

Local Market Update – August 2020

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



Kiawah

Area 25

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	5	7	+ 40.0%	97	74	- 23.7%
Closed Sales	7	17	+ 142.9%	35	68	+ 94.3%
Median Sales Price*	\$770,000	\$1,150,000	+ 49.4%	\$873,000	\$1,117,500	+ 28.0%
Average Sales Price*	\$843,214	\$1,639,265	+ 94.4%	\$1,166,649	\$1,438,676	+ 23.3%
Percent of Original List Price Received*	93.8%	92.1%	- 1.8%	88.7%	87.7%	- 1.1%
Days on Market Until Sale	88	151	+ 71.6%	148	208	+ 40.5%
Inventory of Homes for Sale	96	40	- 58.3%	--	--	--

* 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	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	2	13	+ 550.0%	46	62	+ 34.8%
Closed Sales	4	10	+ 150.0%	22	35	+ 59.1%
Median Sales Price*	\$326,750	\$359,750	+ 10.1%	\$402,500	\$360,000	- 10.6%
Average Sales Price*	\$375,250	\$524,950	+ 39.9%	\$396,924	\$441,766	+ 11.3%
Percent of Original List Price Received*	92.3%	93.7%	+ 1.5%	92.7%	93.7%	+ 1.1%
Days on Market Until Sale	73	116	+ 58.9%	155	192	+ 23.9%
Inventory of Homes for Sale	41	34	- 17.1%	--	--	--

* 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

