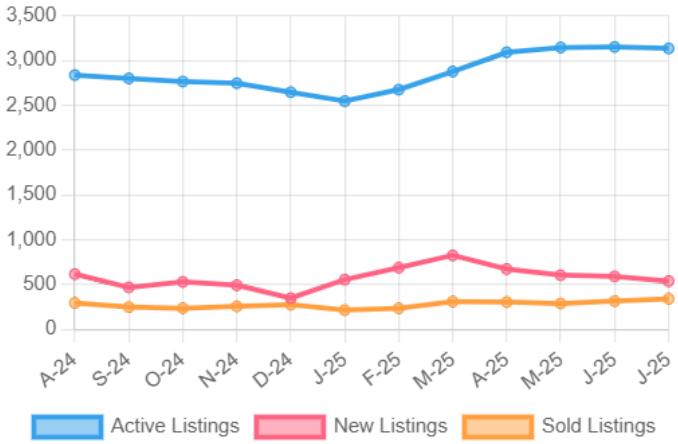
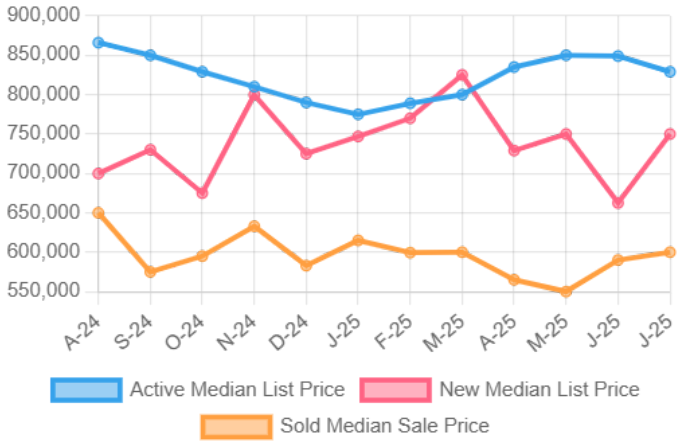
Market Summary

Polygon Residential, July 2025

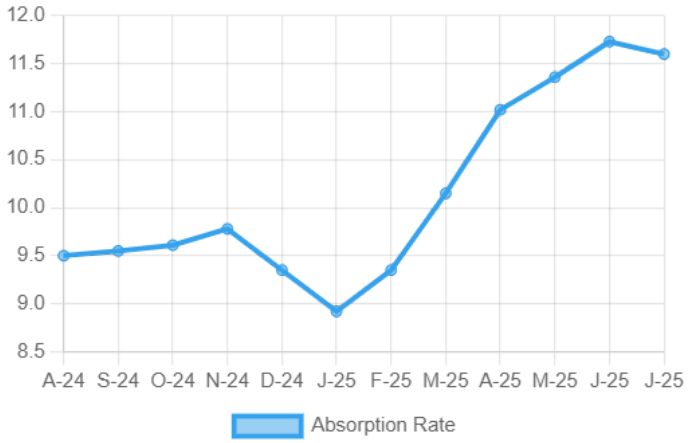
Number of Listings



Listing Prices



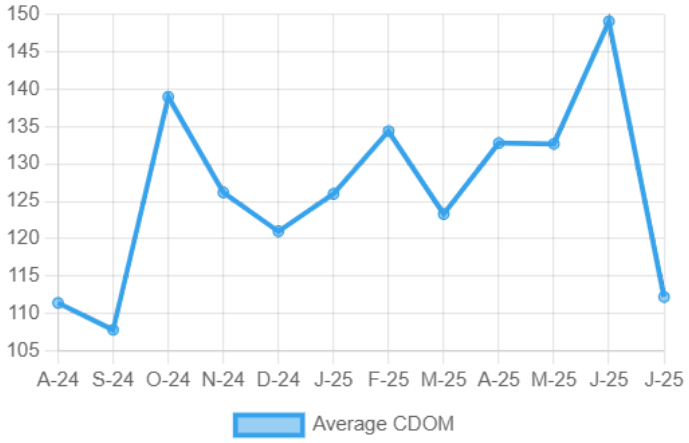
Absorption Rate, in Months



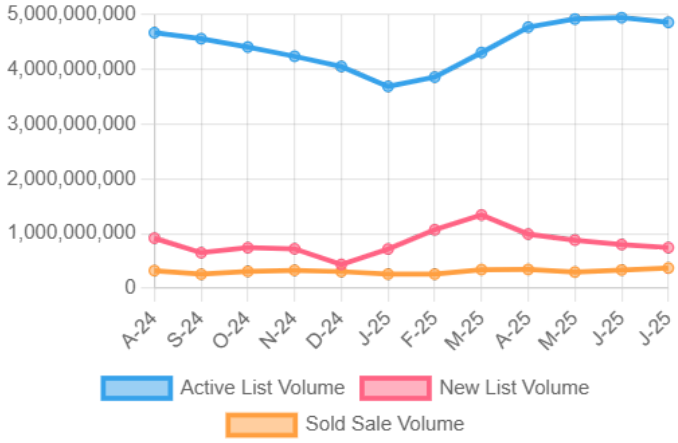
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jul-25	Jul-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	11.6	9.43	23.01	10.59	8.18	29.46
Average List Price (Actives)	$1,549,961	$1,678,571	-7.66	$1,472,571	$1,524,460	-3.40
Median List Price (Actives)	$829,000	$895,000	-7.37	$765,000	$799,000	-4.26
Average Sale Price (Solds)	$1,093,169	$1,089,965	0.29	$1,106,043	$1,142,957	-3.23
Median Sale Price (Solds)	$600,000	$544,350	10.22	$585,000	$615,000	-4.88
Average CDOM	112	112	0.00	129	108	19.44
Median CDOM	63	61	3.28	73	63	15.87

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	2	1	100.0	13	9	44.4
100,000-149,999	0	4	-100.0	22	23	-4.3
150,000-199,999	10	7	42.9	41	50	-18.0
200,000-249,999	14	10	40.0	83	79	5.1
250,000-299,999	13	15	-13.3	94	99	-5.1
300,000-349,999	25	17	47.1	145	146	-0.7
350,000-399,999	30	25	20.0	171	169	1.2
400,000-449,999	17	24	-29.2	121	145	-16.6
450,000-499,999	20	22	-9.1	113	111	1.8
500,000-549,999	20	16	25.0	121	116	4.3
550,000-599,999	16	12	33.3	96	93	3.2
600,000-649,999	18	14	28.6	72	70	2.9
650,000-699,999	13	8	62.5	77	63	22.2
700,000-749,999	10	3	233.3	49	57	-14.0
750,000-799,999	6	10	-40.0	40	60	-33.3
800,000-849,999	6	7	-14.3	40	56	-28.6
850,000-899,999	10	5	100.0	54	42	28.6
900,000-949,999	5	2	150.0	29	28	3.6
950,000-999,999	8	1	700.0	41	38	7.9
1,000,000-1,099,999	8	5	60.0	44	56	-21.4
1,100,000-1,199,999	5	6	-16.7	38	43	-11.6
1,200,000-1,299,999	5	6	-16.7	34	45	-24.4
1,300,000-1,399,999	7	9	-22.2	35	46	-23.9

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	2	0	N/A	10	6	66.7
100,000-149,999	6	2	200.0	26	24	8.3
150,000-199,999	10	3	233.3	56	52	7.7
200,000-249,999	12	9	33.3	87	73	19.2
250,000-299,999	16	11	45.5	101	96	5.2
300,000-349,999	22	13	69.2	150	146	2.7
350,000-399,999	28	20	40.0	187	186	0.5
400,000-449,999	22	18	22.2	119	145	-17.9
450,000-499,999	18	17	5.9	118	139	-15.1
500,000-549,999	12	17	-29.4	126	106	18.9
550,000-599,999	23	10	130.0	119	100	19.0
600,000-649,999	11	7	57.1	58	70	-17.1
650,000-699,999	9	8	12.5	82	78	5.1
700,000-749,999	13	9	44.4	59	52	13.5
750,000-799,999	10	15	-33.3	48	78	-38.5
800,000-849,999	9	9	0.0	31	48	-35.4
850,000-899,999	5	9	-44.4	51	64	-20.3
900,000-949,999	4	7	-42.9	28	27	3.7
950,000-999,999	8	11	-27.3	45	48	-6.2
1,000,000-1,099,999	5	6	-16.7	28	43	-34.9
1,100,000-1,199,999	10	8	25.0	52	49	6.1
1,200,000-1,299,999	7	6	16.7	45	50	-10.0
1,300,000-1,399,999	15	7	114.3	46	50	-8.0

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	5	2	150.0	35	33	6.1
1,500,000-1,599,999	3	5	-40.0	22	32	-31.2
1,600,000-1,699,999	3	5	-40.0	25	32	-21.9
1,700,000-1,799,999	2	6	-66.7	24	35	-31.4
1,800,000-1,899,999	4	3	33.3	27	23	17.4
1,900,000-1,999,999	1	0	N/A	20	17	17.6
2,000,000-2,249,999	12	7	71.4	30	46	-34.8
2,250,000-2,499,999	9	3	200.0	37	28	32.1
2,500,000-2,749,999	5	2	150.0	30	35	-14.3
2,750,000-2,999,999	2	3	-33.3	17	32	-46.9
3,000,000-3,249,999	4	1	300.0	20	23	-13.0
3,250,000-3,499,999	0	0	0.0	21	15	40.0
3,500,000-3,749,999	2	3	-33.3	12	15	-20.0
3,750,000-3,999,999	3	0	N/A	13	16	-18.7
4,000,000-4,249,999	3	1	200.0	9	11	-18.2
4,250,000-4,499,999	0	0	0.0	6	10	-40.0
4,500,000-4,749,999	2	1	100.0	10	4	150.0
4,750,000-4,999,999	1	0	N/A	9	6	50.0
5,000,000+	11	9	22.2	60	66	-9.1
Totals	340	280	21.4	2000	2123	-5.8

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	9	4	125.0	38	35	8.6
1,500,000-1,599,999	10	4	150.0	38	38	0.0
1,600,000-1,699,999	6	5	20.0	26	30	-13.3
1,700,000-1,799,999	2	2	0.0	20	41	-51.2
1,800,000-1,899,999	6	3	100.0	26	36	-27.8
1,900,000-1,999,999	5	5	0.0	33	25	32.0
2,000,000-2,249,999	3	4	-25.0	18	29	-37.9
2,250,000-2,499,999	7	6	16.7	47	43	9.3
2,500,000-2,749,999	5	1	400.0	31	25	24.0
2,750,000-2,999,999	5	7	-28.6	28	34	-17.6
3,000,000-3,249,999	3	2	50.0	14	8	75.0
3,250,000-3,499,999	4	3	33.3	27	23	17.4
3,500,000-3,749,999	0	2	-100.0	16	15	6.7
3,750,000-3,999,999	4	1	300.0	17	17	0.0
4,000,000-4,249,999	0	1	-100.0	9	6	50.0
4,250,000-4,499,999	6	1	500.0	10	14	-28.6
4,500,000-4,749,999	2	1	100.0	4	4	0.0
4,750,000-4,999,999	2	1	100.0	18	8	125.0
5,000,000+	11	15	-26.7	70	67	4.5
Totals	367	290	26.6	2162	2228	-3.0

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	4	6	-33.3	22	15	46.7
100,000-149,999	13	15	-13.3	49	56	-12.5
150,000-199,999	55	55	0.0	135	125	8.0
200,000-249,999	92	73	26.0	225	171	31.6
250,000-299,999	83	91	-8.8	242	246	-1.6
300,000-349,999	110	91	20.9	298	271	10.0
350,000-399,999	181	162	11.7	445	406	9.6
400,000-449,999	135	101	33.7	321	303	5.9
450,000-499,999	186	131	42.0	385	343	12.2
500,000-549,999	157	108	45.4	347	263	31.9
550,000-599,999	156	118	32.2	347	288	20.5
600,000-649,999	83	112	-25.9	197	228	-13.6
650,000-699,999	113	91	24.2	255	223	14.3
700,000-749,999	83	71	16.9	166	153	8.5
750,000-799,999	98	88	11.4	214	207	3.4
800,000-849,999	45	35	28.6	95	103	-7.8
850,000-899,999	88	86	2.3	195	193	1.0
900,000-949,999	45	36	25.0	90	79	13.9
950,000-999,999	94	80	17.5	186	167	11.4
1,000,000-1,099,999	63	61	3.3	109	137	-20.4
1,100,000-1,199,999	101	95	6.3	218	181	20.4
1,200,000-1,299,999	75	85	-11.8	165	182	-9.3
1,300,000-1,399,999	68	64	6.3	153	153	0.0
1,400,000-1,499,999	62	59	5.1	128	124	3.2
1,500,000-1,599,999	70	63	11.1	148	130	13.8
1,600,000-1,699,999	54	51	5.9	120	110	9.1
1,700,000-1,799,999	55	50	10.0	116	127	-8.7
1,800,000-1,899,999	38	54	-29.6	87	121	-28.1
1,900,000-1,999,999	52	49	6.1	123	110	11.8
2,000,000-2,249,999	66	45	46.7	117	101	15.8
2,250,000-2,499,999	86	69	24.6	183	148	23.6
2,500,000-2,749,999	47	49	-4.1	106	93	14.0
2,750,000-2,999,999	73	71	2.8	136	142	-4.2

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	1	0.0	16	15	6.7
100,000-149,999	9	5	80.0	39	37	5.4
150,000-199,999	9	8	12.5	81	80	1.3
200,000-249,999	20	24	-16.7	137	124	10.5
250,000-299,999	20	27	-25.9	151	171	-11.7
300,000-349,999	29	25	16.0	202	186	8.6
350,000-399,999	31	34	-8.8	292	285	2.5
400,000-449,999	26	23	13.0	213	216	-1.4
450,000-499,999	35	33	6.1	244	232	5.2
500,000-549,999	20	23	-13.0	212	175	21.1
550,000-599,999	27	33	-18.2	237	185	28.1
600,000-649,999	16	23	-30.4	120	152	-21.1
650,000-699,999	15	22	-31.8	171	159	7.5
700,000-749,999	10	13	-23.1	117	104	12.5
750,000-799,999	24	15	60.0	142	145	-2.1
800,000-849,999	7	5	40.0	63	71	-11.3
850,000-899,999	9	12	-25.0	115	128	-10.2
900,000-949,999	11	5	120.0	69	54	27.8
950,000-999,999	11	17	-35.3	110	116	-5.2
1,000,000-1,099,999	8	10	-20.0	63	92	-31.5
1,100,000-1,199,999	13	11	18.2	133	117	13.7
1,200,000-1,299,999	14	10	40.0	104	120	-13.3
1,300,000-1,399,999	10	13	-23.1	99	98	1.0
1,400,000-1,499,999	14	7	100.0	87	80	8.8
1,500,000-1,599,999	10	5	100.0	99	72	37.5
1,600,000-1,699,999	3	10	-70.0	78	78	0.0
1,700,000-1,799,999	12	10	20.0	75	84	-10.7
1,800,000-1,899,999	9	6	50.0	52	80	-35.0
1,900,000-1,999,999	12	10	20.0	81	69	17.4
2,000,000-2,249,999	7	7	0.0	68	67	1.5
2,250,000-2,499,999	15	15	0.0	118	89	32.6
2,500,000-2,749,999	9	5	80.0	63	59	6.8
2,750,000-2,999,999	12	13	-7.7	85	96	-11.5

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	29	26	11.5	58	46	26.1
3,250,000-3,499,999	43	49	-12.2	101	94	7.4
3,500,000-3,749,999	37	28	32.1	84	69	21.7
3,750,000-3,999,999	47	42	11.9	86	91	-5.5
4,000,000-4,249,999	10	13	-23.1	26	23	13.0
4,250,000-4,499,999	33	21	57.1	60	53	13.2
4,500,000-4,749,999	14	16	-12.5	28	26	7.7
4,750,000-4,999,999	45	26	73.1	82	50	64.0
5,000,000+	147	186	-21.0	314	367	-14.4
Totals	3136	2822	11.1	6962	6518	6.8

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	9	5	80.0	41	26	57.7
3,250,000-3,499,999	7	7	0.0	65	63	3.2
3,500,000-3,749,999	11	3	266.7	53	42	26.2
3,750,000-3,999,999	4	9	-55.6	50	65	-23.1
4,000,000-4,249,999	0	2	-100.0	16	14	14.3
4,250,000-4,499,999	6	2	200.0	37	33	12.1
4,500,000-4,749,999	2	2	0.0	20	19	5.3
4,750,000-4,999,999	6	4	50.0	48	33	45.5
5,000,000+	14	33	-57.6	201	240	-16.2
Totals	537	547	-1.8	4467	4371	2.2

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