

# Kiawah Lifestyle

KIAWAH ISLAND NEWS

MAY

2025

As we step into the summer season, we are filled with gratitude and excitement for what lies ahead!

Kiawah Island continues to be a truly special place, and we're proud to be part of this vibrant and dynamic market.



## >>> FIRST QUARTER

The first quarter of 2025 brought strong momentum, with overall sales **outpacing** the same period in the previous two years. It's an encouraging sign that confidence in the Kiawah market remains high, and we're optimistic this upward trend will carry through the summer.

## PASSION MEETS PRECISION <<<

We're passionate about this island and dedicated to delivering exceptional results. When listing a property, we take a **data-driven** approach, thoroughly evaluating each home **before** it hits the market. We prefer meeting **face-to-face** to review the numbers together—ensuring our clients feel informed, confident, and aligned with the strategy.



## >>> YOUR REAL ESTATE TEAM

Thank you for being part of our community. We're looking forward to a strong summer season and are here to support you every step of the way. If you're considering buying or selling, our team is here to guide you through this dynamic market. Don't hesitate to reach out for more details or a property evaluation.



# \$146,486,728

**2025 1<sup>st</sup> Quarter Total Kiawah Sales (62 sales)**

**VS**

**1<sup>st</sup> quarter previous 2 years**

**2024: \$127M (72 sales) | 2023: \$141M (68 sales)**



## HOMES

**Max Sale Price:** \$7,250,000 (11 Eugenia Ave)

**Median Sale Price:** \$3,145,000

**Total sales:** \$107,878,000



## LOTS

**Max Sale Price:** \$3,800,000 (320 Victory Bay Ln)

**Median Sale Price:** \$1,307,563

**Total sales:** \$18,990,125



## COTTAGES

**Max Sale Price:** \$1,435,000 (4142 Bulrush Ln)

**Median Sale Price:** \$1,400,000

**Total sales:** \$3,835,020



## VILLAS

**Max Sale Price:** \$2,850,000 (3520 Shipwatch)

**Median Sale Price:** \$843,000

**Total sales:** \$15,783,583



SELLING KIAWAH™ TEAM  
AT AKERS ELLIS REAL ESTATE

# Our **CURRENTLY** available properties!



## HOME

4 Falcon Point Road  
5 BR | 5.5 BA

**Kiawah Island Club Golf membership  
opportunity is available.**



## HOME

176 Marsh Hawk Lane  
3 BR | 3.5 BA

**Governor's Club membership  
opportunity is available.**



## BUILDABLE HOMESITE

177 Bull Thistle Lane

Located in *The Preserve*

**Governor's Club membership  
opportunity is available.**



SELLING KIAWAH™ TEAM  
AT AKERS ELLIS REAL ESTATE

*New Listing*  
**COMING  
SOON!**

**#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.

# INVESTMENT OPPORTUNITY ON SEABROOK ISLAND

\$2,295,000



*Whether you're looking to invest, expand your portfolio, or create a private retreat with room to grow, this home delivers endless possibilities in a premier island location.*

## 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

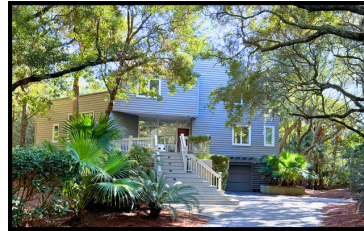
# Our 2025 SOLD & UNDER CONTRACT properties!



**SOLD**  
**157 Augusta National Ct.**  
**\$3,375,000**  
**\*Multi-offer success!**



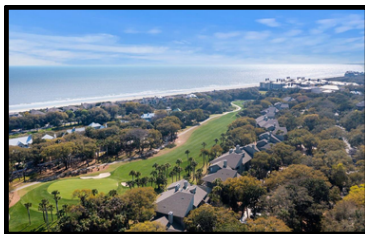
**SOLD - Downtown CHS**  
**70 Warren Street**  
**\$2,999,000**



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



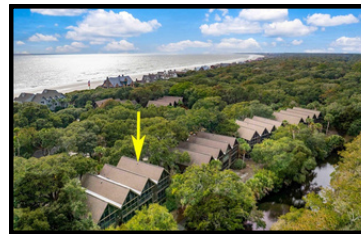
**SOLD**  
**147 Bobcat Lane**  
**\$2,200,000**



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



**SOLD Off Market**  
**157 Nicholas Carteret**  
**Cassique**  
**\$1,000,000**



**SOLD**  
**4265 Mariners Watch**  
**\$515,000**



**SOLD**  
**38 Three Pence Lane**  
**West Ashley**  
**\$470,000**



**SOLD - Vacant Land**  
**3364 Pond Crossing**  
**Johns Island**  
**\$249,000**



**UNDER CONTRACT**  
**385 Green Winged Teal Road**



**UNDER CONTRACT**  
**Off Market**  
**Kiawah River Estates**



**SOLD**  
**Downtown Charleston**  
**\$815,000**



**SOLD**  
**4364 Sea Forest Dr**  
**\$1,195,000**  
**\*Multi-offer success!**



**UNDER CONTRACT**  
**Carolina Bay**



**UNDER CONTRACT**  
**Off Market**  
**Cassique Lot - KIC Golf**  
**Membership**



**UNDER CONTRACT**  
**Off Market**  
**Deep Water Home**  
**Johns Island**

# 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:** 3 Bedroom with office or 4-bedroom house. Prefers less than 0.5 miles from beach under \$2.5M.
- **Buyer 2:** 1-2 Bedroom Villa with KIC Membership- Any Level
- **Buyer 3:** 4+ bedroom, open floor plan, 1st floor primary, 0.5 miles or less from beach. Under \$3M without membership, under \$3.5M with KIC Membership
- **Buyer 4:** Night Heron/Sparrow Pond cottage or 3-bedroom villa under \$1.5M

**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.

# Local Love: Shouting Out Our Kiawah Friends & Favorites

At the heart of our community are the **small businesses** and **local legends** who make Kiawah and the surrounding areas so special. This month, we're shining a light on a few of our friends and neighbors who own or work in local businesses—those who pour their passion into every product, service, and smile. From cozy wine bars to trusted trades, we're proud to support the people behind these brands!

Let's continue to uplift and celebrate the incredible talent in our own backyard!



# Helping Your Loved Ones Discover the Magic of Kiawah Island

TRUSTED LOCAL EXPERTS, DEDICATED TO FINDING  
THE PERFECT PROPERTY.



If you—or someone you know—are thinking about making Kiawah Island home, we're here to help. From first-time visits to final closings, we provide personalized service and local expertise every step of the way. We'd be *honored* to assist your friends or family in finding a place they'll love!

## **Lauren & Chris Dion**

Selling Kiawah Team at Akers Ellis Real Estate & Rentals  
864.360.0167 | [Lauren.Dion@akersellis.com](mailto:Lauren.Dion@akersellis.com)  
864.918.0409 | [Chris.Dion@akersellis.com](mailto:Chris.Dion@akersellis.com)  
[www.SellingKiawah.com](http://www.SellingKiawah.com)

**AVAILABLE  
JUNE 28 - JULY 5TH!**



## **BOOK DIRECT & SAVE!**

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!

