

# Local Market Update – February 2016

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



## Folly Beach

Area 22

Single-Family Detached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	8	15	+ 87.5%	29	28	- 3.4%
Closed Sales	7	5	- 28.6%	15	12	- 20.0%
Median Sales Price*	\$610,000	\$545,000	- 10.7%	\$550,000	\$527,500	- 4.1%
Average Sales Price*	\$633,286	\$524,800	- 17.1%	\$604,087	\$568,750	- 5.8%
Percent of Original List Price Received*	90.4%	95.9%	+ 6.1%	89.1%	95.9%	+ 7.6%
Days on Market Until Sale	180	63	- 65.0%	204	112	- 45.1%
Inventory of Homes for Sale	80	64	- 20.0%	--	--	--

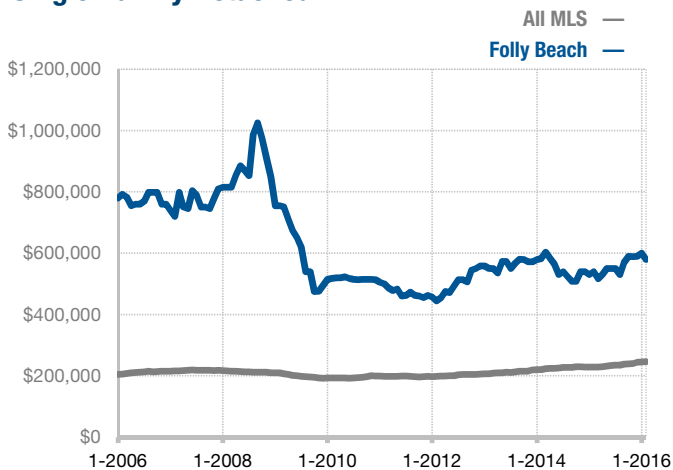
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	10	4	- 60.0%	17	11	- 35.3%
Closed Sales	5	2	- 60.0%	8	7	- 12.5%
Median Sales Price*	\$391,500	\$372,250	- 4.9%	\$337,500	\$310,000	- 8.1%
Average Sales Price*	\$363,598	\$372,250	+ 2.4%	\$325,749	\$329,643	+ 1.2%
Percent of Original List Price Received*	99.5%	90.8%	- 8.7%	97.1%	91.1%	- 6.2%
Days on Market Until Sale	134	311	+ 132.1%	162	148	- 8.6%
Inventory of Homes for Sale	36	28	- 22.2%	--	--	--

\* 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

