

Local Market Update – February 2018

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



Folly Beach

Area 22

Single-Family Detached	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	14	17	+ 21.4%	24	36	+ 50.0%
Closed Sales	6	2	- 66.7%	12	6	- 50.0%
Median Sales Price*	\$887,500	\$1,017,724	+ 14.7%	\$708,500	\$715,000	+ 0.9%
Average Sales Price*	\$790,708	\$1,017,724	+ 28.7%	\$679,396	\$677,075	- 0.3%
Percent of Original List Price Received*	91.6%	96.0%	+ 4.8%	90.5%	90.6%	+ 0.1%
Days on Market Until Sale	90	159	+ 76.7%	112	63	- 43.8%
Inventory of Homes for Sale	46	48	+ 4.3%	--	--	--

* 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.

Townhouse-Condo Attached	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	13	6	- 53.8%	19	11	- 42.1%
Closed Sales	6	4	- 33.3%	9	8	- 11.1%
Median Sales Price*	\$370,000	\$385,000	+ 4.1%	\$380,000	\$385,000	+ 1.3%
Average Sales Price*	\$338,333	\$375,750	+ 11.1%	\$348,722	\$389,500	+ 11.7%
Percent of Original List Price Received*	97.7%	95.7%	- 2.0%	95.6%	92.7%	- 3.0%
Days on Market Until Sale	62	90	+ 45.2%	116	97	- 16.4%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

