M (5644 Southern Pines)

Median Sale Price: \$3,495,000

Total sales*: \$315,977,500



HOMES

Max Sale Price: \$18.8M (133 Flyway Dr)

Median Sale Price: \$2,800,000

Total sales: \$504,731,500



LOTS

Max Sale Price: \$5.595M (48 River Marsh)

Median Sale Price: \$650,000

Total sales*: \$73,218,500



COTTAGES

Max Sale Price: \$1.85M (453 Sea Rocket)

Median Sale Price: \$1,150,000

Total sales: \$18,321,500



VILLAS (EXCLUDING The Cape)

Max Sale Price: \$3.7M (3517 Shipwatch)

Median Sale Price: \$817,500

Total sales*: \$139,466,400



SELLING KIAWAH™ TEAM
AT AKERS ELLIS REAL ESTATE

Our **CURRENTLY** available properties!



Ocean View Villa Listing

4416 Sea Forest

2 BR | 2 BA

Governors Club Membership opportunity available



Villa Listing

4265 Mariners Watch Drive

1 BR | 1 BA

Governors Club Membership opportunity available



Riverview Home Listing

147 Bobcat Lane

4 BR | 4.5 BA

**Governors Club Membership opportunity available
Community Pool and Dock**



Land Listing

177 Bull Thistle Lane

Located in *The Preserve*

Governors Club Membership opportunity available

#1 Sales Team on Kiawah at Akers Ellis
864.360.0167 | Lauren.Dion@akersellis.com
864.918.0409 | Chris.Dion@akersellis.com

Information deemed reliable but not guaranteed. This is not intended to solicit any currently listed property.

SEABROOK ISLAND LISTING

2932 Old Drake Drive

\$2,395,000



SOLD FURNISHED
less some exclusions

KEY FEATURES:

- Private, shaded lot surrounded by live oaks
- Lakeside living & direct access to horse trails
- Gourmet kitchen with granite countertops, gas range & island seating
- Separate 2-bed apartment with private entrance & full kitchen
- "Kids cave" adjacent to 3 car garage
- 6 BR, 4.5 BA
- One of the largest rentals on Seabrook



DION LUXURY PROPERTIES TEAM
AT AKERS ELLIS REAL ESTATE

Off-Market Opportunities for Your Property!

We have real estate clients **actively seeking** properties with specific needs and wants. If you have a property that meets any of the following criteria & are interested in exploring an off-market sale, we would love to hear from you!

- **Buyer 1:** Lot with KIC Membership- Social or Sports
- **Buyer 2:** 1-2 Bedroom Villa with KIC Membership- Any Level
- **Buyer 3:** 4+ bedroom Marsh view home
- **Buyer 4:** 4+ bedroom, open floor plan, 1st floor primary, KIC not needed, 15 minutes or less to beach. Budget \$3.5M
- **Buyer 5:** 1-2 Bedroom Oceanfront Windswept villa
- **Buyer 6:** Kiawah River Estates (KRE) 4+ bedroom home, prefers golf view. Budget up to \$1.4M

So far in 2025, we've successfully represented five different clients in off-market transactions—a strategy that continues to provide unique advantages for both buyers and sellers on Kiawah Island.

Key benefits to off-market sales:

- ✓ **Privacy** – These transactions occur without public listings, allowing sellers to maintain discretion and avoid widespread market exposure.
- ✓ **Efficiency** – Without the need for extensive marketing or showings, the process can move more quickly and smoothly.
- ✓ **Strategic Negotiation** – With fewer competing buyers, negotiations can often be more favorable and tailored to both parties' needs.

If you're considering buying or selling a property on Kiawah and want to explore off-market opportunities, we'd love to discuss how this approach might work for you. Feel free to reach out—we're here to help you navigate the market with confidence.



SELLING KIAWAH™ TEAM
AT AKERS ELLIS REAL ESTATE

Our 2024 **SOLD** properties!



SOLD

55 River Marsh Lane
\$5,000,000
w/ KIC Membership



SOLD

11 Oyster Shell
\$4,325,000
w/ KIC Membership



SOLD

250 Grass Garden
\$4,050,000
w/ KIC Membership



SOLD

1 Royal Beach
\$4,025,000



SOLD

4200 Mariners Watch
\$2,650,000



SOLD

215 Yellow Throat Lane
\$2,476,000
w/ KIC Membership



SOLD Off-Market

261 Sea Marsh Dr
\$2,000,000



SOLD Off-Market

126 Turnberry Drive
\$1,911,000



SOLD

230 Sparrow Hawk Road
\$1,900,000
w/ KIC Membership



SOLD

303 Palm Warbler Road
\$1,875,000
w/ KIC Membership



SOLD

77 Dungannon Hall
\$1,800,000
w/ KIC Membership



SOLD

4118 Summer Duck Way
\$1,695,000

****Highest Priced NH to ever sell****

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SELLING KIAWAH™ TEAM
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Our 2024 SOLD properties!



SOLD Off-Market

5120 Sea Forest Drive
\$1,540,000



SOLD

1006 Thrasher Court
\$1,347,500



SOLD

2696 Bohicket Road
\$1,205,000



SOLD

5131 Sea Forest Drive
\$1,200,000



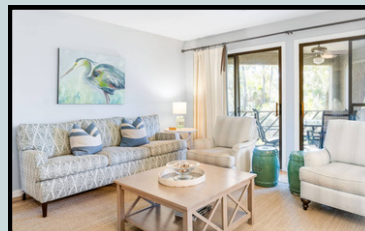
SOLD

80 Belmeade Hall Rd
\$1,150,000



SOLD

108 Surfscoter Lane
\$1,100,000



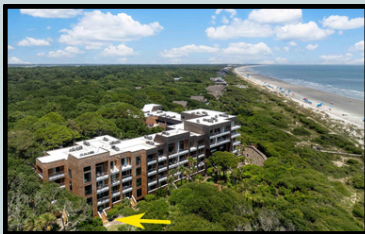
SOLD Off-Market

4791 Tennis Club Villa
\$1,000,000



SOLD

4986 Green Dolphin Way
\$1,100,000



SOLD

2165 Shipwatch Road
\$1,050,000



SOLD Off-Market

1040 Anhingia Court
\$899,000



SOLD

1119 Summerwind Lane
\$780,000



SOLD

4506 Park Lake Drive
\$750,000



SOLD

1379 Dunlin Court
\$710,000



SOLD

4824 Green Dolphin Way
\$498,500



SOLD

4244 Mariners Watch Drive
\$490,000

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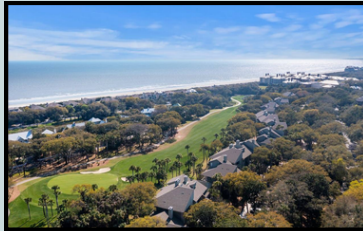


SELLING KIAWAH™ TEAM
AT AKERS ELLIS REAL ESTATE

Our 2025 SOLD & UNDER CONTRACT properties!



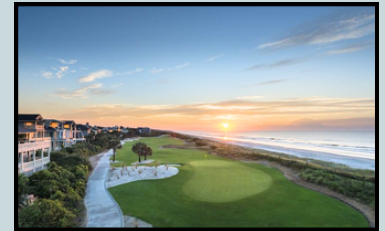
SOLD Off-Market
55 Surfsong Road
\$2,725,000



SOLD Off-Market
4976 Green Dolphin
\$1,201,250



UNDER CONTRACT
LAND IN CASSIQUE
OFF MARKET



UNDER CONTRACT*
157 Augusta National Ct.
***Multi-offer negotiation
success!**

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Bringing Your Family & Friends Closer to Kiawah Island Living

EXPERT GUIDANCE AND PERSONALIZED SERVICE IN FINDING THE
PERFECT KIAWAH ISLAND PROPERTY

Should you, or any of your family or friends be considering a property on Kiawah Island, we'd be happy to assist. Have them reach out for expert guidance as we help them find their ideal home. We look forward to working with you!

Lauren & Chris Dion

Selling Kiawah Team at Akers Ellis Real Estate & Rentals
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www.SellingKiawah.com



Kiawah Island Rental

6 Bedrooms, 5.5 Bath, heated pool
and 3-minute walk to the beach!

Check out our rental availability for
64 Surfsong by scanning here!

