

Local Market Update – December 2021

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



Kiawah

Area 25

Single-Family Detached	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	1	8	+ 700.0%	101	103	+ 2.0%
Closed Sales	11	10	- 9.1%	116	99	- 14.7%
Median Sales Price*	\$1,740,000	\$1,737,500	- 0.1%	\$1,163,000	\$1,695,000	+ 45.7%
Average Sales Price*	\$1,638,091	\$2,308,000	+ 40.9%	\$1,539,264	\$2,266,201	+ 47.2%
Percent of Original List Price Received*	95.0%	95.7%	+ 0.7%	90.7%	97.1%	+ 7.1%
Days on Market Until Sale	94	36	- 61.7%	182	71	- 61.0%
Inventory of Homes for Sale	21	6	- 71.4%	--	--	--

* 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	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	2	7	+ 250.0%	84	78	- 7.1%
Closed Sales	9	10	+ 11.1%	82	86	+ 4.9%
Median Sales Price*	\$615,000	\$795,500	+ 29.3%	\$425,750	\$639,500	+ 50.2%
Average Sales Price*	\$648,000	\$810,750	+ 25.1%	\$494,995	\$699,650	+ 41.3%
Percent of Original List Price Received*	94.2%	99.4%	+ 5.5%	94.8%	99.7%	+ 5.2%
Days on Market Until Sale	143	18	- 87.4%	146	35	- 76.0%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--

* 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

