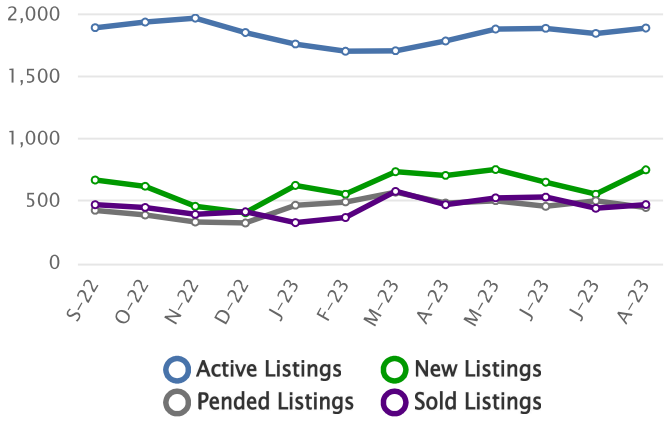
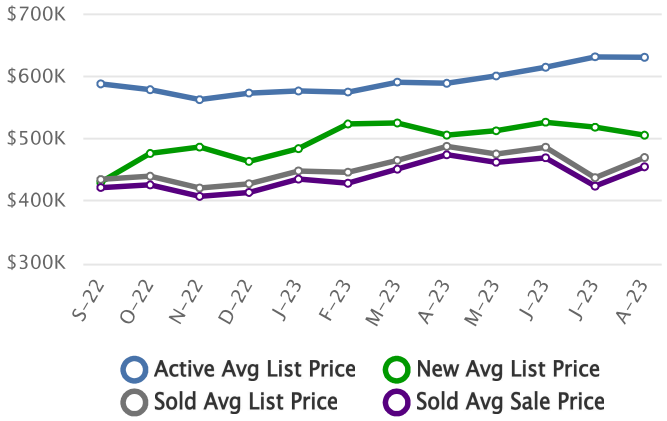
Market Summary

Polygon Residential, August 2023

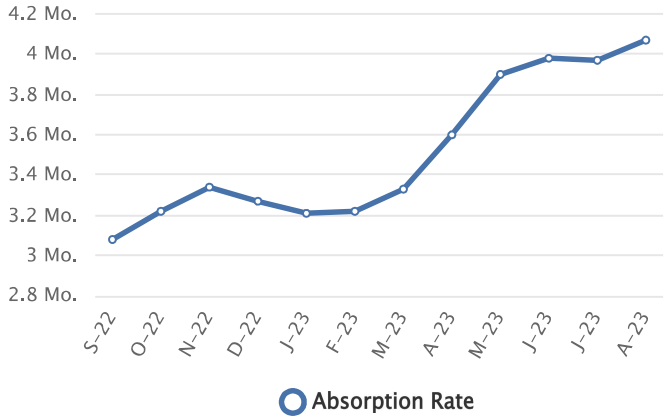
Number of Listings



Listing Prices



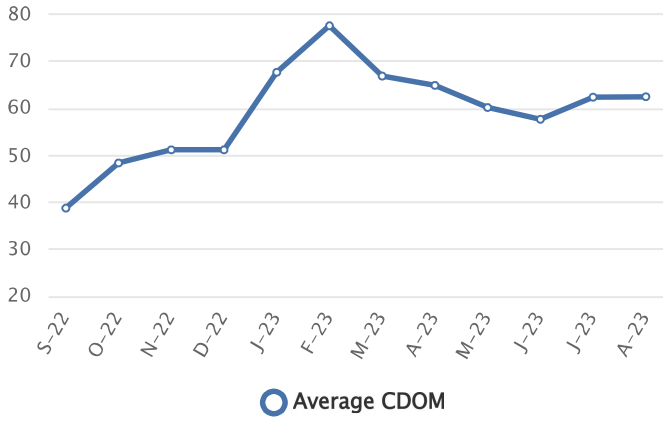
Absorption Rate, in Months



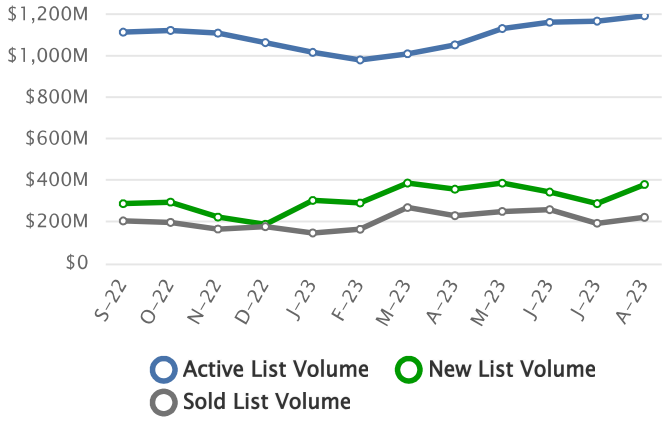
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Aug-23	Aug-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	4.07	2.98	36.58	3.66	1.87	95.72
Average List Price	$631,238	$616,816	2.34	$526,526	$505,729	4.11
Median List Price	$449,000	$442,200	1.54	$399,000	$385,000	3.64
Average Sale Price	$455,470	$416,165	9.44	$452,353	$418,643	8.05
Median Sale Price	$365,000	$355,500	2.67	$360,000	$352,525	2.12
Average CDOM	62	32	93.75	64	31	106.45
Median CDOM	39	20	95.00	38	11	245.45

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	1	0	N/A	3	3	0.0
30,000-39,999	0	0	0.0	2	1	100.0
40,000-49,999	0	0	0.0	2	4	-50.0
50,000-59,999	1	1	0.0	4	14	-71.4
60,000-69,999	1	0	N/A	9	11	-18.2
70,000-79,999	1	3	-66.7	8	14	-42.9
80,000-89,999	3	2	50.0	12	12	0.0
90,000-99,999	2	1	100.0	12	10	20.0
100,000-119,999	1	7	-85.7	23	54	-57.4
120,000-139,999	6	9	-33.3	42	72	-41.7
140,000-159,999	7	8	-12.5	57	84	-32.1
160,000-179,999	10	21	-52.4	85	136	-37.5
180,000-199,999	14	15	-6.7	85	150	-43.3
200,000-249,999	37	62	-40.3	289	408	-29.2
250,000-299,999	77	66	16.7	563	566	-0.5
300,000-399,999	120	162	-25.9	1024	1422	-28.0
400,000-499,999	71	89	-20.2	565	739	-23.5
500,000+	122	141	-13.5	947	1146	-17.4
Totals	474	587	-19.3	3732	4846	-23.0

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	2	0	N/A	5	3	66.7
30,000-39,999	0	0	0.0	1	2	-50.0
40,000-49,999	0	1	-100.0	0	10	-100.0
50,000-59,999	0	0	0.0	5	8	-37.5
60,000-69,999	1	1	0.0	4	10	-60.0
70,000-79,999	1	0	N/A	9	10	-10.0
80,000-89,999	0	2	-100.0	13	15	-13.3
90,000-99,999	2	5	-60.0	11	17	-35.3
100,000-119,999	0	6	-100.0	20	39	-48.7
120,000-139,999	10	8	25.0	37	77	-51.9
140,000-159,999	8	7	14.3	60	82	-26.8
160,000-179,999	10	10	0.0	84	129	-34.9
180,000-199,999	13	16	-18.7	102	163	-37.4
200,000-249,999	45	45	0.0	298	386	-22.8
250,000-299,999	74	61	21.3	587	550	6.7
300,000-399,999	131	132	-0.8	1110	1379	-19.5
400,000-499,999	62	83	-25.3	601	737	-18.5
500,000+	91	169	-46.2	997	1227	-18.7
Totals	450	546	-17.6	3944	4844	-18.6

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	0	1	-100.0	6	5	20.0
30,000-39,999	0	1	-100.0	1	3	-66.7
40,000-49,999	0	0	0.0	1	15	-93.3
50,000-59,999	0	1	-100.0	6	10	-40.0
60,000-69,999	1	2	-50.0	6	17	-64.7
70,000-79,999	4	1	300.0	14	15	-6.7
80,000-89,999	0	7	-100.0	15	23	-34.8
90,000-99,999	2	6	-66.7	14	22	-36.4
100,000-119,999	2	13	-84.6	28	51	-45.1
120,000-139,999	7	17	-58.8	48	116	-58.6
140,000-159,999	12	20	-40.0	93	113	-17.7
160,000-179,999	11	24	-54.2	110	166	-33.7
180,000-199,999	26	27	-3.7	141	201	-29.9
200,000-249,999	84	82	2.4	430	517	-16.8
250,000-299,999	209	160	30.6	877	763	14.9
300,000-399,999	435	440	-1.1	1873	1996	-6.2
400,000-499,999	349	306	14.1	1121	1167	-3.9
500,000+	749	737	1.6	2286	2263	1.0
Totals	1891	1845	2.5	7070	7463	-5.3

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	1	2	-50.0	6	5	20.0
30,000-39,999	0	0	0.0	1	3	-66.7
40,000-49,999	0	1	-100.0	1	11	-90.9
50,000-59,999	0	0	0.0	6	8	-25.0
60,000-69,999	2	1	100.0	6	12	-50.0
70,000-79,999	2	3	-33.3	10	9	11.1
80,000-89,999	0	3	-100.0	13	21	-38.1
90,000-99,999	1	2	-50.0	12	18	-33.3
100,000-119,999	3	7	-57.1	21	43	-51.2
120,000-139,999	8	8	0.0	37	95	-61.1
140,000-159,999	11	4	175.0	76	92	-17.4
160,000-179,999	13	14	-7.1	95	137	-30.7
180,000-199,999	13	12	8.3	112	173	-35.3
200,000-249,999	54	57	-5.3	351	471	-25.5
250,000-299,999	88	82	7.3	700	647	8.2
300,000-399,999	213	262	-18.7	1375	1744	-21.2
400,000-499,999	105	116	-9.5	852	1056	-19.3
500,000+	239	239	0.0	1676	1968	-14.8
Totals	753	813	-7.4	5350	6513	-17.9

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