

# Local Market Update – November 2021

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



## Kiawah

Area 25

Single-Family Detached	November			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	10	7	- 30.0%	100	94	- 6.0%
Closed Sales	8	7	- 12.5%	105	88	- 16.2%
Median Sales Price*	\$1,067,500	<b>\$1,575,000</b>	+ 47.5%	\$1,150,000	<b>\$1,649,250</b>	+ 43.4%
Average Sales Price*	\$1,753,125	<b>\$1,594,286</b>	- 9.1%	\$1,528,910	<b>\$2,234,931</b>	+ 46.2%
Percent of Original List Price Received*	96.5%	<b>95.0%</b>	- 1.6%	90.3%	<b>97.2%</b>	+ 7.6%
Days on Market Until Sale	188	<b>38</b>	- 79.8%	190	<b>76</b>	- 60.0%
Inventory of Homes for Sale	27	<b>11</b>	- 59.3%	--	--	--

\* 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.

Townhouse-Condo Attached	November			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	6	4	- 33.3%	82	71	- 13.4%
Closed Sales	16	4	- 75.0%	73	75	+ 2.7%
Median Sales Price*	\$436,500	<b>\$757,500</b>	+ 73.5%	\$425,000	<b>\$589,000</b>	+ 38.6%
Average Sales Price*	\$549,688	<b>\$777,500</b>	+ 41.4%	\$476,132	<b>\$682,500</b>	+ 43.3%
Percent of Original List Price Received*	96.0%	<b>102.7%</b>	+ 7.0%	94.9%	<b>99.7%</b>	+ 5.1%
Days on Market Until Sale	71	<b>16</b>	- 77.5%	146	<b>38</b>	- 74.0%
Inventory of Homes for Sale	14	<b>3</b>	- 78.6%	--	--	--

\* 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.

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

#### Single-Family Detached



#### Townhouse-Condo Attached

