

# Beacon Hill, Boston — Market Data

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

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## HEADLINE NUMBERS

**\$1,086,818**

Typical Home Value (ZHVI)

▲ 0.2% YoY

**\$1,271,572**

Median Sale Price

▲ 8.4% YoY

**\$1,690,300**

Median List Price

Active listings

**107**

Homes Currently For Sale

Active inventory

**33**

New Listings This Month

Fresh supply

**34 days**

Avg. Days on Market

Trailing period

## MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

**17**

Homes sold last month

**\$1,410/sqft**

Median \$/sqft (▲ 7.4% YoY)

**34 days**

Avg. days on market

**52 / 100**

Compete Score — Somewhat Comp.

## PRICE BY HOME SIZE (ESTIMATED)

| UNIT TYPE          | TYPICAL SIZE       | EST. PRICE RANGE          |
|--------------------|--------------------|---------------------------|
| Studio             | ~450–600 sq ft     | \$565,000 – \$930,000     |
| 1 Bedroom          | ~650–850 sq ft     | \$815,000 – \$1,320,000   |
| 2 Bedroom          | ~950–1,300 sq ft   | \$1,190,000 – \$2,015,000 |
| 3+ Bed / Townhouse | ~1,500–2,400 sq ft | \$1,875,000 – \$3,720,000 |

### AGENT TAKEAWAY

Beacon Hill held flat: ZHVI \$1,086,818 (▲ 0.2% YoY), 107 for sale, 33 new. Median sale is \$1.27M, ▲ 8.4% YoY, at \$1,410/sqft. With supply this thin, presentation decides which listings get offers.

Sources: Zillow Home Value Index (ZHVI) for typical home value, median sale/list price, inventory, new listings, days to pending. 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 × current \$/sqft range), not sold comps — confirm with active listings for a specific unit.