

Local Market Update – October 2021

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



Kiawah

Area 25

Single-Family Detached	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	11	9	- 18.2%	90	87	- 3.3%
Closed Sales	13	7	- 46.2%	97	81	- 16.5%
Median Sales Price*	\$1,225,000	\$3,335,000	+ 172.2%	\$1,151,000	\$1,650,000	+ 43.4%
Average Sales Price*	\$1,609,698	\$5,480,714	+ 240.5%	\$1,510,418	\$2,290,295	+ 51.6%
Percent of Original List Price Received*	95.4%	98.1%	+ 2.8%	89.8%	97.4%	+ 8.5%
Days on Market Until Sale	131	35	- 73.3%	190	80	- 57.9%
Inventory of Homes for Sale	28	9	- 67.9%	--	--	--

* 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	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	10	6	- 40.0%	76	66	- 13.2%
Closed Sales	13	5	- 61.5%	57	70	+ 22.8%
Median Sales Price*	\$508,250	\$599,000	+ 17.9%	\$393,000	\$580,000	+ 47.6%
Average Sales Price*	\$492,754	\$604,100	+ 22.6%	\$455,484	\$671,107	+ 47.3%
Percent of Original List Price Received*	97.0%	100.0%	+ 3.1%	94.6%	99.5%	+ 5.2%
Days on Market Until Sale	107	3	- 97.2%	167	39	- 76.6%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

