

Local Market Update – May 2021

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



Kiawah

Area 25

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	13	17	+ 30.8%	41	49	+ 19.5%
Closed Sales	10	7	- 30.0%	22	43	+ 95.5%
Median Sales Price*	\$947,500	\$1,600,000	+ 68.9%	\$1,062,500	\$1,600,000	+ 50.6%
Average Sales Price*	\$1,282,950	\$1,873,093	+ 46.0%	\$1,257,455	\$1,931,731	+ 53.6%
Percent of Original List Price Received*	85.5%	94.8%	+ 10.9%	81.2%	96.6%	+ 19.0%
Days on Market Until Sale	252	101	- 59.9%	262	109	- 58.4%
Inventory of Homes for Sale	64	14	- 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.

Townhouse-Condo Attached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	6	9	+ 50.0%	28	31	+ 10.7%
Closed Sales	3	7	+ 133.3%	11	33	+ 200.0%
Median Sales Price*	\$323,000	\$575,000	+ 78.0%	\$323,000	\$546,500	+ 69.2%
Average Sales Price*	\$379,300	\$569,429	+ 50.1%	\$357,891	\$606,212	+ 69.4%
Percent of Original List Price Received*	96.7%	105.0%	+ 8.6%	93.8%	98.9%	+ 5.4%
Days on Market Until Sale	204	24	- 88.2%	256	66	- 74.2%
Inventory of Homes for Sale	39	3	- 92.3%	--	--	--

* 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

