

2026 Mid-Year Real Estate Activity in Belvedere

↑	Homes Sold:	19 in 1H 2026 16 in 1H 2025
↑	Avg. Sale Price:	\$8.1M in 1H 2026 vs. \$6.5M in 2H 2025
↑	Avg. \$/Sq. Ft.:	\$2,343 in 1H 2026 vs. \$1,891 in 2H 2025
↑	Sold Over Asking:	37% in 1H 2026 vs. 12% in 2H 2025
↓	Price Reductions:	10% in 1H 2026 vs. 25% in 2H 2025
↑	Avg. % Over Asking	4.4% in 1H 2026 vs. 1.6% in 2H 2025
↑	Multiple Offers:	26% in in 1H 2026 vs. 12% in 2H 2025
↑	Avg. Days on Market:	63% in in 1H 2026 vs. 25% in 2H 2025

Price Range	Homes Sold (in 1H 2026)	Avg. Price/ Sq. Ft.	Homes Sold (1H 2025)
\$1M-\$3M	2	\$1,730	1
\$3M-\$5M	5	\$1,904	5
\$5M-\$7M	5	\$1,871	4
\$7M-\$10M	3	\$2,077	4
Over \$10M	4	\$3,989	2