

Local Market Update – March 2026

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



Folly Beach

Area 22

Single-Family Detached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	10	13	+ 30.0%	28	30	+ 7.1%
Closed Sales	5	8	+ 60.0%	11	20	+ 81.8%
Median Sales Price*	\$1,575,000	\$1,335,000	- 15.2%	\$1,575,000	\$1,335,000	- 15.2%
Average Sales Price*	\$1,542,000	\$1,293,488	- 16.1%	\$1,630,909	\$1,355,895	- 16.9%
Percent of Original List Price Received*	83.7%	92.1%	+ 10.0%	88.7%	89.6%	+ 1.0%
Days on Market Until Sale	114	85	- 25.4%	92	129	+ 40.2%
Inventory of Homes for Sale	40	38	- 5.0%	--	--	--

* 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.

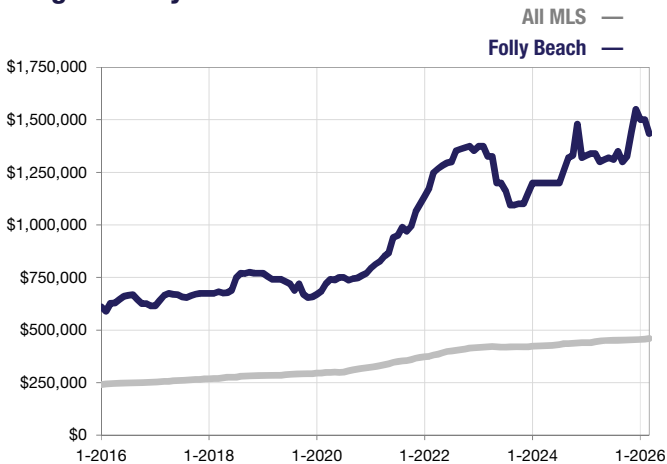
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	9	9	0.0%	28	26	- 7.1%
Closed Sales	4	4	0.0%	6	13	+ 116.7%
Median Sales Price*	\$753,500	\$894,250	+ 18.7%	\$753,500	\$735,000	- 2.5%
Average Sales Price*	\$806,750	\$819,375	+ 1.6%	\$792,750	\$709,442	- 10.5%
Percent of Original List Price Received*	95.2%	93.3%	- 2.0%	94.1%	93.1%	- 1.1%
Days on Market Until Sale	43	133	+ 209.3%	57	105	+ 84.2%
Inventory of Homes for Sale	34	34	0.0%	--	--	--

* 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

