

Local Market Update – February 2026

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

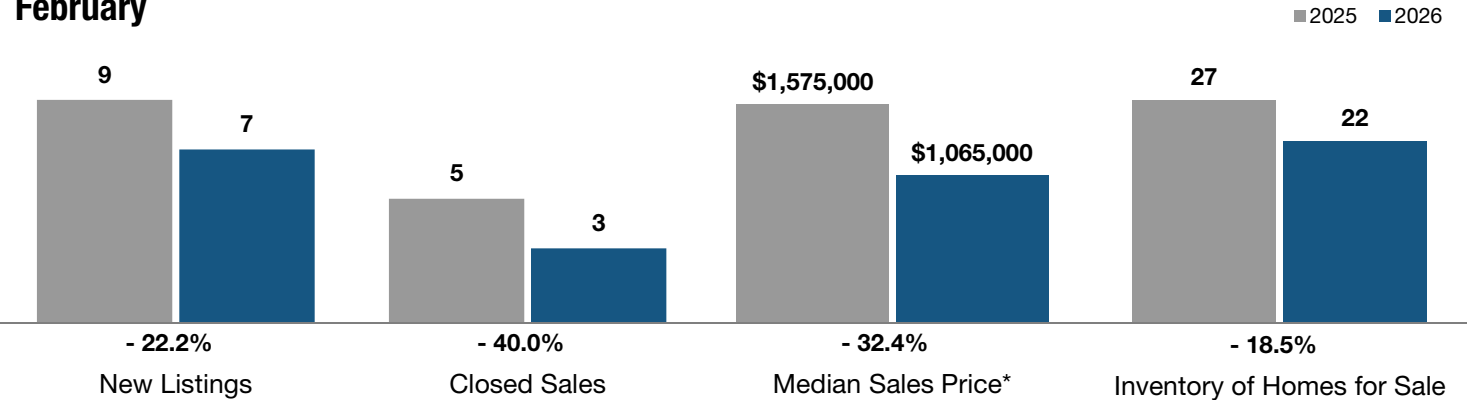


Belfair

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	9	7	- 22.2%	17	10	- 41.2%
Closed Sales	5	3	- 40.0%	9	6	- 33.3%
Median Sales Price*	\$1,575,000	\$1,065,000	- 32.4%	\$1,577,000	\$1,030,000	- 34.7%
Percent of List Price Received*	95.4%	95.3%	- 0.1%	94.2%	95.4%	+ 1.3%
Days on Market Until Sale	87	114	+ 31.0%	59	123	+ 108.5%
Inventory of Homes for Sale	27	22	- 18.5%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

