

Local Market Update – March 2021

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



Kiawah

Area 25

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	10	16	+ 60.0%	26	25	- 3.8%
Closed Sales	2	11	+ 450.0%	8	20	+ 150.0%
Median Sales Price*	\$1,382,500	\$1,695,000	+ 22.6%	\$1,062,500	\$1,672,500	+ 57.4%
Average Sales Price*	\$1,382,500	\$1,770,479	+ 28.1%	\$1,263,063	\$1,810,264	+ 43.3%
Percent of Original List Price Received*	72.2%	96.6%	+ 33.8%	78.5%	95.2%	+ 21.3%
Days on Market Until Sale	403	118	- 70.7%	248	150	- 39.5%
Inventory of Homes for Sale	78	14	- 82.1%	--	--	--

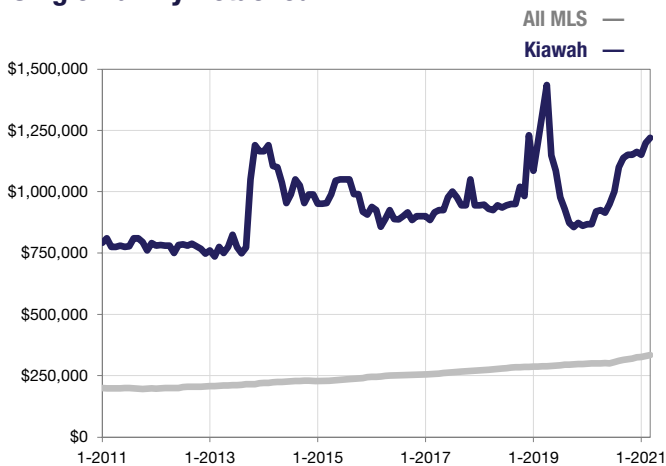
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	6	9	+ 50.0%	18	20	+ 11.1%
Closed Sales	1	10	+ 900.0%	6	21	+ 250.0%
Median Sales Price*	\$317,000	\$447,500	+ 41.2%	\$321,950	\$465,000	+ 44.4%
Average Sales Price*	\$317,000	\$610,700	+ 92.6%	\$358,983	\$626,190	+ 74.4%
Percent of Original List Price Received*	96.1%	97.0%	+ 0.9%	93.1%	96.7%	+ 3.9%
Days on Market Until Sale	128	63	- 50.8%	239	91	- 61.9%
Inventory of Homes for Sale	40	4	- 90.0%	--	--	--

* 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

