

Local Market Update – December 2020

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



Kiawah

Area 25

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	126	101	- 19.8%
Closed Sales	5	11	+ 120.0%	49	116	+ 136.7%
Median Sales Price*	\$800,000	1,740,000	+ 117.5%	\$861,000	\$1,163,000	+ 35.1%
Average Sales Price*	\$1,465,000	\$1,638,091	+ 11.8%	\$1,141,943	\$1,539,264	+ 34.8%
Percent of Original List Price Received*	89.0%	95.0%	+ 6.7%	88.8%	90.7%	+ 2.1%
Days on Market Until Sale	253	94	- 62.8%	159	182	+ 14.5%
Inventory of Homes for Sale	83	20	- 75.9%	--	--	--

* 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.

Townhouse-Condo Attached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	2	2	0.0%	57	84	+ 47.4%
Closed Sales	5	9	+ 80.0%	33	82	+ 148.5%
Median Sales Price*	\$430,000	\$615,000	+ 43.0%	\$415,000	\$425,750	+ 2.6%
Average Sales Price*	\$563,500	\$648,000	+ 15.0%	\$443,328	\$494,995	+ 11.7%
Percent of Original List Price Received*	89.6%	94.2%	+ 5.1%	92.3%	94.8%	+ 2.7%
Days on Market Until Sale	109	143	+ 31.2%	148	146	- 1.4%
Inventory of Homes for Sale	32	7	- 78.1%	--	--	--

* 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

