

Local Market Update – January 2021

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



Kiawah

Area 25

Single-Family Detached	January			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	3	6	+ 100.0%	3	6	+ 100.0%
Median Sales Price*	\$1,175,000	\$1,077,500	- 8.3%	\$1,175,000	\$1,077,500	- 8.3%
Average Sales Price*	\$1,610,667	\$1,413,333	- 12.3%	\$1,610,667	\$1,413,333	- 12.3%
Percent of Original List Price Received*	84.0%	94.4%	+ 12.4%	84.0%	94.4%	+ 12.4%
Days on Market Until Sale	165	167	+ 1.2%	165	167	+ 1.2%
Inventory of Homes for Sale	79	18	- 77.2%	--	--	--

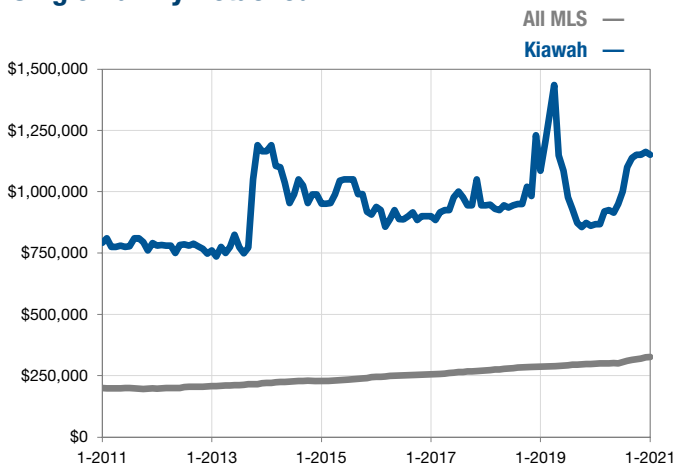
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	3	9	+ 200.0%	3	9	+ 200.0%
Closed Sales	3	6	+ 100.0%	3	6	+ 100.0%
Median Sales Price*	\$405,000	\$638,250	+ 57.6%	\$405,000	\$638,250	+ 57.6%
Average Sales Price*	\$405,000	\$798,250	+ 97.1%	\$405,000	\$798,250	+ 97.1%
Percent of Original List Price Received*	89.4%	96.8%	+ 8.3%	89.4%	96.8%	+ 8.3%
Days on Market Until Sale	188	147	- 21.8%	188	147	- 21.8%
Inventory of Homes for Sale	30	7	- 76.7%	--	--	--

* 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

