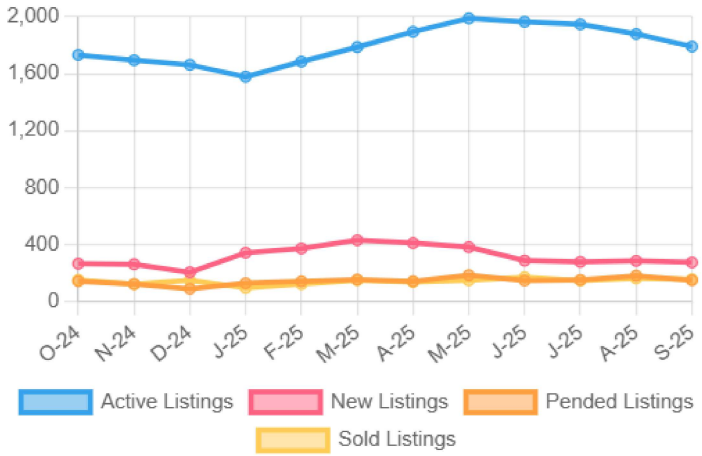
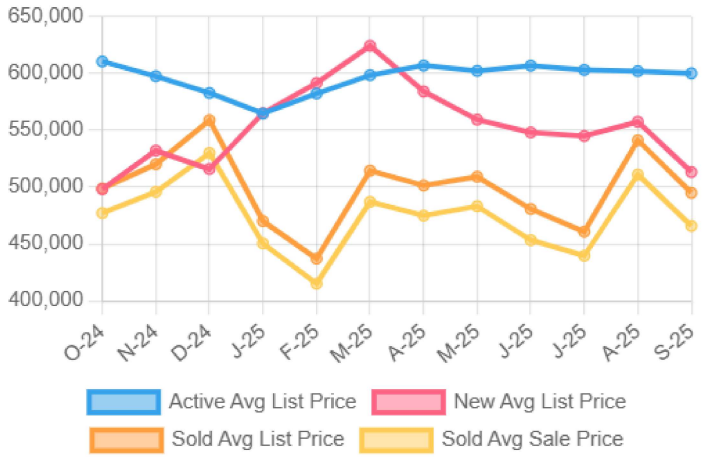
Market Summary

Polygon Residential, September 2025

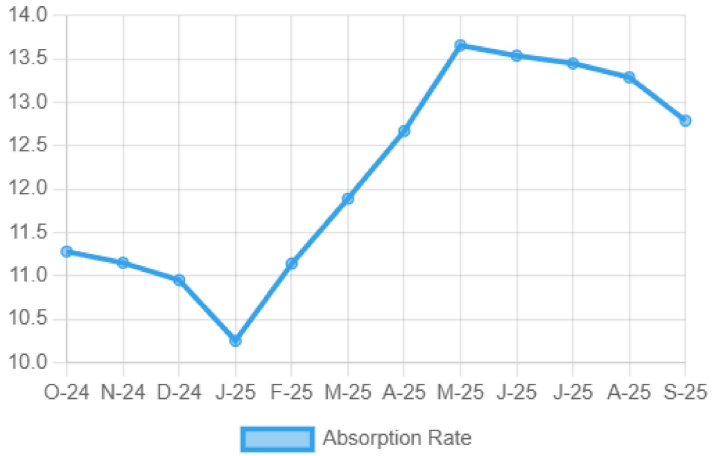
Number of Listings



Listing Prices



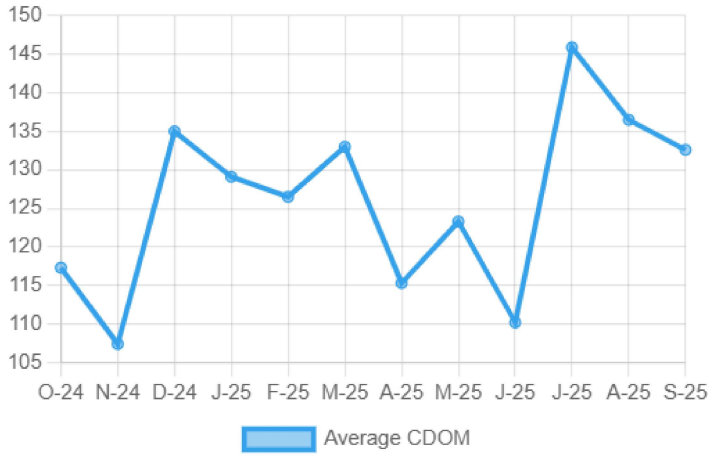
Absorption Rate, in Months



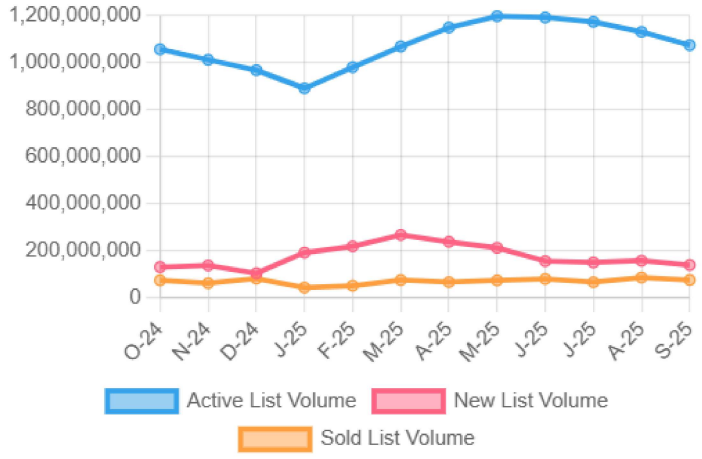
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Sep-25	Sep-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	12.79	11.12	15.02	12.52	10	25.20
Average List Price (Actives)	$600,249	$610,501	-1.68	$570,622	$589,389	-3.18
Median List Price (Actives)	$439,000	$445,000	-1.35	$429,900	$449,000	-4.25
Average Sale Price (Solds)	$465,900	$470,053	-0.88	$466,419	$502,996	-7.27
Median Sale Price (Solds)	$390,000	$408,000	-4.41	$392,250	$420,000	-6.61
Average CDOM	132	107	23.36	127	92	38.04
Median CDOM	100	83	20.48	87	62	40.32

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	0	0	0.0	0	0	0.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	0	0.0	0	0	0.0
60,000-69,999	0	0	0.0	0	0	0.0
70,000-79,999	0	0	0.0	0	0	0.0
80,000-89,999	0	0	0.0	0	0	0.0
90,000-99,999	0	0	0.0	1	1	0.0
100,000-119,999	1	0	N/A	4	0	N/A
120,000-139,999	1	0	N/A	11	7	57.1
140,000-159,999	3	2	50.0	12	14	-14.3
160,000-179,999	2	2	0.0	18	21	-14.3
180,000-199,999	2	1	100.0	33	13	153.8
200,000-249,999	11	5	120.0	83	92	-9.8
250,000-299,999	14	14	0.0	151	160	-5.6
300,000-399,999	48	38	26.3	347	340	2.1
400,000-499,999	31	23	34.8	241	264	-8.7
500,000+	43	44	-2.3	383	513	-25.3
Totals	156	129	20.9	1284	1425	-9.9

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	0	0	0.0	0	0	0.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	0	0.0	0	0	0.0
60,000-69,999	0	0	0.0	0	0	0.0
70,000-79,999	0	0	0.0	0	0	0.0
80,000-89,999	0	0	0.0	0	0	0.0
90,000-99,999	0	1	-100.0	1	1	0.0
100,000-119,999	0	0	0.0	1	0	N/A
120,000-139,999	0	1	-100.0	7	4	75.0
140,000-159,999	1	0	N/A	10	11	-9.1
160,000-179,999	2	0	N/A	16	20	-20.0
180,000-199,999	9	0	N/A	32	17	88.2
200,000-249,999	13	8	62.5	86	85	1.2
250,000-299,999	11	10	10.0	145	152	-4.6
300,000-399,999	32	40	-20.0	366	354	3.4
400,000-499,999	30	27	11.1	270	291	-7.2
500,000+	51	47	8.5	443	540	-18.0
Totals	149	134	11.2	1377	1475	-6.6

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	0	0	0.0	8	1	700.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	0	0.0	0	0	0.0
60,000-69,999	0	0	0.0	0	0	0.0
70,000-79,999	0	0	0.0	1	0	N/A
80,000-89,999	0	0	0.0	0	1	-100.0
90,000-99,999	0	1	-100.0	2	1	100.0
100,000-119,999	0	1	-100.0	1	1	0.0
120,000-139,999	2	2	0.0	9	6	50.0
140,000-159,999	5	10	-50.0	21	26	-19.2
160,000-179,999	11	7	57.1	37	35	5.7
180,000-199,999	26	21	23.8	75	55	36.4
200,000-249,999	112	88	27.3	280	231	21.2
250,000-299,999	209	183	14.2	496	472	5.1
300,000-399,999	440	435	1.1	1169	1110	5.3
400,000-499,999	295	306	-3.6	787	821	-4.1
500,000+	691	694	-0.4	1735	1838	-5.6
Totals	1791	1748	2.5	4621	4598	0.5

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	0	0	0.0	8	1	700.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	0	0.0	0	0	0.0
60,000-69,999	0	0	0.0	0	0	0.0
70,000-79,999	0	0	0.0	1	0	N/A
80,000-89,999	0	0	0.0	0	1	-100.0
90,000-99,999	0	0	0.0	2	1	100.0
100,000-119,999	0	0	0.0	0	1	-100.0
120,000-139,999	1	0	N/A	4	6	-33.3
140,000-159,999	0	3	-100.0	12	23	-47.8
160,000-179,999	1	2	-50.0	30	27	11.1
180,000-199,999	7	5	40.0	49	34	44.1
200,000-249,999	20	15	33.3	192	170	12.9
250,000-299,999	22	31	-29.0	316	324	-2.5
300,000-399,999	79	75	5.3	748	800	-6.5
400,000-499,999	33	43	-23.3	530	568	-6.7
500,000+	111	103	7.8	1168	1262	-7.4
Totals	274	277	-1.1	3060	3218	-4.9

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Rachel N Warrell, Rachel Warrell - The Hardest Working Realtor in NW Florida on Wednesday, October 15, 2025 8:01 AM.