

Local Market Update – February 2023

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

Folly Beach

Area 22

Single-Family Detached

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	10	7	- 30.0%	19	13	- 31.6%
Closed Sales	12	3	- 75.0%	20	6	- 70.0%
Median Sales Price*	\$1,397,500	\$1,400,000	+ 0.2%	\$1,325,000	\$1,475,000	+ 11.3%
Average Sales Price*	\$1,597,083	\$1,266,667	- 20.7%	\$1,517,600	\$1,311,667	- 13.6%
Percent of Original List Price Received*	98.3%	99.0%	+ 0.7%	97.2%	96.0%	- 1.2%
Days on Market Until Sale	44	16	- 63.6%	36	25	- 30.6%
Inventory of Homes for Sale	11	17	+ 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.

Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	8	7	- 12.5%	16	8	- 50.0%
Closed Sales	7	5	- 28.6%	12	7	- 41.7%
Median Sales Price*	\$533,081	\$786,672	+ 47.6%	\$516,541	\$786,672	+ 52.3%
Average Sales Price*	\$689,583	\$776,401	+ 12.6%	\$608,382	\$786,715	+ 29.3%
Percent of Original List Price Received*	101.6%	97.6%	- 3.9%	99.5%	95.0%	- 4.5%
Days on Market Until Sale	7	37	+ 428.6%	12	32	+ 166.7%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--

* 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

