

# Local Market Update – November 2020

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



## Kiawah

Area 25

Single-Family Detached	November			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	12	10	- 16.7%	124	100	- 19.4%
Closed Sales	3	8	+ 166.7%	44	105	+ 138.6%
Median Sales Price*	\$950,000	<b>1,067,500</b>	+ 12.4%	\$867,000	<b>\$1,150,000</b>	+ 32.6%
Average Sales Price*	\$1,060,833	<b>\$1,753,125</b>	+ 65.3%	\$1,105,232	<b>\$1,528,910</b>	+ 38.3%
Percent of Original List Price Received*	82.3%	<b>96.5%</b>	+ 17.3%	88.7%	<b>90.3%</b>	+ 1.8%
Days on Market Until Sale	228	<b>188</b>	- 17.5%	148	<b>190</b>	+ 28.4%
Inventory of Homes for Sale	91	<b>26</b>	- 71.4%	--	--	--

\* 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	November			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	2	6	+ 200.0%	55	82	+ 49.1%
Closed Sales	2	16	+ 700.0%	28	73	+ 160.7%
Median Sales Price*	\$492,500	<b>\$436,500</b>	- 11.4%	\$412,500	<b>\$425,000</b>	+ 3.0%
Average Sales Price*	\$492,500	<b>\$549,688</b>	+ 11.6%	\$421,869	<b>\$476,132</b>	+ 12.9%
Percent of Original List Price Received*	92.3%	<b>96.0%</b>	+ 4.0%	92.8%	<b>94.9%</b>	+ 2.3%
Days on Market Until Sale	242	<b>71</b>	- 70.7%	155	<b>146</b>	- 5.8%
Inventory of Homes for Sale	35	<b>12</b>	- 65.7%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

