

Local Market Update – July 2020

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



Kiawah

Area 25

| Single-Family Detached | July | | | Year to Date | | |
|--|-----------|--------------------|----------------|--------------|--------------------|----------------|
| | 2019 | 2020 | Percent Change | 2019 | 2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 4 | 10 | + 150.0% | 92 | 67 | - 27.2% |
| Closed Sales | 5 | 14 | + 180.0% | 28 | 51 | + 82.1% |
| Median Sales Price* | \$850,000 | \$1,137,500 | + 33.8% | \$901,000 | \$1,100,000 | + 22.1% |
| Average Sales Price* | \$843,140 | \$1,386,036 | + 64.4% | \$1,247,507 | \$1,371,814 | + 10.0% |
| Percent of Original List Price Received* | 86.0% | 90.6% | + 5.3% | 87.4% | 86.3% | - 1.3% |
| Days on Market Until Sale | 206 | 232 | + 12.6% | 164 | 227 | + 38.4% |
| Inventory of Homes for Sale | 99 | 47 | - 52.5% | -- | -- | -- |

* 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.

| Townhouse-Condo Attached | July | | | Year to Date | | |
|--|------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | 2019 | 2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 2 | 10 | + 400.0% | 44 | 49 | + 11.4% |
| Closed Sales | 0 | 9 | -- | 18 | 25 | + 38.9% |
| Median Sales Price* | \$0 | \$360,000 | -- | \$402,500 | \$360,000 | - 10.6% |
| Average Sales Price* | \$0 | \$410,333 | -- | \$401,741 | \$408,492 | + 1.7% |
| Percent of Original List Price Received* | 0.0% | 92.4% | -- | 92.8% | 93.8% | + 1.1% |
| Days on Market Until Sale | 0 | 268 | -- | 173 | 222 | + 28.3% |
| Inventory of Homes for Sale | 44 | 31 | - 29.5% | -- | -- | -- |

* 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

