

Bay Village, Boston — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$1,260,171

Typical Home Value (ZHVI)

▼ 1.6% YoY

\$1.3M

Median Sale Price

▲ 67.3% YoY

\$1,120/sqft

Median Price Per Sq Ft

▲ 0.7% YoY

23

Homes Currently For Sale
Active inventory

3

Homes Sold (Recent Period)
Down from 8 last year

25 days

Avg. Days on Market
vs. 71 last year

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

3

Sold recently (down from 8)

\$1,120/sqft

Median \$/sqft (▲ 0.7% YoY)

25 days

Avg. DOM (vs. 71 last yr)

68/100

Compete Score — Somewhat Comp.

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$460,000 – \$730,000
1 Bedroom	~650–850 sq ft	\$665,000 – \$1,035,000
2 Bedroom	~950–1,300 sq ft	\$970,000 – \$1,585,000
3+ Bedroom / Rowhouse	~1,500–2,400 sq ft	\$1,530,000 – \$2,930,000

AGENT TAKEAWAY

Zillow now publishes a ZHVI for Bay Village: \$1.26M, down just 1.6% — calmer than closed sales, where 3 trades set a \$1.3M median (+67.3%). \$/sqft flat at \$1,120. 25 days on market; 23 listings.

Sources: Zillow Home Value Index (ZHVI) for typical home value, active inventory, new listings and list/sale pricing where published. Redfin neighborhood data for homes sold, price/sqft, days on market, Compete Score. MAR for Greater Boston condo & single-family medians. Price-by-size figures are modeled estimates (typical sq ft x current \$/sqft range), not sold comps - confirm with active listings for a specific unit.