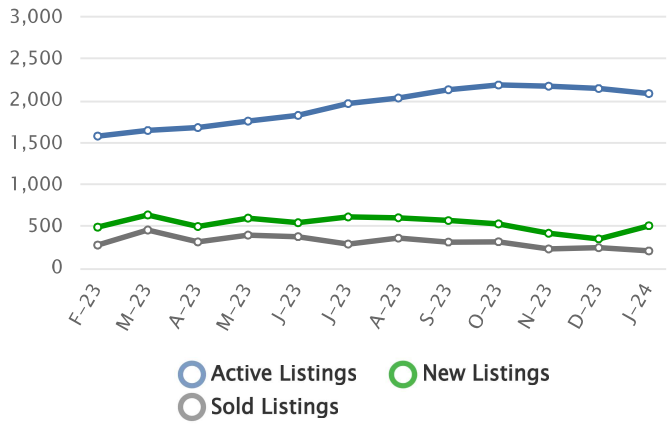
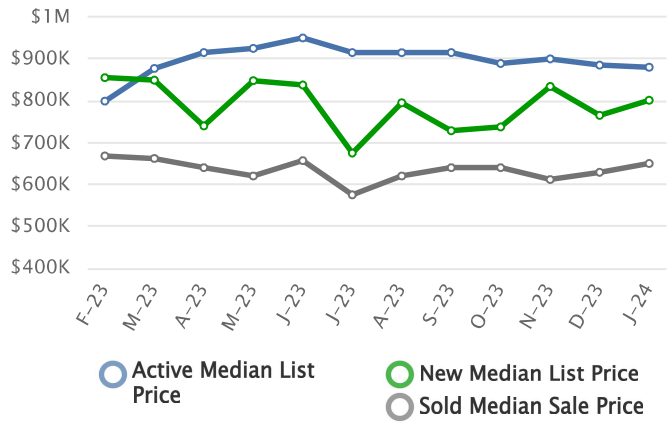
Market Summary

Polygon Residential, January 2024

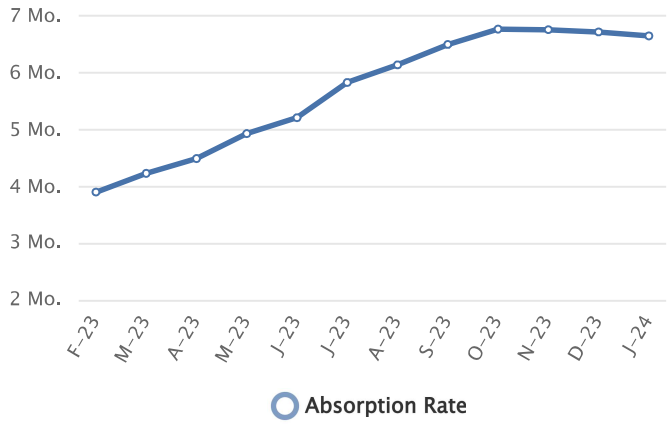
Number of Listings



Listing Prices



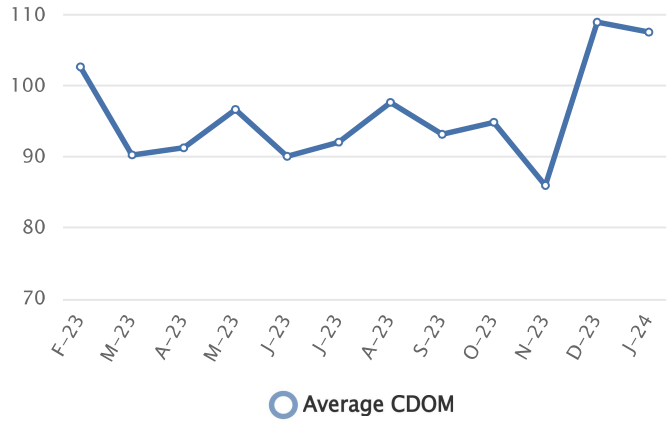
Absorption Rate, in Months



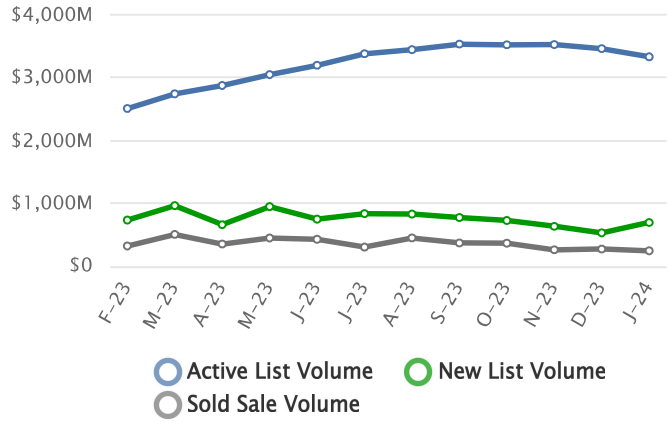
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jan-24	Jan-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	6.65	3.92	69.64	6.65	3.92	69.64
Average List Price	$1,599,687	$1,598,895	0.05	$1,568,518	$1,545,749	1.47
Median List Price	$879,900	$824,750	6.69	$865,000	$795,000	8.81
Average Sale Price	$1,198,225	$931,711	28.60	$1,198,225	$931,711	28.60
Median Sale Price	$650,000	$569,705	14.09	$650,000	$569,705	14.09
Average CDOM	107	82	30.49	107	82	30.49
Median CDOM	60	55	9.09	69	56	23.21

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	2	-100.0	0	2	-100.0
100,000-149,999	3	5	-40.0	3	5	-40.0
150,000-199,999	4	6	-33.3	4	6	-33.3
200,000-249,999	12	12	0.0	12	12	0.0
250,000-299,999	9	10	-10.0	9	10	-10.0
300,000-349,999	16	11	45.5	16	11	45.5
350,000-399,999	15	12	25.0	15	12	25.0
400,000-449,999	6	12	-50.0	6	12	-50.0
450,000-499,999	11	16	-31.2	11	16	-31.2
500,000-549,999	13	12	8.3	13	12	8.3
550,000-599,999	6	9	-33.3	6	9	-33.3
600,000-649,999	6	13	-53.8	6	13	-53.8
650,000-699,999	8	3	166.7	8	3	166.7
700,000-749,999	6	3	100.0	6	3	100.0
750,000-799,999	6	4	50.0	6	4	50.0
800,000-849,999	5	5	0.0	5	5	0.0
850,000-899,999	5	8	-37.5	5	8	-37.5
900,000-949,999	4	4	0.0	4	4	0.0
950,000-999,999	3	3	0.0	3	3	0.0
1,000,000-1,099,999	6	2	200.0	6	2	200.0

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	3	-100.0	0	3	-100.0
100,000-149,999	6	4	50.0	6	4	50.0
150,000-199,999	10	5	100.0	10	5	100.0
200,000-249,999	8	12	-33.3	8	12	-33.3
250,000-299,999	13	21	-38.1	13	21	-38.1
300,000-349,999	16	10	60.0	16	10	60.0
350,000-399,999	32	27	18.5	32	27	18.5
400,000-449,999	24	16	50.0	24	16	50.0
450,000-499,999	24	33	-27.3	24	33	-27.3
500,000-549,999	26	22	18.2	26	22	18.2
550,000-599,999	20	14	42.9	20	14	42.9
600,000-649,999	9	9	0.0	9	9	0.0
650,000-699,999	7	13	-46.2	7	13	-46.2
700,000-749,999	8	7	14.3	8	7	14.3
750,000-799,999	7	12	-41.7	7	12	-41.7
800,000-849,999	9	6	50.0	9	6	50.0
850,000-899,999	6	8	-25.0	6	8	-25.0
900,000-949,999	3	4	-25.0	3	4	-25.0
950,000-999,999	12	7	71.4	12	7	71.4
1,000,000-1,099,999	5	8	-37.5	5	8	-37.5

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	3	8	-62.5	3	8	-62.5
1,200,000-1,299,999	11	4	175.0	11	4	175.0
1,300,000-1,399,999	1	2	-50.0	1	2	-50.0
1,400,000-1,499,999	4	2	100.0	4	2	100.0
1,500,000-1,599,999	0	4	-100.0	0	4	-100.0
1,600,000-1,699,999	1	0	N/A	1	0	N/A
1,700,000-1,799,999	2	5	-60.0	2	5	-60.0
1,800,000-1,899,999	5	2	150.0	5	2	150.0
1,900,000-1,999,999	3	2	50.0	3	2	50.0
2,000,000-2,249,999	3	7	-57.1	3	7	-57.1
2,250,000-2,499,999	6	4	50.0	6	4	50.0
2,500,000-2,749,999	3	2	50.0	3	2	50.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	2	5	-60.0	2	5	-60.0
3,250,000-3,499,999	0	1	-100.0	0	1	-100.0
3,500,000-3,749,999	2	0	N/A	2	0	N/A
3,750,000-3,999,999	2	1	100.0	2	1	100.0
4,000,000-4,249,999	1	0	N/A	1	0	N/A
4,250,000-4,499,999	1	0	N/A	1	0	N/A
4,500,000-4,749,999	1	1	0.0	1	1	0.0
4,750,000-4,999,999	2	0	N/A	2	0	N/A
5,000,000+	8	3	166.7	8	3	166.7
Totals	205	205	0.0	205	205	0.0

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	5	10	-50.0	5	10	-50.0
1,200,000-1,299,999	7	3	133.3	7	3	133.3
1,300,000-1,399,999	7	4	75.0	7	4	75.0
1,400,000-1,499,999	3	8	-62.5	3	8	-62.5
1,500,000-1,599,999	5	7	-28.6	5	7	-28.6
1,600,000-1,699,999	2	6	-66.7	2	6	-66.7
1,700,000-1,799,999	4	3	33.3	4	3	33.3
1,800,000-1,899,999	3	2	50.0	3	2	50.0
1,900,000-1,999,999	2	3	-33.3	2	3	-33.3
2,000,000-2,249,999	6	7	-14.3	6	7	-14.3
2,250,000-2,499,999	7	8	-12.5	7	8	-12.5
2,500,000-2,749,999	5	4	25.0	5	4	25.0
2,750,000-2,999,999	4	4	0.0	4	4	0.0
3,000,000-3,249,999	2	0	N/A	2	0	N/A
3,250,000-3,499,999	1	2	-50.0	1	2	-50.0
3,500,000-3,749,999	2	0	N/A	2	0	N/A
3,750,000-3,999,999	1	0	N/A	1	0	N/A
4,000,000-4,249,999	2	0	N/A	2	0	N/A
4,250,000-4,499,999	1	1	0.0	1	1	0.0
4,500,000-4,749,999	1	1	0.0	1	1	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	5	11	-54.5	5	11	-54.5
Totals	320	325	-1.5	320	325	-1.5

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	3	-66.7	1	6	-83.3
100,000-149,999	13	8	62.5	20	12	66.7
150,000-199,999	28	29	-3.4	32	35	-8.6
200,000-249,999	60	39	53.8	65	49	32.7
250,000-299,999	72	76	-5.3	85	103	-17.5
300,000-349,999	86	36	138.9	102	50	104.0
350,000-399,999	122	99	23.2	161	129	24.8
400,000-449,999	82	89	-7.9	110	118	-6.8
450,000-499,999	101	104	-2.9	127	133	-4.5
500,000-549,999	73	87	-16.1	95	109	-12.8
550,000-599,999	99	69	43.5	118	90	31.1
600,000-649,999	65	55	18.2	80	68	17.6
650,000-699,999	82	66	24.2	96	82	17.1
700,000-749,999	44	27	63.0	55	39	41.0
750,000-799,999	54	42	28.6	69	53	30.2
800,000-849,999	29	17	70.6	40	26	53.8
850,000-899,999	65	40	62.5	72	54	33.3
900,000-949,999	23	18	27.8	30	21	42.9
950,000-999,999	56	35	60.0	65	39	66.7
1,000,000-1,099,999	37	40	-7.5	46	50	-8.0
1,100,000-1,199,999	64	43	48.8	81	59	37.3
1,200,000-1,299,999	63	36	75.0	77	43	79.1
1,300,000-1,399,999	55	40	37.5	72	49	46.9
1,400,000-1,499,999	50	40	25.0	56	54	3.7
1,500,000-1,599,999	52	32	62.5	58	42	38.1
1,600,000-1,699,999	35	42	-16.7	45	51	-11.8
1,700,000-1,799,999	43	28	53.6	51	35	45.7
1,800,000-1,899,999	38	23	65.2	49	32	53.1
1,900,000-1,999,999	32	31	3.2	36	36	0.0
2,000,000-2,249,999	43	44	-2.3	53	53	0.0

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	3	-66.7	1	3	-66.7
100,000-149,999	4	6	-33.3	4	6	-33.3
150,000-199,999	2	6	-66.7	2	6	-66.7
200,000-249,999	15	12	25.0	15	12	25.0
250,000-299,999	13	32	-59.4	13	32	-59.4
300,000-349,999	24	16	50.0	24	16	50.0
350,000-399,999	42	40	5.0	42	40	5.0
400,000-449,999	29	28	3.6	29	28	3.6
450,000-499,999	27	24	12.5	27	24	12.5
500,000-549,999	18	32	-43.7	18	32	-43.7
550,000-599,999	19	24	-20.8	19	24	-20.8
600,000-649,999	16	12	33.3	16	12	33.3
650,000-699,999	20	16	25.0	20	16	25.0
700,000-749,999	12	8	50.0	12	8	50.0
750,000-799,999	10	16	-37.5	10	16	-37.5
800,000-849,999	10	8	25.0	10	8	25.0
850,000-899,999	14	16	-12.5	14	16	-12.5
900,000-949,999	5	4	25.0	5	4	25.0
950,000-999,999	11	6	83.3	11	6	83.3
1,000,000-1,099,999	9	6	50.0	9	6	50.0
1,100,000-1,199,999	20	14	42.9	20	14	42.9
1,200,000-1,299,999	19	12	58.3	19	12	58.3
1,300,000-1,399,999	18	14	28.6	18	14	28.6
1,400,000-1,499,999	8	13	-38.5	8	13	-38.5
1,500,000-1,599,999	5	8	-37.5	5	8	-37.5
1,600,000-1,699,999	13	13	0.0	13	13	0.0
1,700,000-1,799,999	10	7	42.9	10	7	42.9
1,800,000-1,899,999	10	10	0.0	10	10	0.0
1,900,000-1,999,999	6	1	500.0	6	1	500.0
2,000,000-2,249,999	14	5	180.0	14	5	180.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	64	49	30.6	74	62	19.4
2,500,000-2,749,999	28	26	7.7	34	32	6.3
2,750,000-2,999,999	44	37	18.9	56	45	24.4
3,000,000-3,249,999	17	12	41.7	19	16	18.8
3,250,000-3,499,999	33	23	43.5	36	29	24.1
3,500,000-3,749,999	30	9	233.3	34	11	209.1
3,750,000-3,999,999	24	22	9.1	35	25	40.0
4,000,000-4,249,999	12	5	140.0	15	5	200.0
4,250,000-4,499,999	19	18	5.6	23	21	9.5
4,500,000-4,749,999	10	11	-9.1	11	11	0.0
4,750,000-4,999,999	16	23	-30.4	17	24	-29.2
5,000,000+	121	93	30.1	144	116	24.1
Totals	2085	1666	25.2	2545	2117	20.2

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	13	9	44.4	13	9	44.4
2,500,000-2,749,999	6	7	-14.3	6	7	-14.3
2,750,000-2,999,999	9	6	50.0	9	6	50.0
3,000,000-3,249,999	0	6	-100.0	0	6	-100.0
3,250,000-3,499,999	8	6	33.3	8	6	33.3
3,500,000-3,749,999	5	0	N/A	5	0	N/A
3,750,000-3,999,999	11	4	175.0	11	4	175.0
4,000,000-4,249,999	4	0	N/A	4	0	N/A
4,250,000-4,499,999	2	6	-66.7	2	6	-66.7
4,500,000-4,749,999	2	0	N/A	2	0	N/A
4,750,000-4,999,999	1	3	-66.7	1	3	-66.7
5,000,000+	21	16	31.3	21	16	31.3
Totals	506	475	6.5	506	475	6.5

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