Bolivar Peninsula Inventory Trend

Review of publicly available market reports | March 2025-November 2026

513	394	19.1 mo.
Reported peak July 2025	Latest active count November 2026	Latest months of inventory November 2026

What the reports show

Active listings climbed through summer 2025, reaching a reported high of 513 in July. They moved lower into early 2026, rose again by June, then eased through the fall. The latest report counted 394 active homes, about 23% below the July 2025 peak.

ACTIVE LISTINGS REPORTED



Months of inventory remained high: about 24 in September 2025, 23.7 in February 2026, and 25.8 in June 2026. Later reports showed about 17.1 in September and 19.1 in November. The latest reading improved from midyear but remains well above the commonly used 5-6 month balanced-market range.

Key takeaway

Supply has eased from its 2025 peak, but buyers still have substantial choice across much of the peninsula. The trend was not a straight decline: listings rebounded in spring and early summer 2026, and months of inventory rose from September to November. Price range and property type matter, so the peninsula-wide number can hide tighter or looser segments.

Crystal Beach One10 Realty Group eXp Realty

Questions about what this means for your home — or your search?

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Report detail and sources

Snapshot dates, interpretation, and links to the underlying market reports

Snapshot timeline

Report snapshot	Active listings	Months of inventory	Movement
Mar 30, 2025	452	Not stated	Spring baseline
Jul 2025	513	Not stated	Reported peak
Sep 19, 2025	446	24	Below summer peak
Feb 2026	419	23.7	Continued easing
Jun 2026	465	25.8	Midyear rebound
Aug 2026	429	21.2*	Easing from June
Sep 2026	418	17.1	Further improvement
Nov 2, 2026	394	19.1	Listings down; MOI up vs. prior report

*August 2026 MOI is a HAR Crystal Beach area statistic; boundaries and definitions may differ from peninsula-wide snapshots.

How to read the trend

Active listings count homes available on a snapshot date. Months of inventory estimates how long that supply would take to sell at the recent pace. MOI can rise while active listings fall if sales slow. That helps explain why November has fewer active homes than September but higher reported MOI (19.1 versus 17.1).

Coverage limitation

The public report summaries reviewed support a comparable timeline from March 2025 through November 2026. We could not verify a complete, comparable set of 2024 inventory snapshots from the public YouTube-linked material, so this report does not claim a full two-year series. A strict year-over-year comparison should use consistent HAR MLS geography, property type, and snapshot definitions.

Sources

• Crystal Beach One10 Realty Group YouTube channel
https://www.youtube.com/@CrystalBeachOne10realtygroup

• March 30, 2025 snapshot; 452 active listings
https://one10realtygroup.com/blog/bolivar-peninsula-market-update-april-events-2025/

• Midyear analysis; July 2025 peak of 513
https://wesellcrystalbeach.com/bolivar-peninsula-real-estate-market-correction-stabilization/

• September 2025 report; 446 active, 24 MOI
https://one10realtygroup.com/beach-house/bolivar-peninsula-real-estate-market-update-september-19-2025/

• February 2026 report; 419 active, 23.7 MOI
https://www.har.com/blog_143232_bolivar-peninsula-real-estate-market-update---february-2026

• June 2026 update; 465 active, 25.8 MOI
https://one10realtygroup.com/blog/mays-numbers-are-in-and-we-have-the-crystal-beach-real-estate-update/

• August 2026 HAR area update; 21.2 MOI
https://www.har.com/geomarketarea/crystal-beach/32/market-update

• September 2026 report; 418 active, 17.1 MOI
https://wesellcrystalbeach.com/crystal-beach-real-estate-market-update-september-2026/

• November 2026 report; 394 active, 19.1 MOI
https://wesellcrystalbeach.com/bolivar-peninsula-market-update-19-1-months-of-inventory-and-two-very-different-markets/

Prepared November 10, 2026. Figures are approximate historical snapshots from publicly available report summaries and linked YouTube market updates; they are not a property valuation or appraisal.

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