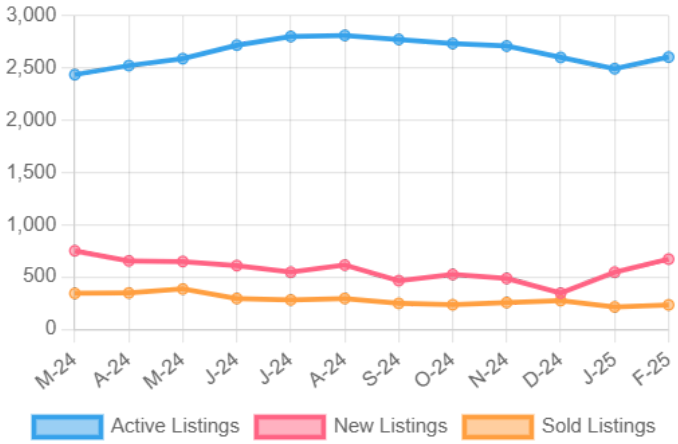
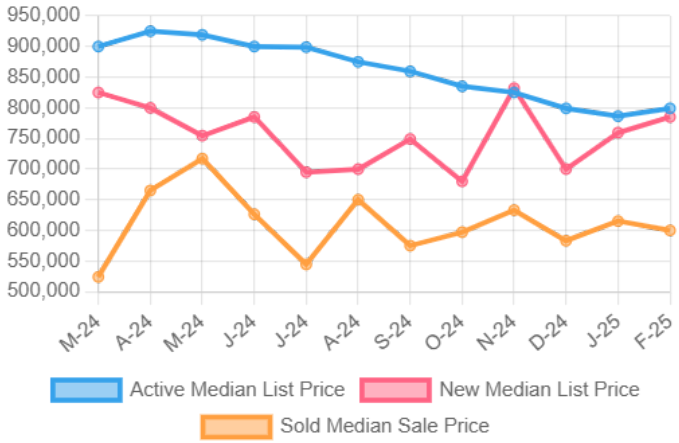
Market Summary

Polygon Residential, February 2025

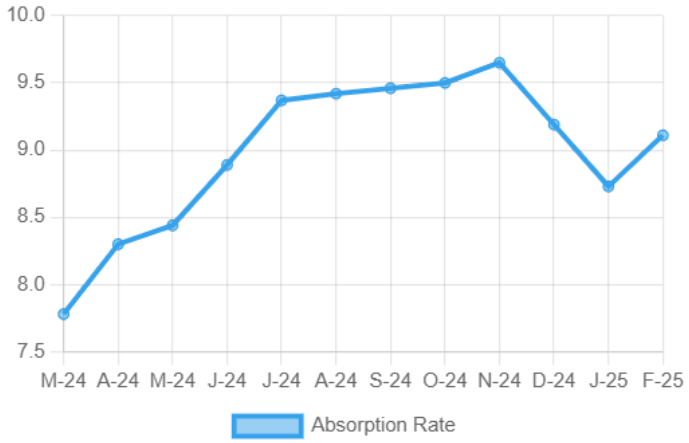
Number of Listings



Listing Prices



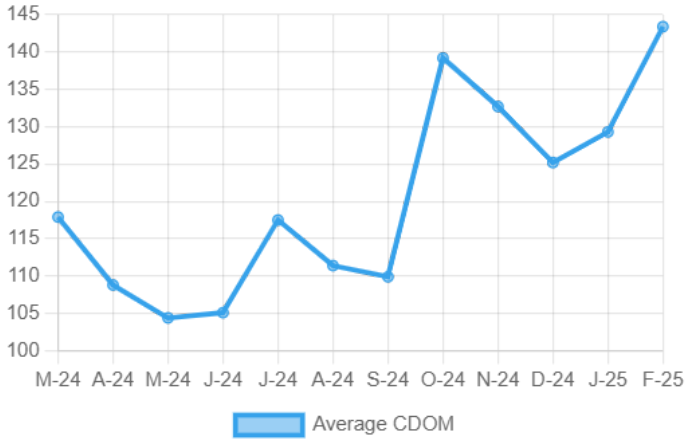
Absorption Rate, in Months



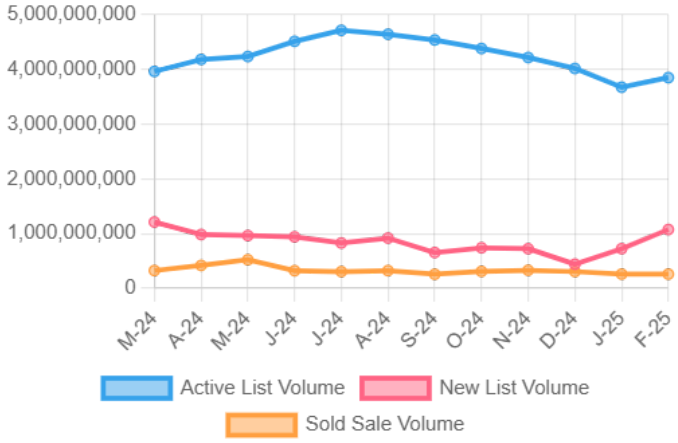
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Feb-25	Feb-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	9.11	7.16	27.23	8.92	7.1	25.63
Average List Price	$1,478,092	$1,592,732	-7.20	$1,497,355	$1,523,113	-1.69
Median List Price	$799,000	$882,500	-9.46	$789,000	$843,900	-6.51
Average Sale Price	$1,114,627	$1,072,415	3.94	$1,165,800	$1,124,593	3.66
Median Sale Price	$599,900	$589,000	1.85	$607,500	$622,274	-2.37
Average CDOM	143	112	27.68	136	110	23.64
Median CDOM	71	75	-5.33	86	76	13.16

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	2	0	N/A
100,000-149,999	3	5	-40.0	5	8	-37.5
150,000-199,999	3	7	-57.1	7	11	-36.4
200,000-249,999	9	9	0.0	15	21	-28.6
250,000-299,999	11	16	-31.2	20	25	-20.0
300,000-349,999	21	12	75.0	36	28	28.6
350,000-399,999	22	17	29.4	40	33	21.2
400,000-449,999	14	21	-33.3	28	27	3.7
450,000-499,999	11	13	-15.4	25	24	4.2
500,000-549,999	11	23	-52.2	24	36	-33.3
550,000-599,999	12	13	-7.7	20	19	5.3
600,000-649,999	7	9	-22.2	11	15	-26.7
650,000-699,999	12	7	71.4	18	15	20.0
700,000-749,999	6	4	50.0	8	11	-27.3
750,000-799,999	5	5	0.0	11	11	0.0
800,000-849,999	6	10	-40.0	13	15	-13.3
850,000-899,999	8	3	166.7	13	8	62.5
900,000-949,999	2	5	-60.0	6	9	-33.3
950,000-999,999	5	6	-16.7	12	9	33.3
1,000,000-1,099,999	10	5	100.0	13	11	18.2
1,100,000-1,199,999	6	6	0.0	13	9	44.4
1,200,000-1,299,999	2	2	0.0	6	13	-53.8
1,300,000-1,399,999	3	9	-66.7	6	10	-40.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	2	1	100.0	3	1	200.0
100,000-149,999	6	4	50.0	8	9	-11.1
150,000-199,999	4	11	-63.6	8	20	-60.0
200,000-249,999	16	6	166.7	25	14	78.6
250,000-299,999	13	16	-18.7	23	28	-17.9
300,000-349,999	19	24	-20.8	39	42	-7.1
350,000-399,999	37	26	42.3	63	58	8.6
400,000-449,999	16	18	-11.1	29	40	-27.5
450,000-499,999	16	24	-33.3	33	46	-28.3
500,000-549,999	17	12	41.7	28	37	-24.3
550,000-599,999	7	15	-53.3	20	36	-44.4
600,000-649,999	5	6	-16.7	11	14	-21.4
650,000-699,999	13	10	30.0	23	17	35.3
700,000-749,999	10	7	42.9	16	15	6.7
750,000-799,999	5	14	-64.3	8	21	-61.9
800,000-849,999	3	2	50.0	8	10	-20.0
850,000-899,999	10	8	25.0	20	15	33.3
900,000-949,999	2	4	-50.0	5	7	-28.6
950,000-999,999	8	8	0.0	14	20	-30.0
1,000,000-1,099,999	3	4	-25.0	10	9	11.1
1,100,000-1,199,999	9	8	12.5	16	13	23.1
1,200,000-1,299,999	9	11	-18.2	16	18	-11.1
1,300,000-1,399,999	3	9	-66.7	6	15	-60.0

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	1	3	-66.7	5	7	-28.6
1,500,000-1,599,999	4	6	-33.3	6	6	0.0
1,600,000-1,699,999	2	6	-66.7	4	7	-42.9
1,700,000-1,799,999	4	5	-20.0	11	7	57.1
1,800,000-1,899,999	3	0	N/A	4	5	-20.0
1,900,000-1,999,999	3	0	N/A	7	3	133.3
2,000,000-2,249,999	4	10	-60.0	6	13	-53.8
2,250,000-2,499,999	2	2	0.0	5	8	-37.5
2,500,000-2,749,999	1	9	-88.9	6	12	-50.0
2,750,000-2,999,999	2	3	-33.3	4	3	33.3
3,000,000-3,249,999	0	0	0.0	2	2	0.0
3,250,000-3,499,999	4	2	100.0	5	2	150.0
3,500,000-3,749,999	0	1	-100.0	3	3	0.0
3,750,000-3,999,999	2	3	-33.3	3	5	-40.0
4,000,000-4,249,999	0	2	-100.0	2	3	-33.3
4,250,000-4,499,999	2	0	N/A	3	1	200.0
4,500,000-4,749,999	1	0	N/A	2	1	100.0
4,750,000-4,999,999	0	0	0.0	1	2	-50.0
5,000,000+	9	8	12.5	15	16	-6.2
Totals	233	267	-12.7	446	474	-5.9

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	6	5	20.0	9	8	12.5
1,500,000-1,599,999	3	7	-57.1	7	13	-46.2
1,600,000-1,699,999	3	7	-57.1	5	9	-44.4
1,700,000-1,799,999	0	10	-100.0	3	15	-80.0
1,800,000-1,899,999	8	4	100.0	11	7	57.1
1,900,000-1,999,999	5	5	0.0	9	7	28.6
2,000,000-2,249,999	1	6	-83.3	6	10	-40.0
2,250,000-2,499,999	6	6	0.0	10	13	-23.1
2,500,000-2,749,999	2	3	-33.3	5	8	-37.5
2,750,000-2,999,999	2	3	-33.3	8	9	-11.1
3,000,000-3,249,999	3	0	N/A	3	2	50.0
3,250,000-3,499,999	4	2	100.0	5	3	66.7
3,500,000-3,749,999	3	2	50.0	6	4	50.0
3,750,000-3,999,999	3	3	0.0	3	5	-40.0
4,000,000-4,249,999	0	0	0.0	1	2	-50.0
4,250,000-4,499,999	0	3	-100.0	0	4	-100.0
4,500,000-4,749,999	1	0	N/A	2	0	N/A
4,750,000-4,999,999	4	1	300.0	6	1	500.0
5,000,000+	12	8	50.0	20	14	42.9
Totals	299	323	-7.4	551	639	-13.8

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	5	2	150.0	9	2	350.0
100,000-149,999	13	12	8.3	23	31	-25.8
150,000-199,999	57	44	29.5	70	59	18.6
200,000-249,999	81	50	62.0	113	75	50.7
250,000-299,999	88	79	11.4	123	117	5.1
300,000-349,999	80	93	-14.0	135	134	0.7
350,000-399,999	148	120	23.3	234	192	21.9
400,000-449,999	105	95	10.5	152	150	1.3
450,000-499,999	155	109	42.2	201	166	21.1
500,000-549,999	124	84	47.6	179	132	35.6
550,000-599,999	148	94	57.4	190	156	21.8
600,000-649,999	84	80	5.0	112	111	0.9
650,000-699,999	86	71	21.1	135	113	19.5
700,000-749,999	52	53	-1.9	85	74	14.9
750,000-799,999	93	71	31.0	114	97	17.5
800,000-849,999	35	35	0.0	46	54	-14.8
850,000-899,999	73	63	15.9	108	93	16.1
900,000-949,999	31	25	24.0	40	42	-4.8
950,000-999,999	79	47	68.1	108	73	47.9
1,000,000-1,099,999	49	53	-7.5	63	73	-13.7
1,100,000-1,199,999	96	75	28.0	122	104	17.3
1,200,000-1,299,999	67	75	-10.7	91	105	-13.3
1,300,000-1,399,999	48	54	-11.1	74	80	-7.5
1,400,000-1,499,999	55	48	14.6	73	64	14.1
1,500,000-1,599,999	54	53	1.9	73	75	-2.7
1,600,000-1,699,999	59	43	37.2	75	58	29.3
1,700,000-1,799,999	40	49	-18.4	60	71	-15.5
1,800,000-1,899,999	34	43	-20.9	47	59	-20.3
1,900,000-1,999,999	41	46	-10.9	60	63	-4.8
2,000,000-2,249,999	34	50	-32.0	60	63	-4.8
2,250,000-2,499,999	70	54	29.6	102	80	27.5
2,500,000-2,749,999	42	35	20.0	59	47	25.5
2,750,000-2,999,999	51	41	24.4	73	65	12.3

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	1	0.0	3	2	50.0
100,000-149,999	6	6	0.0	13	12	8.3
150,000-199,999	12	10	20.0	26	16	62.5
200,000-249,999	11	12	-8.3	30	28	7.1
250,000-299,999	20	26	-23.1	38	41	-7.3
300,000-349,999	24	23	4.3	40	50	-20.0
350,000-399,999	53	25	112.0	87	73	19.2
400,000-449,999	27	31	-12.9	55	62	-11.3
450,000-499,999	27	33	-18.2	61	57	7.0
500,000-549,999	39	23	69.6	54	44	22.7
550,000-599,999	31	35	-11.4	65	53	22.6
600,000-649,999	15	20	-25.0	35	35	0.0
650,000-699,999	31	31	0.0	50	50	0.0
700,000-749,999	27	15	80.0	37	26	42.3
750,000-799,999	21	22	-4.5	44	36	22.2
800,000-849,999	4	9	-55.6	14	21	-33.3
850,000-899,999	17	19	-10.5	32	28	14.3
900,000-949,999	10	8	25.0	19	16	18.8
950,000-999,999	23	12	91.7	37	23	60.9
1,000,000-1,099,999	10	13	-23.1	15	28	-46.4
1,100,000-1,199,999	17	21	-19.0	36	40	-10.0
1,200,000-1,299,999	12	22	-45.5	32	42	-23.8
1,300,000-1,399,999	17	16	6.3	28	27	3.7
1,400,000-1,499,999	16	15	6.7	24	19	26.3
1,500,000-1,599,999	13	10	30.0	27	17	58.8
1,600,000-1,699,999	15	7	114.3	26	25	4.0
1,700,000-1,799,999	9	16	-43.7	20	28	-28.6
1,800,000-1,899,999	9	8	12.5	13	19	-31.6
1,900,000-1,999,999	7	10	-30.0	17	21	-19.0
2,000,000-2,249,999	15	18	-16.7	22	29	-24.1
2,250,000-2,499,999	19	11	72.7	33	22	50.0
2,500,000-2,749,999	8	8	0.0	16	13	23.1
2,750,000-2,999,999	14	12	16.7	19	20	-5.0

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	20	15	33.3	27	21	28.6
3,250,000-3,499,999	47	39	20.5	65	49	32.7
3,500,000-3,749,999	23	29	-20.7	35	43	-18.6
3,750,000-3,999,999	48	31	54.8	55	46	19.6
4,000,000-4,249,999	10	8	25.0	14	12	16.7
4,250,000-4,499,999	20	18	11.1	29	27	7.4
4,500,000-4,749,999	11	10	10.0	17	12	41.7
4,750,000-4,999,999	31	25	24.0	45	31	45.2
5,000,000+	118	126	-6.3	170	172	-1.2
Totals	2605	2247	15.9	3666	3291	11.4

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	7	2	250.0	13	2	550.0
3,250,000-3,499,999	14	6	133.3	27	16	68.8
3,500,000-3,749,999	4	8	-50.0	10	15	-33.3
3,750,000-3,999,999	6	10	-40.0	11	21	-47.6
4,000,000-4,249,999	3	2	50.0	6	4	50.0
4,250,000-4,499,999	5	5	0.0	6	6	0.0
4,500,000-4,749,999	3	3	0.0	4	5	-20.0
4,750,000-4,999,999	8	9	-11.1	15	13	15.4
5,000,000+	41	24	70.8	57	46	23.9
Totals	671	617	8.8	1217	1151	5.7

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