Local Market Update – December 2023

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



Folly Beach

Area 22

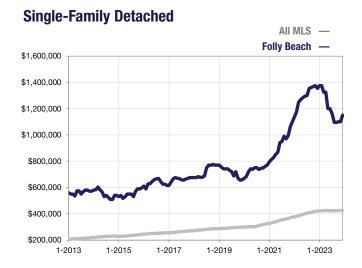
Single-Family Detached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	7	5	- 28.6%	120	81	- 32.5%
Closed Sales	6	1	- 83.3%	86	30	- 65.1%
Median Sales Price*	\$987,500	\$1,510,000	+ 52.9%	\$1,352,500	\$1,150,000	- 15.0%
Average Sales Price*	\$1,249,000	\$1,510,000	+ 20.9%	\$1,524,512	\$1,274,000	- 16.4%
Percent of Original List Price Received*	85.8%	95.9%	+ 11.8%	96.0%	89.8%	- 6.5%
Days on Market Until Sale	55	41	- 25.5%	27	47	+ 74.1%
Inventory of Homes for Sale	17	18	+ 5.9%			

^{*} 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	3	6	+ 100.0%	78	83	+ 6.4%
Closed Sales	6	6	0.0%	73	51	- 30.1%
Median Sales Price*	\$783,909	\$507,150	- 35.3%	\$565,000	\$620,000	+ 9.7%
Average Sales Price*	\$708,803	\$588,217	- 17.0%	\$641,950	\$698,591	+ 8.8%
Percent of Original List Price Received*	99.0%	94.7%	- 4.3%	99.9%	94.3%	- 5.6%
Days on Market Until Sale	43	65	+ 51.2%	19	46	+ 142.1%
Inventory of Homes for Sale	14	22	+ 57.1%			

^{*} 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



Townhouse-Condo Attached

