

South End / Bay Village

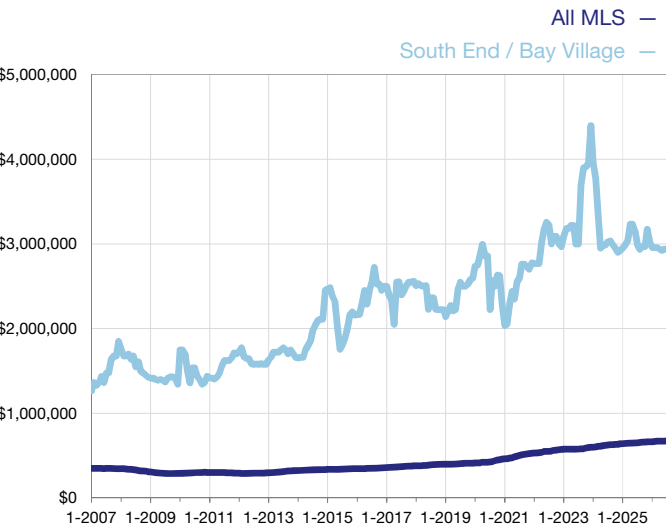
Single-Family Properties				Year to Date		
Key Metrics	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	4	+ 100.0%	15	11	- 26.7%
Closed Sales	4	2	- 50.0%	19	9	- 52.6%
Median Sales Price*	\$1,662,500	\$2,187,500	+ 31.6%	\$3,150,000	\$2,925,000	- 7.1%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--
Cumulative Days on Market Until Sale	38	43	+ 13.2%	98	68	- 30.6%
Percent of Original List Price Received*	99.1%	94.2%	- 4.9%	96.2%	95.7%	- 0.5%
New Listings	1	3	+ 200.0%	21	22	+ 4.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties				Year to Date		
Key Metrics	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	25	25	0.0%	219	203	- 7.3%
Closed Sales	39	40	+ 2.6%	209	190	- 9.1%
Median Sales Price*	\$1,050,000	\$1,200,000	+ 14.3%	\$1,060,000	\$1,220,000	+ 15.1%
Inventory of Homes for Sale	121	129	+ 6.6%	--	--	--
Months Supply of Inventory	4.2	5.0	+ 19.0%	--	--	--
Cumulative Days on Market Until Sale	34	47	+ 38.2%	48	50	+ 4.2%
Percent of Original List Price Received*	97.6%	96.5%	- 1.1%	97.6%	97.6%	0.0%
New Listings	35	35	0.0%	413	407	- 1.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

