

Bay Village, MA Area Market Review

2026 vs. 2025 As of September 8, 2026

Prepared by Rich Haen on Tuesday, September 8, 2026

Single Family

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	1	3	2	200%	↑
Average Days on Market	81	106	25	30.86%	↑
Average List Price	\$2,500,000.00	\$2,750,000.00	\$250,000.00	10%	↑
Average List \$ / SqFt	\$1,302.08	\$1,104.22	-\$197.86	-15.20%	↓
Approximate Absorption Rate	33.33%	5.56%	-27.77%	-83.32%	↓
Approximate Months Supply of Inventory	3.00	18.00	15.00	500%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	5	4	-1	-20%	↓
Average Original List Price	\$2,977,000.00	\$2,925,000.00	-\$52,000.00	-1.75%	↓
Average Original List \$ / SqFt	\$1,213.05	\$1,171.72	-\$41.33	-3.41%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	3	0	-3	-100%	↓
Average List Price	\$3,180,000.00	\$0.00	-\$3,180,000.00	-100%	↓
Average List \$ / SqFt	\$1,263.66	\$0.00	-\$1,263.66	-100%	↓
Average Days to Offer	6	0	-6	-100%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	2	1	-1	-50%	↓
Average Original List Price	\$2,672,500.00	\$1,650,000.00	-\$1,022,500.00	-38.26%	↓
Average Original List \$ / SqFt	\$1,137.14	\$1,123.98	-\$13.16	-1.16%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	3	1	-2	-66.67%	↓
Average Days on Market	19	74	55	289.47%	↑
Average Days to Offer	6	58	52	866.67%	↑
Average Sale Price	\$2,550,083.33	\$2,085,000.00	-\$465,083.33	-18.24%	↓
Average Sale \$ / SqFt	\$989.46	\$807.83	-\$181.63	-18.36%	↓
Average List Price	\$2,565,000.00	\$2,295,000.00	-\$270,000.00	-10.53%	↓
Average List \$ / SqFt	\$996.30	\$889.19	-\$107.11	-10.75%	↓
Average Original List Price	\$2,565,000.00	\$2,395,000.00	-\$170,000.00	-6.63%	↓
Average Original List \$ / SqFt	\$996.30	\$927.93	-\$68.37	-6.86%	↓
Average Sale Price as % of List Price	99.03%	90.85%	-8.18%	-8.26%	↓
Average Sale Price as % of Original List Price	99.03%	87.06%	-11.97%	-12.09%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 8	2025	2026	Var.	Var. %	Trend
Units Listed	8	5	-3	-37.50%	↓
Units Price Changed	2	2	0	0%	↔
Units Went Pending	5	2	-3	-60%	↓
Units Sold	4	2	-2	-50%	↓

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Condominium

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	1	2	1	100%	↑
Average Days on Market	0	84	84	0%	↑
Average List Price	\$1,295,000.00	\$949,999.50	-\$345,000.50	-26.64%	↓
Average List \$ / SqFt	\$1,328.21	\$1,063.70	-\$264.51	-19.91%	↓
Approximate Absorption Rate	75.00%	33.33%	-41.67%	-55.56%	↓
Approximate Months Supply of Inventory	1.33	3.00	1.67	125.56%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	13	12	-1	-7.69%	↓
Average Original List Price	\$1,339,692.31	\$1,008,833.33	-\$330,858.98	-24.70%	↓
Average Original List \$ / SqFt	\$1,258.82	\$1,186.87	-\$71.95	-5.72%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	8	6	-2	-25%	↓
Average List Price	\$1,410,812.50	\$997,666.67	-\$413,145.83	-29.28%	↓
Average List \$ / SqFt	\$1,185.90	\$1,196.13	\$10.23	0.86%	↑
Average Days to Offer	10	42	32	320%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	2	6	4	200%	↑
Average Original List Price	\$2,359,000.00	\$850,333.33	-\$1,508,666.67	-63.95%	↓
Average Original List \$ / SqFt	\$1,432.17	\$1,247.16	-\$185.01	-12.92%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	6	6	0	0%	↔
Average Days on Market	24	50	26	108.33%	↑
Average Days to Offer	10	42	32	320%	↑
Average Sale Price	\$753,250.00	\$987,666.67	\$234,416.67	31.12%	↑
Average Sale \$ / SqFt	\$1,105.53	\$1,186.54	\$81.01	7.33%	↑
Average List Price	\$748,833.33	\$997,666.67	\$248,833.34	33.23%	↑
Average List \$ / SqFt	\$1,103.73	\$1,196.13	\$92.40	8.37%	↑
Average Original List Price	\$748,833.33	\$1,011,833.33	\$263,000.00	35.12%	↑
Average Original List \$ / SqFt	\$1,103.73	\$1,215.29	\$111.56	10.11%	↑
Average Sale Price as % of List Price	100.29%	99.18%	-1.11%	-1.11%	↓
Average Sale Price as % of Original List Price	100.29%	97.58%	-2.71%	-2.70%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 8	2025	2026	Var.	Var. %	Trend
Units Listed	15	14	-1	-6.67%	↓
Units Price Changed	2	6	4	200%	↑
Units Went Pending	11	8	-3	-27.27%	↓
Units Sold	9	8	-1	-11.11%	↓

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Multi Family

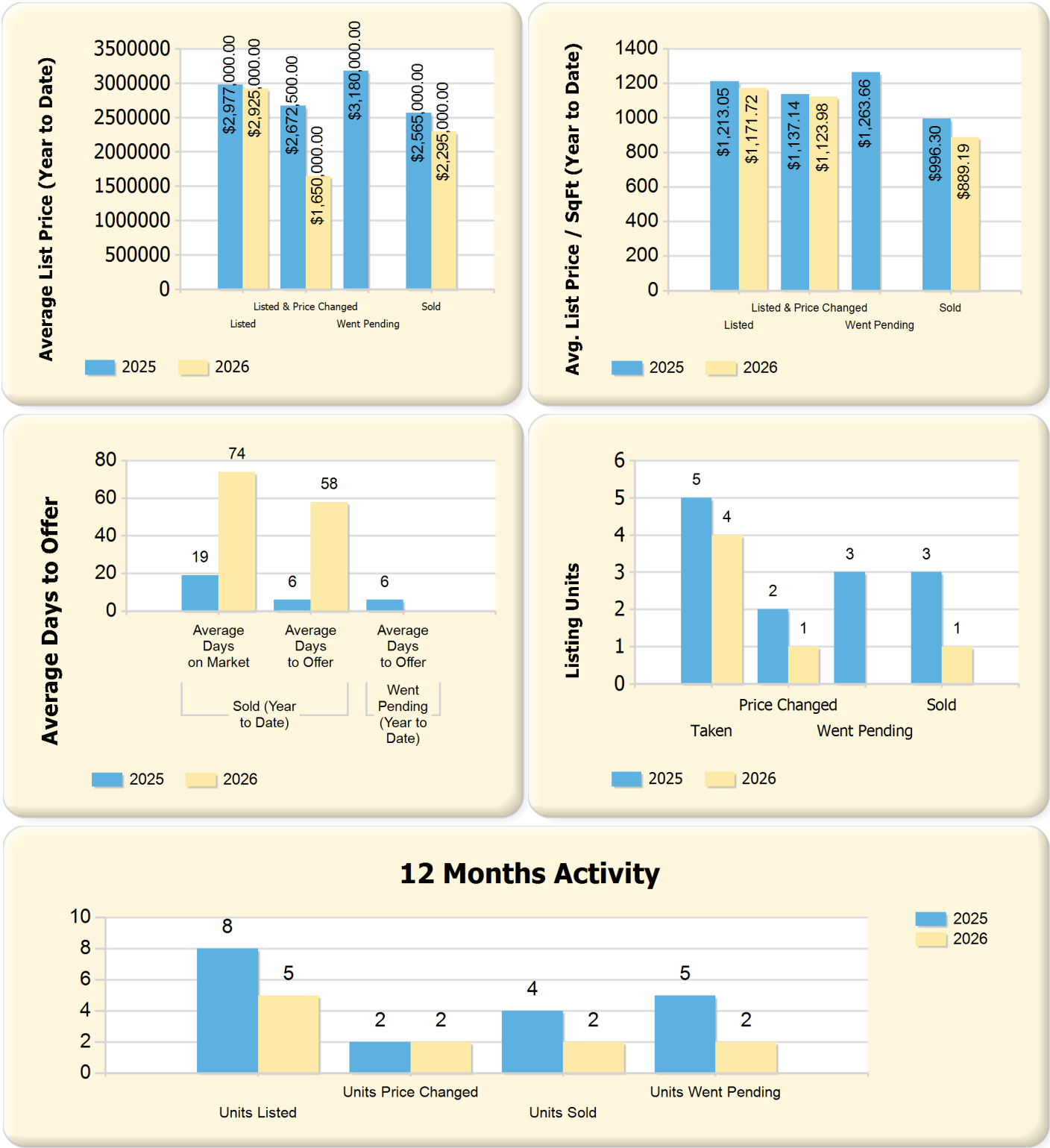
Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	0	0	0	0%	↔
Average Days on Market	0	0	0	0%	↔
Average List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Approximate Absorption Rate	0.00%	0.00%	0%	0%	↔
Approximate Months Supply of Inventory	0.00	0.00	0.00	0%	↔
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	0	0	0	0%	↔
Average Original List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average Original List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	1	0	-1	-100%	↓
Average List Price	\$6,100,000.00	\$0.00	-\$6,100,000.00	-100%	↓
Average List \$ / SqFt	\$1,070.18	\$0.00	-\$1,070.18	-100%	↓
Average Days to Offer	128	0	-128	-100%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	0	0	0	0%	↔
Average Original List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average Original List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	2	0	-2	-100%	↓
Average Days on Market	91	0	-91	-100%	↓
Average Days to Offer	67	0	-67	-100%	↓
Average Sale Price	\$3,512,500.00	\$0.00	-\$3,512,500.00	-100%	↓
Average Sale \$ / SqFt	\$811.60	\$0.00	-\$811.60	-100%	↓
Average List Price	\$3,912,500.00	\$0.00	-\$3,912,500.00	-100%	↓
Average List \$ / SqFt	\$927.14	\$0.00	-\$927.14	-100%	↓
Average Original List Price	\$4,112,500.00	\$0.00	-\$4,112,500.00	-100%	↓
Average Original List \$ / SqFt	\$962.22	\$0.00	-\$962.22	-100%	↓
Average Sale Price as % of List Price	86.69%	0%	-86.69%	-100%	↓
Average Sale Price as % of Original List Price	83.85%	0%	-83.85%	-100%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 8	2025	2026	Var.	Var. %	Trend
Units Listed	4	0	-4	-100%	↓
Units Price Changed	2	0	-2	-100%	↓
Units Went Pending	2	0	-2	-100%	↓
Units Sold	2	0	-2	-100%	↓

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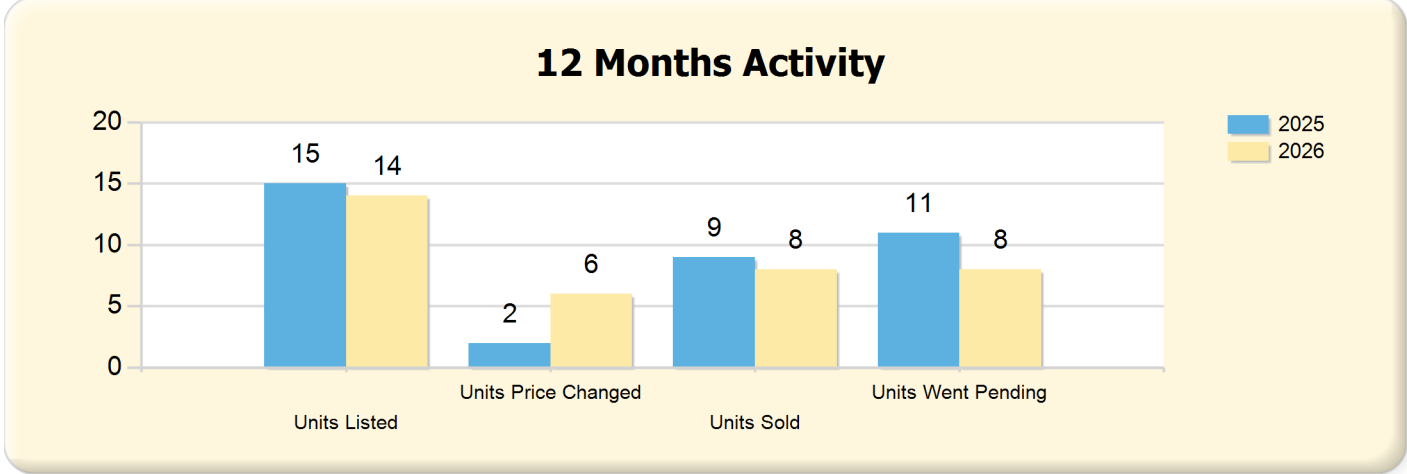
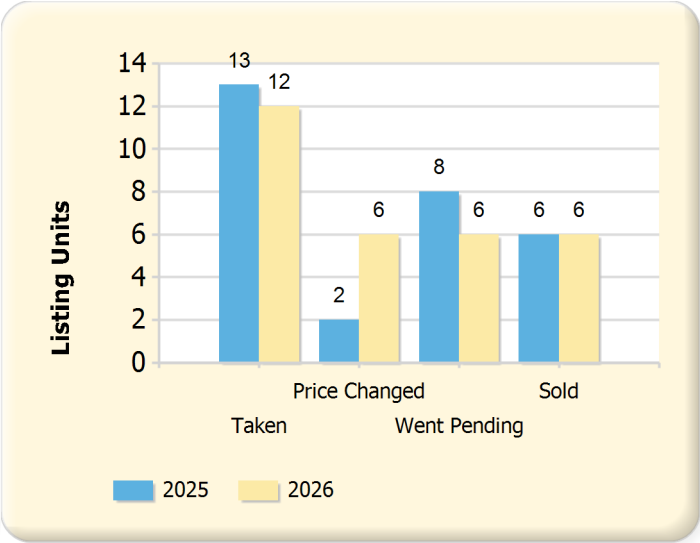
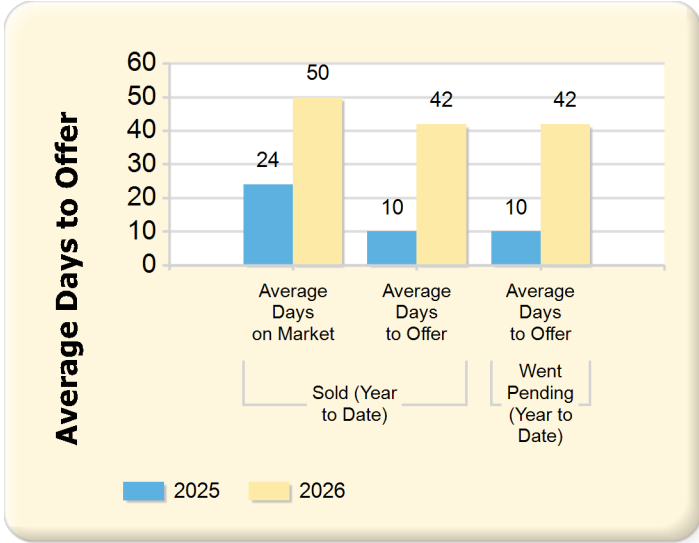
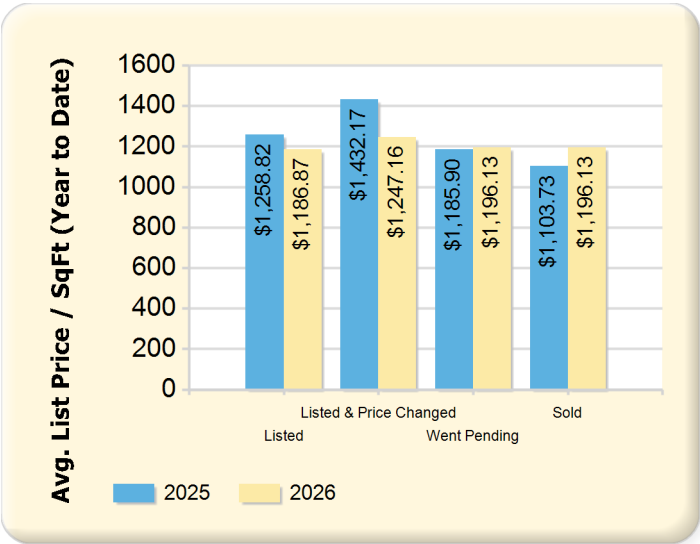
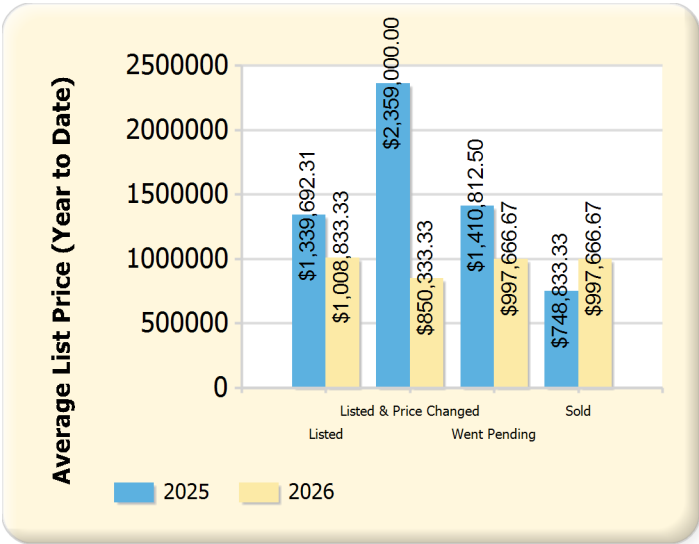


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