

Local Market Update – May 2025

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



Folly Beach

Area 22

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	8	8	0.0%	52	48	- 7.7%
Closed Sales	9	6	- 33.3%	24	21	- 12.5%
Median Sales Price*	\$1,069,812	\$1,721,500	+ 60.9%	\$1,489,500	\$1,350,000	- 9.4%
Average Sales Price*	\$1,291,090	\$1,638,833	+ 26.9%	\$1,705,680	\$1,526,095	- 10.5%
Percent of Original List Price Received*	87.9%	95.7%	+ 8.9%	89.3%	90.4%	+ 1.2%
Days on Market Until Sale	66	54	- 18.2%	71	88	+ 23.9%
Inventory of Homes for Sale	35	43	+ 22.9%	--	--	--

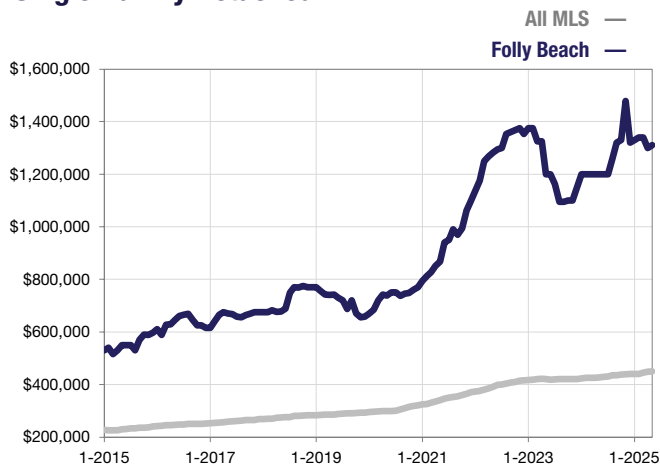
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	4	10	+ 150.0%	40	51	+ 27.5%
Closed Sales	6	3	- 50.0%	11	13	+ 18.2%
Median Sales Price*	\$539,000	\$615,000	+ 14.1%	\$590,000	\$615,000	+ 4.2%
Average Sales Price*	\$571,250	\$573,333	+ 0.4%	\$572,500	\$667,692	+ 16.6%
Percent of Original List Price Received*	95.4%	91.3%	- 4.3%	93.5%	93.8%	+ 0.3%
Days on Market Until Sale	66	193	+ 192.4%	72	89	+ 23.6%
Inventory of Homes for Sale	32	37	+ 15.6%	--	--	--

* 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

