

Local Market Update – July 2025

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



Folly Beach

Area 22

Single-Family Detached	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	7	6	- 14.3%	72	64	- 11.1%
Closed Sales	5	2	- 60.0%	33	26	- 21.2%
Median Sales Price*	\$1,270,000	\$897,000	- 29.4%	\$1,270,000	\$1,300,000	+ 2.4%
Average Sales Price*	\$1,526,300	\$897,000	- 41.2%	\$1,616,146	\$1,484,538	- 8.1%
Percent of Original List Price Received*	90.2%	85.0%	- 5.8%	89.7%	89.6%	- 0.1%
Days on Market Until Sale	55	116	+ 110.9%	71	88	+ 23.9%
Inventory of Homes for Sale	37	48	+ 29.7%	--	--	--

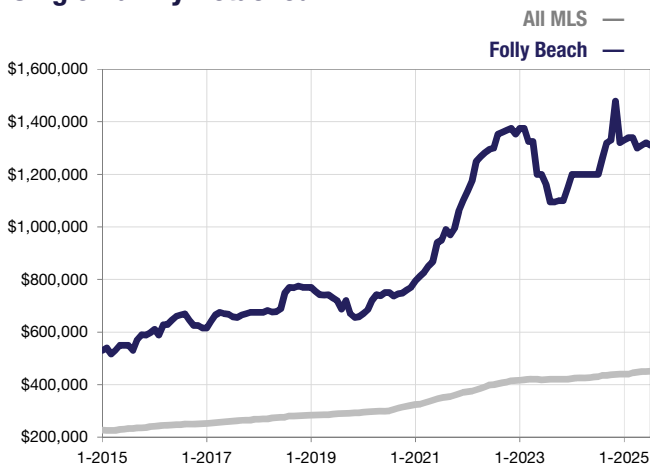
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	9	5	- 44.4%	55	64	+ 16.4%
Closed Sales	4	6	+ 50.0%	22	25	+ 13.6%
Median Sales Price*	\$552,500	\$631,500	+ 14.3%	\$537,500	\$615,000	+ 14.4%
Average Sales Price*	\$756,250	\$621,167	- 17.9%	\$633,182	\$691,080	+ 9.1%
Percent of Original List Price Received*	94.6%	96.0%	+ 1.5%	94.5%	93.3%	- 1.3%
Days on Market Until Sale	51	47	- 7.8%	67	82	+ 22.4%
Inventory of Homes for Sale	33	35	+ 6.1%	--	--	--

* 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

Single-Family Detached



Townhouse-Condo Attached

