

Local Market Update – August 2023

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



Folly Beach

Area 22

Single-Family Detached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	10	6	- 40.0%	96	61	- 36.5%
Closed Sales	5	3	- 40.0%	67	20	- 70.1%
Median Sales Price*	\$1,950,000	\$842,000	- 56.8%	\$1,460,000	\$1,100,000	- 24.7%
Average Sales Price*	\$1,852,000	\$1,529,000	- 17.4%	\$1,622,299	\$1,313,600	- 19.0%
Percent of Original List Price Received*	97.8%	90.6%	- 7.4%	97.6%	92.1%	- 5.6%
Days on Market Until Sale	20	40	+ 100.0%	25	37	+ 48.0%
Inventory of Homes for Sale	25	34	+ 36.0%	--	--	--

* 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.

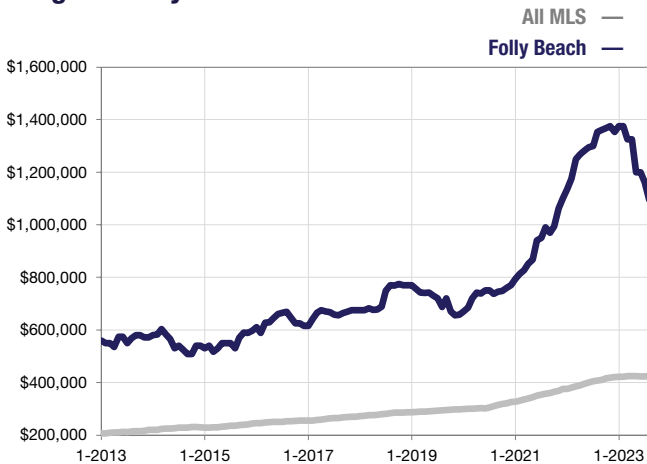
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	4	5	+ 25.0%	59	53	- 10.2%
Closed Sales	7	5	- 28.6%	54	31	- 42.6%
Median Sales Price*	\$635,000	\$417,500	- 34.3%	\$562,250	\$715,835	+ 27.3%
Average Sales Price*	\$671,846	\$559,500	- 16.7%	\$659,721	\$753,742	+ 14.3%
Percent of Original List Price Received*	98.8%	95.7%	- 3.1%	100.4%	96.0%	- 4.4%
Days on Market Until Sale	28	21	- 25.0%	19	28	+ 47.4%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

