

Local Market Update – October 2020

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



Kiawah

Area 25

Single-Family Detached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	7	11	+ 57.1%	112	90	- 19.6%
Closed Sales	4	13	+ 225.0%	41	97	+ 136.6%
Median Sales Price*	\$745,000	1,225,000	+ 64.4%	\$850,000	\$1,151,000	+ 35.4%
Average Sales Price*	\$856,250	\$1,609,698	+ 88.0%	\$1,108,480	\$1,510,418	+ 36.3%
Percent of Original List Price Received*	89.3%	95.4%	+ 6.8%	89.2%	89.8%	+ 0.7%
Days on Market Until Sale	154	131	- 14.9%	142	190	+ 33.8%
Inventory of Homes for Sale	94	28	- 70.2%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	3	10	+ 233.3%	53	76	+ 43.4%
Closed Sales	1	13	+ 1,200.0%	26	57	+ 119.2%
Median Sales Price*	\$347,000	\$508,250	+ 46.5%	\$412,500	\$393,000	- 4.7%
Average Sales Price*	\$347,000	\$492,754	+ 42.0%	\$416,436	\$455,484	+ 9.4%
Percent of Original List Price Received*	94.0%	97.0%	+ 3.2%	92.8%	94.6%	+ 1.9%
Days on Market Until Sale	168	107	- 36.3%	149	167	+ 12.1%
Inventory of Homes for Sale	38	16	- 57.9%	--	--	--

* 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

