

Local Market Update – May 2026

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



Folly Beach

Area 22

Single-Family Detached	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	8	10	+ 25.0%	48	51	+ 6.3%
Closed Sales	6	3	- 50.0%	21	26	+ 23.8%
Median Sales Price*	\$1,721,500	\$1,099,100	- 36.2%	\$1,350,000	\$1,213,200	- 10.1%
Average Sales Price*	\$1,638,833	\$1,132,367	- 30.9%	\$1,526,095	\$1,288,654	- 15.6%
Percent of Original List Price Received*	95.7%	91.0%	- 4.9%	90.4%	90.5%	+ 0.1%
Days on Market Until Sale	54	99	+ 83.3%	88	114	+ 29.5%
Inventory of Homes for Sale	45	34	- 24.4%	--	--	--

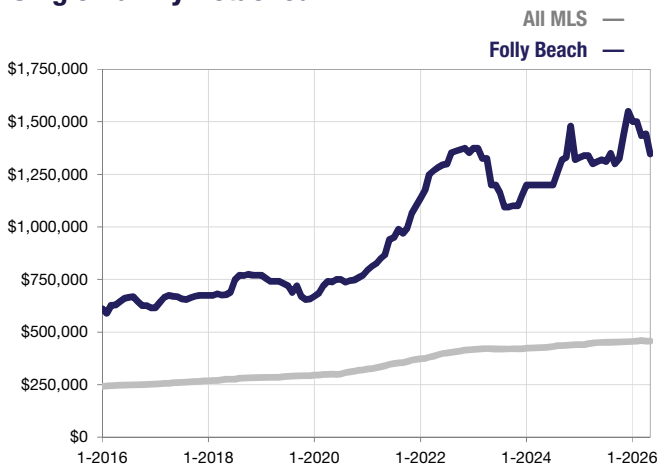
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	10	10	0.0%	51	43	- 15.7%
Closed Sales	4	2	- 50.0%	14	22	+ 57.1%
Median Sales Price*	\$592,500	\$734,500	+ 24.0%	\$592,500	\$805,000	+ 35.9%
Average Sales Price*	\$572,500	\$734,500	+ 28.3%	\$660,714	\$735,469	+ 11.3%
Percent of Original List Price Received*	92.3%	97.8%	+ 6.0%	93.9%	94.6%	+ 0.7%
Days on Market Until Sale	156	11	- 92.9%	86	84	- 2.3%
Inventory of Homes for Sale	38	36	- 5.3%	--	--	--

* 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

