

# Local Market Update – February 2021

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



## Kiawah

Area 25

Single-Family Detached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	11	3	- 72.7%	16	9	- 43.8%
Closed Sales	3	3	0.0%	6	9	+ 50.0%
Median Sales Price*	\$925,000	<b>\$2,175,000</b>	+ 135.1%	\$1,062,500	<b>\$1,300,000</b>	+ 22.4%
Average Sales Price*	\$835,833	<b>\$2,750,000</b>	+ 229.0%	\$1,223,250	<b>\$1,858,889</b>	+ 52.0%
Percent of Original List Price Received*	77.1%	<b>92.1%</b>	+ 19.5%	80.6%	<b>93.7%</b>	+ 16.3%
Days on Market Until Sale	227	<b>128</b>	- 43.6%	196	<b>189</b>	- 3.6%
Inventory of Homes for Sale	81	<b>10</b>	- 87.7%	--	--	--

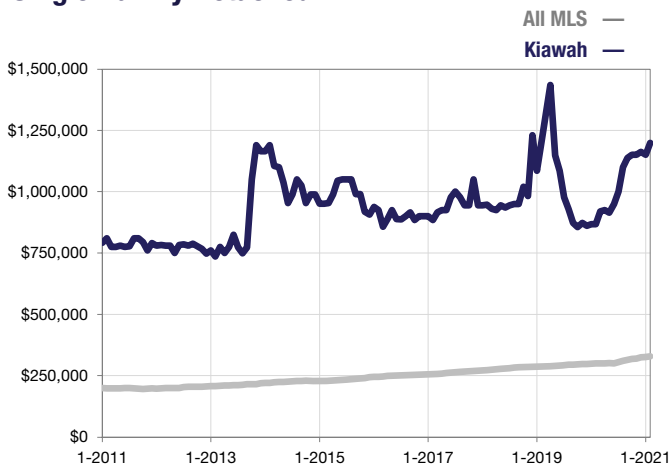
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	9	2	- 77.8%	12	11	- 8.3%
Closed Sales	2	4	+ 100.0%	5	10	+ 100.0%
Median Sales Price*	\$310,950	<b>\$439,500</b>	+ 41.3%	\$326,900	<b>\$505,750</b>	+ 54.7%
Average Sales Price*	\$310,950	<b>\$485,125</b>	+ 56.0%	\$367,380	<b>\$673,000</b>	+ 83.2%
Percent of Original List Price Received*	97.3%	<b>96.1%</b>	- 1.2%	92.5%	<b>96.5%</b>	+ 4.3%
Days on Market Until Sale	373	<b>100</b>	- 73.2%	262	<b>129</b>	- 50.8%
Inventory of Homes for Sale	37	<b>4</b>	- 89.2%	--	--	--

\* 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.

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

#### Single-Family Detached



#### Townhouse-Condo Attached

