

Local Market Update – December 2024

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



Folly Beach

Area 22

Single-Family Detached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	4	0	- 100.0%	80	109	+ 36.3%
Closed Sales	1	4	+ 300.0%	30	56	+ 86.7%
Median Sales Price*	\$1,510,000	\$824,500	- 45.4%	\$1,150,000	\$1,320,000	+ 14.8%
Average Sales Price*	\$1,510,000	\$798,500	- 47.1%	\$1,274,000	\$1,584,747	+ 24.4%
Percent of Original List Price Received*	95.9%	95.4%	- 0.5%	89.8%	90.7%	+ 1.0%
Days on Market Until Sale	41	28	- 31.7%	47	61	+ 29.8%
Inventory of Homes for Sale	17	30	+ 76.5%	--	--	--

* 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.

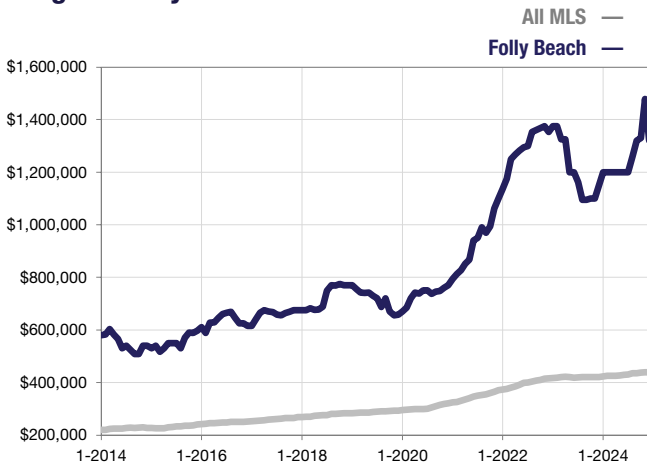
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	6	1	- 83.3%	83	78	- 6.0%
Closed Sales	6	1	- 83.3%	51	37	- 27.5%
Median Sales Price*	\$507,150	\$548,000	+ 8.1%	\$620,000	\$538,000	- 13.2%
Average Sales Price*	\$588,217	\$548,000	- 6.8%	\$698,591	\$630,335	- 9.8%
Percent of Original List Price Received*	94.7%	93.7%	- 1.1%	94.3%	93.7%	- 0.6%
Days on Market Until Sale	65	69	+ 6.2%	46	83	+ 80.4%
Inventory of Homes for Sale	22	27	+ 22.7%	--	--	--

* 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

