

Local Market Update – March 2024

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



Folly Beach

Area 22

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
Key Metrics						
New Listings	5	10	+ 100.0%	18	30	+ 66.7%
Closed Sales	2	1	- 50.0%	8	11	+ 37.5%
Median Sales Price*	\$1,575,000	\$1,500,000	- 4.8%	\$1,475,000	\$1,500,000	+ 1.7%
Average Sales Price*	\$1,575,000	\$1,500,000	- 4.8%	\$1,377,500	\$1,541,045	+ 11.9%
Percent of Original List Price Received*	96.4%	94.6%	- 1.9%	96.1%	91.0%	- 5.3%
Days on Market Until Sale	37	19	- 48.6%	28	68	+ 142.9%
Inventory of Homes for Sale	20	30	+ 50.0%	--	--	--

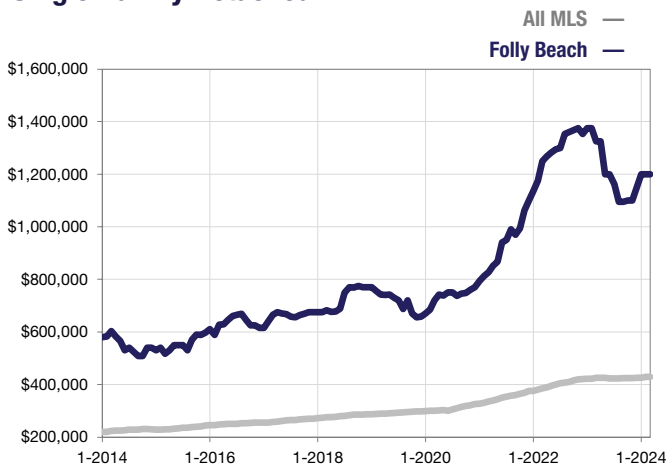
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
Key Metrics						
New Listings	6	12	+ 100.0%	14	24	+ 71.4%
Closed Sales	2	1	- 50.0%	9	3	- 66.7%
Median Sales Price*	\$720,000	\$625,000	- 13.2%	\$775,000	\$410,000	- 47.1%
Average Sales Price*	\$720,000	\$625,000	- 13.2%	\$771,890	\$443,333	- 42.6%
Percent of Original List Price Received*	95.9%	96.2%	+ 0.3%	95.2%	91.0%	- 4.4%
Days on Market Until Sale	55	20	- 63.6%	37	48	+ 29.7%
Inventory of Homes for Sale	12	34	+ 183.3%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

