

# Local Market Update – August 2021

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



## Kiawah

Area 25

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	7	6	- 14.3%	74	68	- 8.1%
Closed Sales	17	8	- 52.9%	68	67	- 1.5%
Median Sales Price*	\$1,150,000	<b>\$1,240,000</b>	+ 7.8%	\$1,117,500	<b>\$1,550,000</b>	+ 38.7%
Average Sales Price*	\$1,639,265	<b>\$2,065,563</b>	+ 26.0%	\$1,438,676	<b>\$1,961,044</b>	+ 36.3%
Percent of Original List Price Received*	92.1%	<b>96.4%</b>	+ 4.7%	87.7%	<b>97.1%</b>	+ 10.7%
Days on Market Until Sale	151	<b>115</b>	- 23.8%	208	<b>90</b>	- 56.7%
Inventory of Homes for Sale	40	<b>11</b>	- 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	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	13	7	- 46.2%	62	50	- 19.4%
Closed Sales	10	7	- 30.0%	35	55	+ 57.1%
Median Sales Price*	\$359,750	<b>\$775,000</b>	+ 115.4%	\$360,000	<b>\$599,000</b>	+ 66.4%
Average Sales Price*	\$524,950	<b>\$946,714</b>	+ 80.3%	\$441,766	<b>\$700,927</b>	+ 58.7%
Percent of Original List Price Received*	93.7%	<b>97.9%</b>	+ 4.5%	93.7%	<b>99.1%</b>	+ 5.8%
Days on Market Until Sale	116	<b>37</b>	- 68.1%	192	<b>49</b>	- 74.5%
Inventory of Homes for Sale	34	<b>2</b>	- 94.1%	--	--	--

\* 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.

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

#### Single-Family Detached



#### Townhouse-Condo Attached

