

# Local Market Update – September 2020

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



## Kiawah

Area 25

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	8	5	- 37.5%	105	79	- 24.8%
Closed Sales	2	16	+ 700.0%	37	84	+ 127.0%
Median Sales Price*	\$595,000	<b>1,491,250</b>	+ 150.6%	\$861,000	<b>\$1,150,500</b>	+ 33.6%
Average Sales Price*	\$595,000	<b>\$1,734,656</b>	+ 191.5%	\$1,135,749	<b>\$1,495,054</b>	+ 31.6%
Percent of Original List Price Received*	97.9%	<b>94.0%</b>	- 4.0%	89.2%	<b>88.9%</b>	- 0.3%
Days on Market Until Sale	14	<b>163</b>	+ 1,064.3%	141	<b>199</b>	+ 41.1%
Inventory of Homes for Sale	96	<b>31</b>	- 67.7%	--	--	--

\* 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.

Townhouse-Condo Attached	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	4	4	0.0%	50	66	+ 32.0%
Closed Sales	3	9	+ 200.0%	25	44	+ 76.0%
Median Sales Price*	\$526,500	<b>\$360,000</b>	- 31.6%	\$415,000	<b>\$360,000</b>	- 13.3%
Average Sales Price*	\$582,667	<b>\$455,000</b>	- 21.9%	\$419,213	<b>\$444,473</b>	+ 6.0%
Percent of Original List Price Received*	93.2%	<b>94.2%</b>	+ 1.1%	92.8%	<b>93.8%</b>	+ 1.1%
Days on Market Until Sale	97	<b>158</b>	+ 62.9%	148	<b>185</b>	+ 25.0%
Inventory of Homes for Sale	40	<b>23</b>	- 42.5%	--	--	--

\* 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

