## **Local Market Update - October 2025**

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



## **Folly Beach**

Area 22

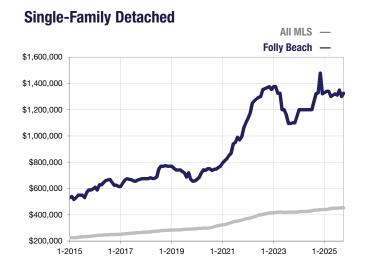
Single-Family Detached	October			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	5	7	+ 40.0%	99	97	- 2.0%
Closed Sales	5	6	+ 20.0%	49	39	- 20.4%
Median Sales Price*	\$1,300,000	\$2,750,000	+ 111.5%	\$1,475,000	\$1,443,000	- 2.2%
Average Sales Price*	\$1,624,200	\$2,284,167	+ 40.6%	\$1,662,935	\$1,640,846	- 1.3%
Percent of Original List Price Received*	91.3%	86.8%	- 4.9%	90.4%	89.9%	- 0.6%
Days on Market Until Sale	84	115	+ 36.9%	63	85	+ 34.9%
Inventory of Homes for Sale	35	45	+ 28.6%			

<sup>\*</sup> 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	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	3	8	+ 166.7%	68	85	+ 25.0%
Closed Sales	4	5	+ 25.0%	33	40	+ 21.2%
Median Sales Price*	\$715,000	\$470,000	- 34.3%	\$538,000	\$620,000	+ 15.2%
Average Sales Price*	\$707,500	\$609,600	- 13.8%	\$629,982	\$716,975	+ 13.8%
Percent of Original List Price Received*	91.3%	93.1%	+ 2.0%	94.2%	93.6%	- 0.6%
Days on Market Until Sale	105	115	+ 9.5%	70	86	+ 22.9%
Inventory of Homes for Sale	27	30	+ 11.1%			

<sup>\*</sup> 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



## **Townhouse-Condo Attached**

