

Local Market Update – August 2025

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



Folly Beach

Area 22

Single-Family Detached	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
Key Metrics						
New Listings	9	13	+ 44.4%	81	77	- 4.9%
Closed Sales	7	3	- 57.1%	40	29	- 27.5%
Median Sales Price*	\$1,330,000	\$2,075,000	+ 56.0%	\$1,320,000	\$1,350,000	+ 2.3%
Average Sales Price*	\$1,516,429	\$2,085,000	+ 37.5%	\$1,598,320	\$1,546,655	- 3.2%
Percent of Original List Price Received*	91.0%	87.7%	- 3.6%	90.0%	89.4%	- 0.7%
Days on Market Until Sale	21	71	+ 238.1%	63	86	+ 36.5%
Inventory of Homes for Sale	33	48	+ 45.5%	--	--	--

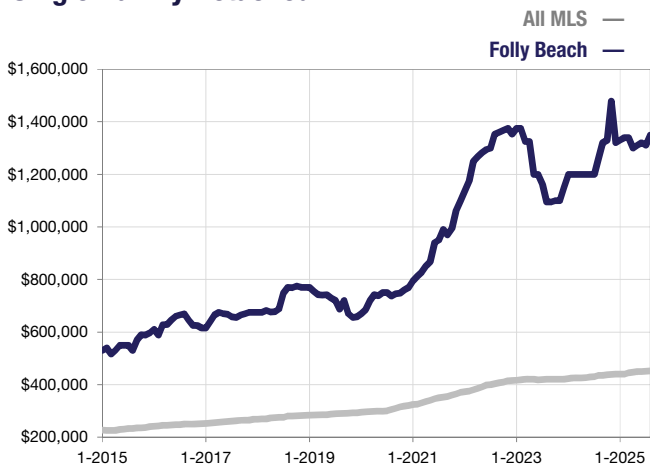
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
Key Metrics						
New Listings	5	7	+ 40.0%	60	71	+ 18.3%
Closed Sales	3	7	+ 133.3%	25	32	+ 28.0%
Median Sales Price*	\$425,000	\$835,000	+ 96.5%	\$485,000	\$620,000	+ 27.8%
Average Sales Price*	\$450,800	\$827,000	+ 83.5%	\$611,296	\$720,813	+ 17.9%
Percent of Original List Price Received*	97.7%	95.7%	- 2.0%	94.9%	93.8%	- 1.2%
Days on Market Until Sale	8	60	+ 650.0%	60	78	+ 30.0%
Inventory of Homes for Sale	33	37	+ 12.1%	--	--	--

* 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

