

# Local Market Update – August 2016

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



## Folly Beach

Area 22

Single-Family Detached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	7	<b>11</b>	+ 57.1%	100	<b>107</b>	+ 7.0%
Closed Sales	4	<b>8</b>	+ 100.0%	58	<b>58</b>	0.0%
Median Sales Price*	\$545,050	<b>\$702,500</b>	+ 28.9%	\$523,750	<b>\$648,500</b>	+ 23.8%
Average Sales Price*	\$643,775	<b>\$744,188</b>	+ 15.6%	\$595,354	<b>\$714,527</b>	+ 20.0%
Percent of Original List Price Received*	97.7%	<b>90.5%</b>	- 7.4%	91.6%	<b>93.5%</b>	+ 2.1%
Days on Market Until Sale	26	<b>191</b>	+ 634.6%	139	<b>122</b>	- 12.2%
Inventory of Homes for Sale	73	<b>64</b>	- 12.3%	--	--	--

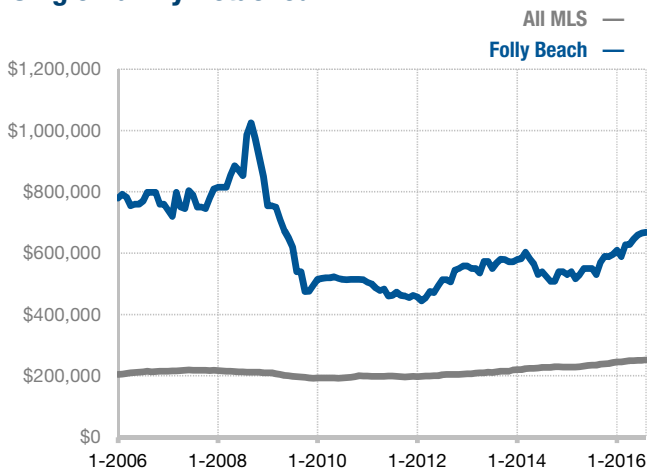
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	6	<b>4</b>	- 33.3%	69	<b>54</b>	- 21.7%
Closed Sales	4	<b>5</b>	+ 25.0%	40	<b>42</b>	+ 5.0%
Median Sales Price*	\$314,500	<b>\$288,000</b>	- 8.4%	\$364,000	<b>\$376,000</b>	+ 3.3%
Average Sales Price*	\$321,000	<b>\$407,400</b>	+ 26.9%	\$345,962	<b>\$391,612</b>	+ 13.2%
Percent of Original List Price Received*	96.6%	<b>97.6%</b>	+ 1.0%	96.1%	<b>94.0%</b>	- 2.2%
Days on Market Until Sale	71	<b>54</b>	- 23.9%	77	<b>86</b>	+ 11.7%
Inventory of Homes for Sale	39	<b>26</b>	- 33.3%	--	--	--

\* 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

