

Local Market Update – March 2025

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



Folly Beach

Area 22

Single-Family Detached	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	10	10	0.0%	30	28	- 6.7%
Closed Sales	1	5	+ 400.0%	11	11	0.0%
Median Sales Price*	\$1,500,000	\$1,575,000	+ 5.0%	\$1,500,000	\$1,575,000	+ 5.0%
Average Sales Price*	\$1,500,000	\$1,542,000	+ 2.8%	\$1,541,045	\$1,630,909	+ 5.8%
Percent of Original List Price Received*	94.6%	83.7%	- 11.5%	91.0%	88.7%	- 2.5%
Days on Market Until Sale	19	114	+ 500.0%	68	92	+ 35.3%
Inventory of Homes for Sale	30	38	+ 26.7%	--	--	--

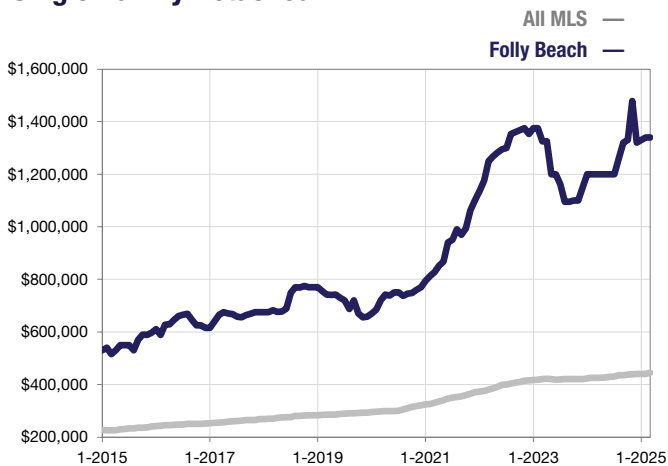
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	12	9	- 25.0%	24	28	+ 16.7%
Closed Sales	1	4	+ 300.0%	3	6	+ 100.0%
Median Sales Price*	\$625,000	\$753,500	+ 20.6%	\$410,000	\$753,500	+ 83.8%
Average Sales Price*	\$625,000	\$806,750	+ 29.1%	\$443,333	\$792,750	+ 78.8%
Percent of Original List Price Received*	96.2%	95.2%	- 1.0%	91.0%	94.1%	+ 3.4%
Days on Market Until Sale	20	43	+ 115.0%	48	57	+ 18.8%
Inventory of Homes for Sale	34	33	- 2.9%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

