

Local Market Update – September 2021

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



Kiawah

Area 25

Single-Family Detached	September			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	5	10	+ 100.0%	79	78	- 1.3%
Closed Sales	16	5	- 68.8%	84	72	- 14.3%
Median Sales Price*	\$1,491,250	\$1,860,000	+ 24.7%	\$1,150,500	\$1,610,000	+ 39.9%
Average Sales Price*	\$1,734,656	\$2,056,800	+ 18.6%	\$1,495,054	\$1,967,693	+ 31.6%
Percent of Original List Price Received*	94.0%	99.7%	+ 6.1%	88.9%	97.2%	+ 9.3%
Days on Market Until Sale	163	39	- 76.1%	199	86	- 56.8%
Inventory of Homes for Sale	33	7	- 78.8%	--	--	--

* 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	September			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	4	10	+ 150.0%	66	60	- 9.1%
Closed Sales	9	9	0.0%	44	65	+ 47.7%
Median Sales Price*	\$360,000	\$400,000	+ 11.1%	\$360,000	\$575,000	+ 59.7%
Average Sales Price*	\$455,000	\$506,222	+ 11.3%	\$444,473	\$676,262	+ 52.1%
Percent of Original List Price Received*	94.2%	101.5%	+ 7.7%	93.8%	99.5%	+ 6.1%
Days on Market Until Sale	158	6	- 96.2%	185	42	- 77.3%
Inventory of Homes for Sale	23	3	- 87.0%	--	--	--

* 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

