

Local Market Update – July 2021

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



Kiawah

Area 25

Single-Family Detached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	10	10	0.0%	67	62	- 7.5%
Closed Sales	14	9	- 35.7%	51	58	+ 13.7%
Median Sales Price*	\$1,137,500	\$1,648,500	+ 44.9%	\$1,100,000	\$1,610,000	+ 46.4%
Average Sales Price*	\$1,386,036	\$2,120,667	+ 53.0%	\$1,371,814	\$1,930,438	+ 40.7%
Percent of Original List Price Received*	90.6%	97.1%	+ 7.2%	86.3%	97.2%	+ 12.6%
Days on Market Until Sale	232	31	- 86.6%	227	88	- 61.2%
Inventory of Homes for Sale	51	14	- 72.5%	--	--	--

* 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	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	10	9	- 10.0%	49	43	- 12.2%
Closed Sales	9	5	- 44.4%	25	48	+ 92.0%
Median Sales Price*	\$360,000	\$775,000	+ 115.3%	\$360,000	\$566,250	+ 57.3%
Average Sales Price*	\$410,333	\$784,600	+ 91.2%	\$408,492	\$665,083	+ 62.8%
Percent of Original List Price Received*	92.4%	100.7%	+ 9.0%	93.8%	99.3%	+ 5.9%
Days on Market Until Sale	268	5	- 98.1%	222	51	- 77.0%
Inventory of Homes for Sale	35	2	- 94.3%	--	--	--

* 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

