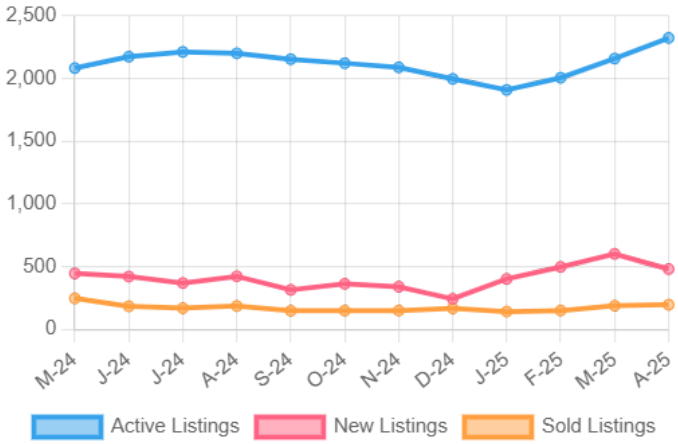
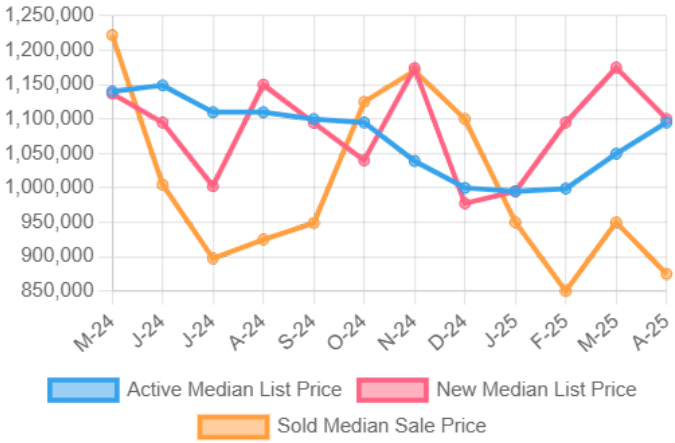
Market Summary

Polygon Residential, April 2025

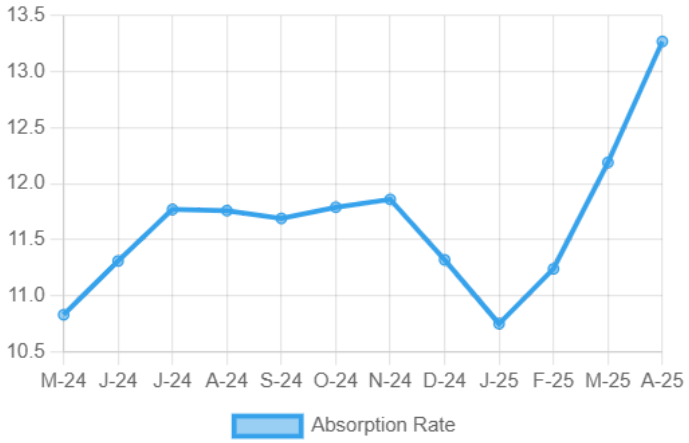
Number of Listings



Listing Prices



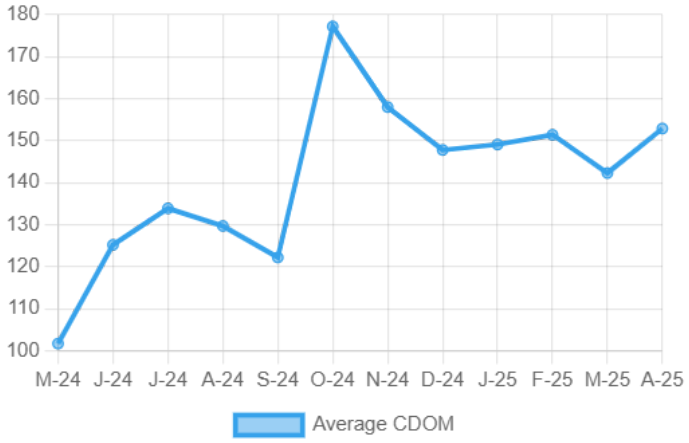
Absorption Rate, in Months



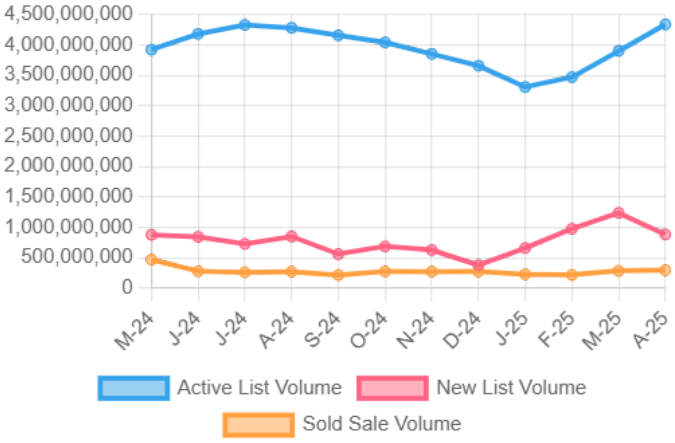
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Apr-25	Apr-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	13.27	10.62	24.95	11.86	9.44	25.64
Average List Price	$1,867,480	$1,937,272	-3.60	$1,840,615	$1,870,227	-1.58
Median List Price	$1,095,000	$1,150,000	-4.78	$1,075,000	$1,138,500	-5.58
Average Sale Price	$1,530,563	$1,634,684	-6.37	$1,544,063	$1,483,128	4.11
Median Sale Price	$874,900	$1,052,500	-16.87	$899,750	$937,500	-4.03
Average CDOM	152	113	34.51	148	115	28.70
Median CDOM	71	61	16.39	96	72	33.33

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	1	0	N/A
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	0	2	-100.0	1	5	-80.0
200,000-249,999	6	2	200.0	7	7	0.0
250,000-299,999	7	0	N/A	14	6	133.3
300,000-349,999	8	9	-11.1	29	31	-6.5
350,000-399,999	10	4	150.0	35	23	52.2
400,000-449,999	10	7	42.9	31	34	-8.8
450,000-499,999	3	8	-62.5	26	33	-21.2
500,000-549,999	16	9	77.8	34	34	0.0
550,000-599,999	8	15	-46.7	27	39	-30.8
600,000-649,999	7	7	0.0	18	17	5.9
650,000-699,999	8	7	14.3	35	22	59.1
700,000-749,999	5	7	-28.6	20	25	-20.0
750,000-799,999	3	6	-50.0	15	25	-40.0
800,000-849,999	3	9	-66.7	16	34	-52.9
850,000-899,999	8	6	33.3	27	20	35.0
900,000-949,999	2	3	-33.3	14	17	-17.6
950,000-999,999	2	6	-66.7	19	20	-5.0
1,000,000-1,099,999	3	14	-78.6	23	25	-8.0
1,100,000-1,199,999	2	7	-71.4	21	24	-12.5
1,200,000-1,299,999	4	6	-33.3	13	28	-53.6
1,300,000-1,399,999	7	7	0.0	16	21	-23.8

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	1	0	N/A
100,000-149,999	0	0	0.0	1	0	N/A
150,000-199,999	1	0	N/A	1	4	-75.0
200,000-249,999	1	5	-80.0	9	9	0.0
250,000-299,999	6	1	500.0	14	5	180.0
300,000-349,999	7	2	250.0	27	25	8.0
350,000-399,999	7	10	-30.0	35	39	-10.3
400,000-449,999	7	7	0.0	33	34	-2.9
450,000-499,999	6	11	-45.5	28	48	-41.7
500,000-549,999	15	1	1400.0	37	29	27.6
550,000-599,999	8	9	-11.1	35	45	-22.2
600,000-649,999	5	10	-50.0	18	20	-10.0
650,000-699,999	7	10	-30.0	32	32	0.0
700,000-749,999	4	2	100.0	26	24	8.3
750,000-799,999	4	8	-50.0	19	30	-36.7
800,000-849,999	1	7	-85.7	12	27	-55.6
850,000-899,999	8	9	-11.1	27	31	-12.9
900,000-949,999	4	3	33.3	12	13	-7.7
950,000-999,999	2	4	-50.0	19	24	-20.8
1,000,000-1,099,999	4	5	-20.0	18	23	-21.7
1,100,000-1,199,999	9	8	12.5	26	26	0.0
1,200,000-1,299,999	2	4	-50.0	23	35	-34.3
1,300,000-1,399,999	12	7	71.4	20	25	-20.0

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	6	2	200.0	19	16	18.8
1,500,000-1,599,999	8	7	14.3	14	17	-17.6
1,600,000-1,699,999	5	13	-61.5	10	23	-56.5
1,700,000-1,799,999	5	8	-37.5	19	16	18.8
1,800,000-1,899,999	5	3	66.7	17	16	6.3
1,900,000-1,999,999	6	5	20.0	13	8	62.5
2,000,000-2,249,999	4	7	-42.9	14	23	-39.1
2,250,000-2,499,999	2	6	-66.7	15	17	-11.8
2,500,000-2,749,999	5	5	0.0	15	16	-6.2
2,750,000-2,999,999	0	5	-100.0	6	15	-60.0
3,000,000-3,249,999	3	4	-25.0	8	9	-11.1
3,250,000-3,499,999	5	3	66.7	13	6	116.7
3,500,000-3,749,999	1	2	-50.0	6	5	20.0
3,750,000-3,999,999	0	4	-100.0	4	11	-63.6
4,000,000-4,249,999	2	4	-50.0	4	7	-42.9
4,250,000-4,499,999	1	1	0.0	5	4	25.0
4,500,000-4,749,999	1	1	0.0	7	2	250.0
4,750,000-4,999,999	2	0	N/A	5	3	66.7
5,000,000+	11	11	0.0	36	34	5.9
Totals	195	232	-15.9	672	738	-8.9

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	3	6	-50.0	18	17	5.9
1,500,000-1,599,999	5	9	-44.4	22	26	-15.4
1,600,000-1,699,999	1	4	-75.0	13	16	-18.7
1,700,000-1,799,999	4	5	-20.0	11	26	-57.7
1,800,000-1,899,999	1	4	-75.0	14	17	-17.6
1,900,000-1,999,999	2	2	0.0	14	13	7.7
2,000,000-2,249,999	2	4	-50.0	12	18	-33.3
2,250,000-2,499,999	5	9	-44.4	23	26	-11.5
2,500,000-2,749,999	6	4	50.0	14	16	-12.5
2,750,000-2,999,999	5	5	0.0	14	19	-26.3
3,000,000-3,249,999	1	2	-50.0	5	6	-16.7
3,250,000-3,499,999	5	8	-37.5	16	16	0.0
3,500,000-3,749,999	0	1	-100.0	10	7	42.9
3,750,000-3,999,999	0	2	-100.0	2	10	-80.0
4,000,000-4,249,999	1	1	0.0	4	3	33.3
4,250,000-4,499,999	0	1	-100.0	2	10	-80.0
4,500,000-4,749,999	0	1	-100.0	2	2	0.0
4,750,000-4,999,999	4	3	33.3	15	5	200.0
5,000,000+	8	16	-50.0	41	42	-2.4
Totals	174	210	-17.1	725	843	-14.0

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	3	0	N/A
100,000-149,999	0	0	0.0	1	0	N/A
150,000-199,999	6	4	50.0	7	8	-12.5
200,000-249,999	27	17	58.8	42	32	31.3
250,000-299,999	40	26	53.8	68	46	47.8
300,000-349,999	45	31	45.2	82	65	26.2
350,000-399,999	99	73	35.6	161	129	24.8
400,000-449,999	67	67	0.0	129	125	3.2
450,000-499,999	110	93	18.3	176	168	4.8
500,000-549,999	89	67	32.8	157	117	34.2
550,000-599,999	119	71	67.6	186	146	27.4
600,000-649,999	57	81	-29.6	103	116	-11.2
650,000-699,999	81	60	35.0	147	114	28.9
700,000-749,999	60	50	20.0	108	98	10.2
750,000-799,999	80	66	21.2	132	118	11.9
800,000-849,999	39	35	11.4	60	74	-18.9
850,000-899,999	78	65	20.0	131	119	10.1
900,000-949,999	34	28	21.4	56	51	9.8
950,000-999,999	83	62	33.9	132	103	28.2
1,000,000-1,099,999	62	66	-6.1	91	103	-11.7
1,100,000-1,199,999	117	83	41.0	164	135	21.5
1,200,000-1,299,999	52	71	-26.8	101	130	-22.3
1,300,000-1,399,999	59	56	5.4	102	102	0.0
1,400,000-1,499,999	56	60	-6.7	95	91	4.4
1,500,000-1,599,999	54	56	-3.6	97	106	-8.5
1,600,000-1,699,999	48	46	4.3	80	78	2.6
1,700,000-1,799,999	48	54	-11.1	81	92	-12.0
1,800,000-1,899,999	42	39	7.7	72	83	-13.3
1,900,000-1,999,999	42	44	-4.5	79	75	5.3
2,000,000-2,249,999	50	42	19.0	84	69	21.7
2,250,000-2,499,999	71	51	39.2	126	101	24.8
2,500,000-2,749,999	45	43	4.7	73	65	12.3
2,750,000-2,999,999	70	53	32.1	102	91	12.1

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	2	0	N/A	3	0	N/A
100,000-149,999	0	0	0.0	1	0	N/A
150,000-199,999	0	0	0.0	4	3	33.3
200,000-249,999	2	7	-71.4	25	18	38.9
250,000-299,999	7	9	-22.2	26	23	13.0
300,000-349,999	10	5	100.0	39	42	-7.1
350,000-399,999	15	9	66.7	70	73	-4.1
400,000-449,999	15	23	-34.8	68	77	-11.7
450,000-499,999	27	23	17.4	79	89	-11.2
500,000-549,999	19	13	46.2	78	59	32.2
550,000-599,999	22	14	57.1	94	71	32.4
600,000-649,999	13	15	-13.3	48	58	-17.2
650,000-699,999	27	19	42.1	76	69	10.1
700,000-749,999	9	14	-35.7	68	52	30.8
750,000-799,999	18	15	20.0	70	64	9.4
800,000-849,999	4	9	-55.6	31	43	-27.9
850,000-899,999	12	17	-29.4	56	63	-11.1
900,000-949,999	5	6	-16.7	34	28	21.4
950,000-999,999	16	13	23.1	69	57	21.1
1,000,000-1,099,999	15	13	15.4	45	60	-25.0
1,100,000-1,199,999	18	25	-28.0	81	80	1.3
1,200,000-1,299,999	9	11	-18.2	53	73	-27.4
1,300,000-1,399,999	17	22	-22.7	59	57	3.5
1,400,000-1,499,999	13	11	18.2	48	47	2.1
1,500,000-1,599,999	16	18	-11.1	52	51	2.0
1,600,000-1,699,999	6	10	-40.0	39	47	-17.0
1,700,000-1,799,999	14	10	40.0	45	55	-18.2
1,800,000-1,899,999	16	17	-5.9	40	45	-11.1
1,900,000-1,999,999	12	9	33.3	45	36	25.0
2,000,000-2,249,999	11	6	83.3	44	38	15.8
2,250,000-2,499,999	19	21	-9.5	65	48	35.4
2,500,000-2,749,999	9	10	-10.0	40	37	8.1
2,750,000-2,999,999	9	13	-30.8	50	53	-5.7

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	32	20	60.0	41	32	28.1
3,250,000-3,499,999	44	43	2.3	75	66	13.6
3,500,000-3,749,999	36	27	33.3	57	49	16.3
3,750,000-3,999,999	46	35	31.4	64	62	3.2
4,000,000-4,249,999	12	12	0.0	20	16	25.0
4,250,000-4,499,999	30	14	114.3	44	38	15.8
4,500,000-4,749,999	11	11	0.0	20	17	17.6
4,750,000-4,999,999	34	28	21.4	70	41	70.7
5,000,000+	149	165	-9.7	242	267	-9.4
Totals	2324	2015	15.3	3861	3538	9.1

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	5	5	0.0	23	12	91.7
3,250,000-3,499,999	7	9	-22.2	44	35	25.7
3,500,000-3,749,999	8	4	100.0	29	21	38.1
3,750,000-3,999,999	11	6	83.3	27	34	-20.6
4,000,000-4,249,999	1	3	-66.7	11	8	37.5
4,250,000-4,499,999	4	5	-20.0	21	18	16.7
4,500,000-4,749,999	2	2	0.0	12	10	20.0
4,750,000-4,999,999	10	6	66.7	36	23	56.5
5,000,000+	25	34	-26.5	131	135	-3.0
Totals	480	481	-0.2	1979	1912	3.5

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