

# Local Market Update – April 2025

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



## Folly Beach

Area 22

Single-Family Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	14	12	- 14.3%	44	40	- 9.1%
Closed Sales	4	4	0.0%	15	15	0.0%
Median Sales Price*	\$3,492,500	\$1,027,500	- 70.6%	\$1,545,000	\$1,300,000	- 15.9%
Average Sales Price*	\$3,091,250	\$1,068,750	- 65.4%	\$1,954,433	\$1,481,000	- 24.2%
Percent of Original List Price Received*	88.0%	87.3%	- 0.8%	90.2%	88.3%	- 2.1%
Days on Market Until Sale	89	127	+ 42.7%	74	101	+ 36.5%
Inventory of Homes for Sale	35	41	+ 17.1%	--	--	--

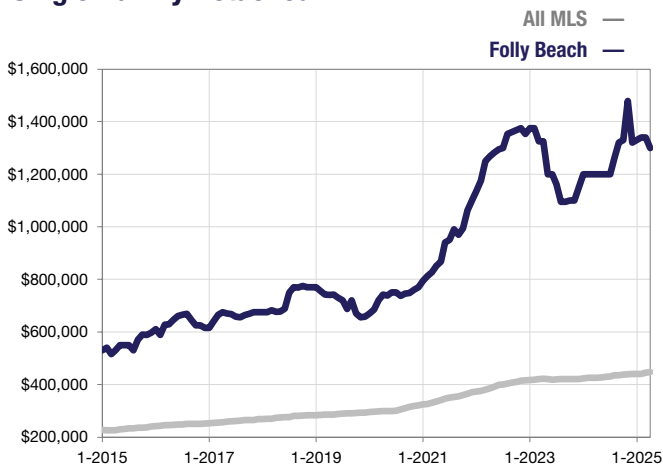
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	12	12	0.0%	36	40	+ 11.1%
Closed Sales	2	4	+ 100.0%	5	10	+ 100.0%
Median Sales Price*	\$770,000	\$515,250	- 33.1%	\$590,000	\$586,250	- 0.6%
Average Sales Price*	\$770,000	\$550,875	- 28.5%	\$574,000	\$696,000	+ 21.3%
Percent of Original List Price Received*	91.3%	95.3%	+ 4.4%	91.1%	94.5%	+ 3.7%
Days on Market Until Sale	124	60	- 51.6%	78	58	- 25.6%
Inventory of Homes for Sale	39	36	- 7.7%	--	--	--

\* 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

