

Local Market Update – April 2023

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



Folly Beach

Area 22

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	15	8	- 46.7%	48	26	- 45.8%
Closed Sales	8	0	- 100.0%	38	8	- 78.9%
Median Sales Price*	\$1,600,000	0	- 100.0%	\$1,407,500	\$1,475,000	+ 4.8%
Average Sales Price*	\$1,869,563	\$0	- 100.0%	\$1,618,013	\$1,377,500	- 14.9%
Percent of Original List Price Received*	94.5%	0.0%	- 100.0%	97.2%	96.1%	- 1.1%
Days on Market Until Sale	46	0	- 100.0%	35	28	- 20.0%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--

* 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.

Townhouse-Condo Attached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	9	13	+ 44.4%	30	27	- 10.0%
Closed Sales	7	6	- 14.3%	26	15	- 42.3%
Median Sales Price*	\$460,000	\$522,000	+ 13.5%	\$516,541	\$665,000	+ 28.7%
Average Sales Price*	\$619,214	\$551,500	- 10.9%	\$586,984	\$683,734	+ 16.5%
Percent of Original List Price Received*	98.9%	98.0%	- 0.9%	99.3%	96.3%	- 3.0%
Days on Market Until Sale	16	11	- 31.3%	18	26	+ 44.4%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--

* 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

