

Local Market Update – March 2021

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



Folly Beach

Area 22

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	10	9	- 10.0%	32	33	+ 3.1%
Closed Sales	8	10	+ 25.0%	27	30	+ 11.1%
Median Sales Price*	\$670,000	\$804,000	+ 20.0%	\$640,000	\$937,500	+ 46.5%
Average Sales Price*	\$690,075	\$984,800	+ 42.7%	\$758,096	\$1,057,317	+ 39.5%
Percent of Original List Price Received*	94.8%	98.8%	+ 4.2%	89.3%	97.7%	+ 9.4%
Days on Market Until Sale	103	19	- 81.6%	112	23	- 79.5%
Inventory of Homes for Sale	45	7	- 84.4%	--	--	--

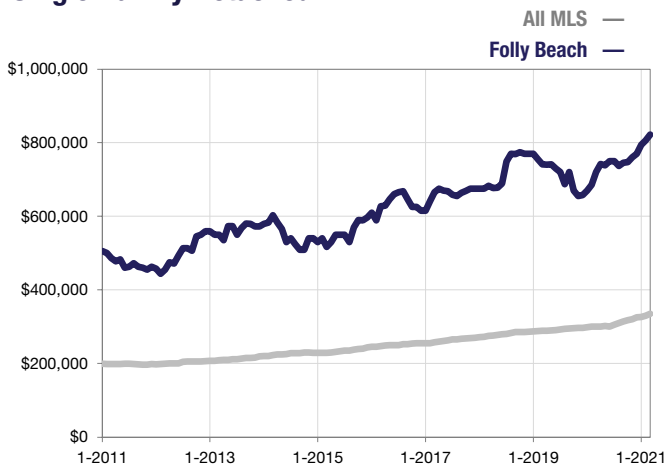
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	14	9	- 35.7%	34	21	- 38.2%
Closed Sales	6	13	+ 116.7%	17	25	+ 47.1%
Median Sales Price*	\$349,755	\$415,000	+ 18.7%	\$420,000	\$565,000	+ 34.5%
Average Sales Price*	\$397,402	\$639,108	+ 60.8%	\$461,421	\$598,492	+ 29.7%
Percent of Original List Price Received*	94.0%	96.8%	+ 3.0%	93.5%	97.0%	+ 3.7%
Days on Market Until Sale	64	43	- 32.8%	138	37	- 73.2%
Inventory of Homes for Sale	35	11	- 68.6%	--	--	--

* 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

