

Local Market Update – September 2024

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



Folly Beach

Area 22

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	6	13	+ 116.7%	67	94	+ 40.3%
Closed Sales	2	4	+ 100.0%	22	44	+ 100.0%
Median Sales Price*	\$1,746,500	\$2,060,000	+ 18.0%	\$1,225,000	\$1,477,000	+ 20.6%
Average Sales Price*	\$1,746,500	\$2,357,500	+ 35.0%	\$1,352,955	\$1,667,678	+ 23.3%
Percent of Original List Price Received*	89.8%	93.3%	+ 3.9%	91.9%	90.3%	- 1.7%
Days on Market Until Sale	31	46	+ 48.4%	37	61	+ 64.9%
Inventory of Homes for Sale	29	39	+ 34.5%	--	--	--

* 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.

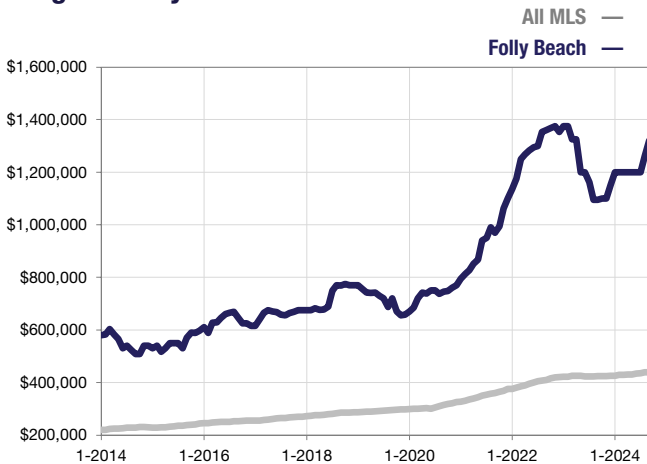
Townhouse-Condo Attached

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	9	5	- 44.4%	62	66	+ 6.5%
Closed Sales	6	4	- 33.3%	37	29	- 21.6%
Median Sales Price*	\$700,000	\$671,000	- 4.1%	\$715,835	\$538,000	- 24.8%
Average Sales Price*	\$707,500	\$669,250	- 5.4%	\$746,243	\$619,290	- 17.0%
Percent of Original List Price Received*	90.7%	93.1%	+ 2.6%	95.1%	94.6%	- 0.5%
Days on Market Until Sale	119	99	- 16.8%	43	65	+ 51.2%
Inventory of Homes for Sale	22	34	+ 54.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

