Local Market Update – October 2026

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

Folly Beach

Area 22

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	7	**8**	+ 14.3%	97	**77**	- 20.6%
Closed Sales	6	**6**	0.0%	39	**59**	+ 51.3%
Median Sales Price*	$2,750,000	**$1,139,000**	- 58.6%	$1,443,000	**$1,195,000**	- 17.2%
Average Sales Price*	$2,284,167	**$1,349,667**	- 40.9%	$1,640,846	**$1,370,339**	- 16.5%
Percent of Original List Price Received*	86.8%	**94.9%**	+ 9.3%	89.9%	**90.2%**	+ 0.3%
Days on Market Until Sale	115	**83**	- 27.8%	85	**99**	+ 16.5%
Inventory of Homes for Sale	47	**19**	- 59.6%	--	**--**	--

* 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.

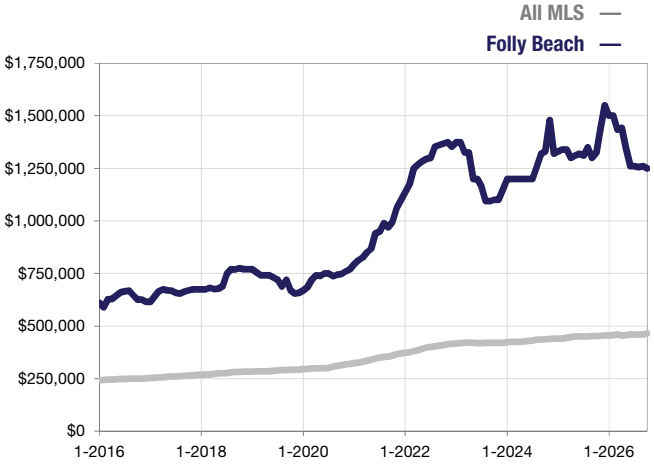
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	8	**5**	- 37.5%	85	**67**	- 21.2%
Closed Sales	5	**2**	- 60.0%	40	**45**	+ 12.5%
Median Sales Price*	$470,000	**$642,500**	+ 36.7%	$620,000	**$600,000**	- 3.2%
Average Sales Price*	$609,600	**$642,500**	+ 5.4%	$716,975	**$680,579**	- 5.1%
Percent of Original List Price Received*	93.1%	**81.9%**	- 12.0%	93.6%	**94.0%**	+ 0.4%
Days on Market Until Sale	115	**141**	+ 22.6%	86	**95**	+ 10.5%
Inventory of Homes for Sale	30	**17**	- 43.3%	--	**--**	--

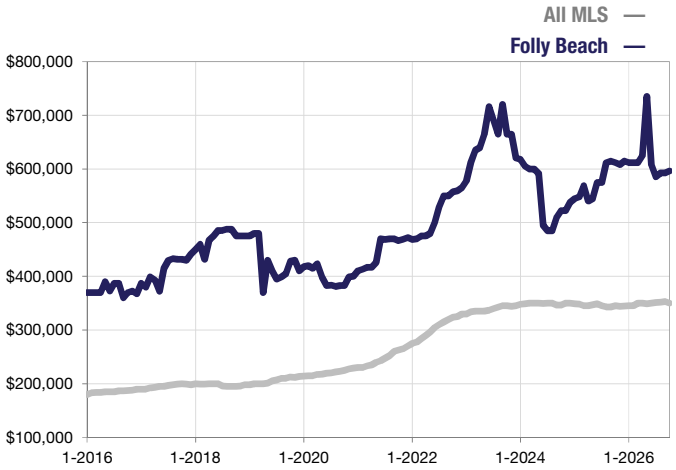
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of November 9, 2026. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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