

Local Market Update – June 2021

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



Kiawah

Area 25

Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	16	3	- 81.3%	57	52	- 8.8%
Closed Sales	15	6	- 60.0%	37	49	+ 32.4%
Median Sales Price*	\$1,200,000	\$1,380,000	+ 15.0%	\$1,100,000	\$1,516,650	+ 37.9%
Average Sales Price*	\$1,526,267	\$1,635,833	+ 7.2%	\$1,366,432	\$1,895,498	+ 38.7%
Percent of Original List Price Received*	89.8%	100.9%	+ 12.4%	84.7%	97.2%	+ 14.8%
Days on Market Until Sale	173	18	- 89.6%	226	98	- 56.6%
Inventory of Homes for Sale	61	10	- 83.6%	--	--	--

* 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	June			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	11	3	- 72.7%	39	34	- 12.8%
Closed Sales	5	10	+ 100.0%	16	43	+ 168.8%
Median Sales Price*	\$435,000	\$688,000	+ 58.2%	\$359,950	\$557,500	+ 54.9%
Average Sales Price*	\$516,500	\$799,600	+ 54.8%	\$407,456	\$651,186	+ 59.8%
Percent of Original List Price Received*	96.2%	100.0%	+ 4.0%	94.5%	99.2%	+ 5.0%
Days on Market Until Sale	66	24	- 63.6%	196	56	- 71.4%
Inventory of Homes for Sale	35	0	- 100.0%	--	--	--

* 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

