

Local Market Update – July 2026

A Research Tool Provided by RESides, Inc. and the
Hilton Head Area REALTORS®



Belfair

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	3	4	+ 33.3%	51	35	- 31.4%
Closed Sales	1	4	+ 300.0%	29	30	+ 3.4%
Median Sales Price*	\$1,100,000	\$1,529,000	+ 39.0%	\$1,350,000	\$1,175,000	- 13.0%
Percent of List Price Received*	91.7%	95.5%	+ 4.1%	95.0%	95.9%	+ 0.9%
Days on Market Until Sale	59	110	+ 86.4%	65	148	+ 127.7%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--

* 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.

