

Local Market Update – August 2021

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



Folly Beach

Area 22

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	7	7	0.0%	78	76	- 2.6%
Closed Sales	10	6	- 40.0%	75	65	- 13.3%
Median Sales Price*	\$707,500	\$1,135,000	+ 60.4%	\$735,000	\$1,025,000	+ 39.5%
Average Sales Price*	\$727,450	\$1,131,667	+ 55.6%	\$794,920	\$1,151,635	+ 44.9%
Percent of Original List Price Received*	92.6%	95.2%	+ 2.8%	91.9%	98.8%	+ 7.5%
Days on Market Until Sale	133	3	- 97.7%	114	20	- 82.5%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--

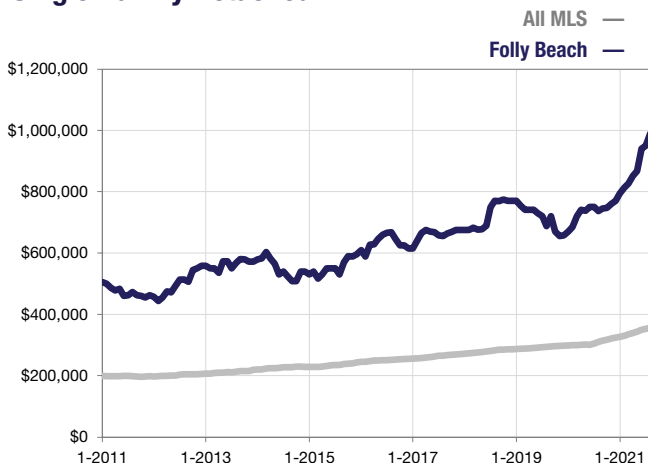
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	11	8	- 27.3%	73	65	- 11.0%
Closed Sales	7	7	0.0%	57	66	+ 15.8%
Median Sales Price*	\$358,900	\$350,000	- 2.5%	\$374,900	\$468,750	+ 25.0%
Average Sales Price*	\$386,043	\$443,992	+ 15.0%	\$431,082	\$540,364	+ 25.4%
Percent of Original List Price Received*	97.8%	95.0%	- 2.9%	93.9%	96.7%	+ 3.0%
Days on Market Until Sale	47	14	- 70.2%	96	46	- 52.1%
Inventory of Homes for Sale	22	10	- 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

