

Local Market Update – February 2024

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

Folly Beach

Area 22

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	7	10	+ 42.9%	13	20	+ 53.8%
Closed Sales	3	5	+ 66.7%	6	10	+ 66.7%
Median Sales Price*	\$1,400,000	\$1,200,000	- 14.3%	\$1,475,000	\$1,372,500	- 6.9%
Average Sales Price*	\$1,266,667	\$1,581,300	+ 24.8%	\$1,311,667	\$1,545,150	+ 17.8%
Percent of Original List Price Received*	99.0%	95.9%	- 3.1%	96.0%	90.6%	- 5.6%
Days on Market Until Sale	16	48	+ 200.0%	25	73	+ 192.0%
Inventory of Homes for Sale	17	28	+ 64.7%	--	--	--

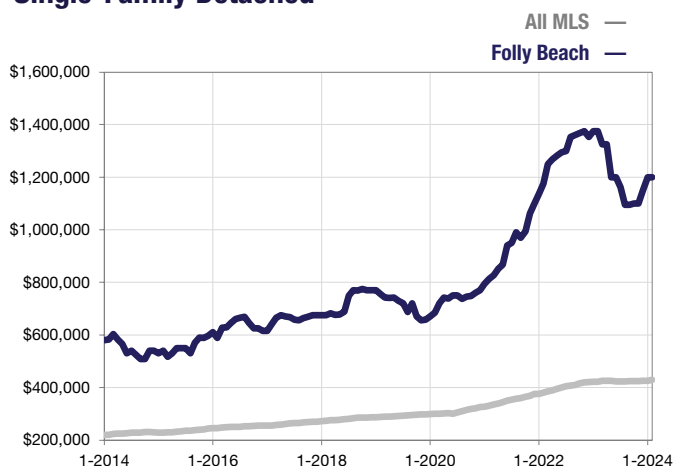
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	7	6	- 14.3%	8	12	+ 50.0%
Closed Sales	5	1	- 80.0%	7	2	- 71.4%
Median Sales Price*	\$786,672	\$410,000	- 47.9%	\$786,672	\$352,500	- 55.2%
Average Sales Price*	\$776,401	\$410,000	- 47.2%	\$786,715	\$352,500	- 55.2%
Percent of Original List Price Received*	97.6%	92.6%	- 5.1%	95.0%	88.4%	- 6.9%
Days on Market Until Sale	37	60	+ 62.2%	32	63	+ 96.9%
Inventory of Homes for Sale	13	27	+ 107.7%	--	--	--

* 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

