

# Local Market Update – June 2021

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



## Folly Beach

Area 22

| Single-Family Detached                   | June      |                    |                | Year to Date |                    |                |
|--|-----------|--------------------|----------------|--------------|--------------------|----------------|
|  | 2020      | 2021               | Percent Change | 2020         | 2021               | Percent Change |
| <b>Key Metrics</b>                       |           |                    |                |              |                    |                |
| New Listings                             | 12        | 8                  | - 33.3%        | 63           | 57                 | - 9.5%         |
| Closed Sales                             | 13        | 10                 | - 23.1%        | 49           | 55                 | + 12.2%        |
| Median Sales Price*                      | \$750,000 | <b>\$1,200,000</b> | + 60.0%        | \$700,000    | <b>\$1,065,000</b> | + 52.1%        |
| Average Sales Price*                     | \$867,000 | <b>\$1,296,650</b> | + 49.6%        | \$778,806    | <b>\$1,182,507</b> | + 51.8%        |
| Percent of Original List Price Received* | 92.9%     | <b>104.1%</b>      | + 12.1%        | 90.8%        | <b>99.2%</b>       | + 9.3%         |
| Days on Market Until Sale                | 142       | 46                 | - 67.6%        | 118          | 24                 | - 79.7%        |
| Inventory of Homes for Sale              | 37        | 11                 | - 70.3%        | --           | --                 | --             |

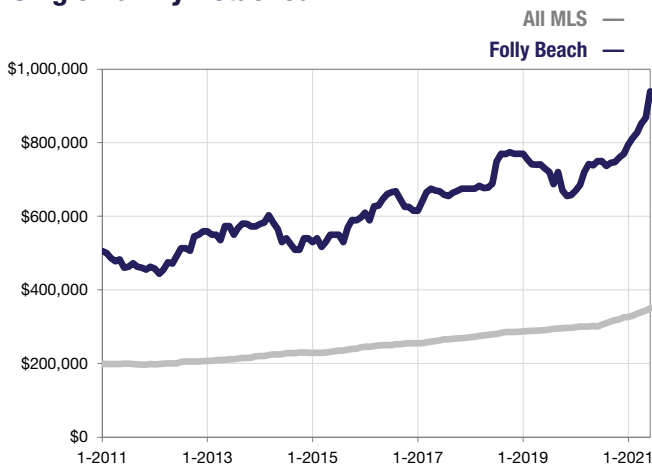
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached                 | June      |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2020      | 2021             | Percent Change | 2020         | 2021             | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 5         | 11               | + 120.0%       | 54           | 50               | - 7.4%         |
| Closed Sales                             | 14        | 11               | - 21.4%        | 39           | 45               | + 15.4%        |
| Median Sales Price*                      | \$337,750 | <b>\$470,000</b> | + 39.2%        | \$365,900    | <b>\$475,000</b> | + 29.8%        |
| Average Sales Price*                     | \$396,929 | <b>\$470,182</b> | + 18.5%        | \$423,358    | <b>\$559,068</b> | + 32.1%        |
| Percent of Original List Price Received* | 92.9%     | <b>96.4%</b>     | + 3.8%         | 93.3%        | <b>96.4%</b>     | + 3.3%         |
| Days on Market Until Sale                | 78        | 56               | - 28.2%        | 110          | 53               | - 51.8%        |
| Inventory of Homes for Sale              | 27        | 10               | - 63.0%        | --           | --               | --             |

\* 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

