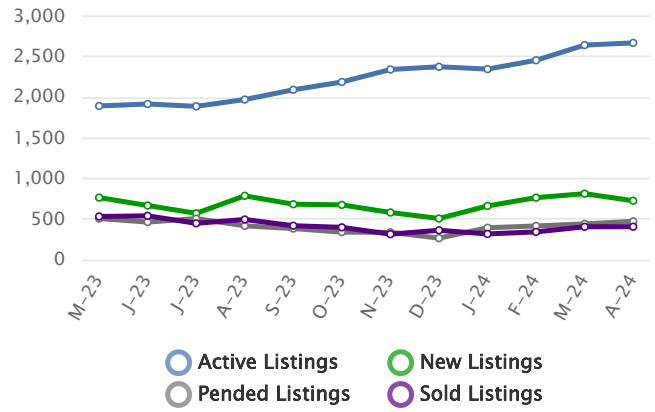
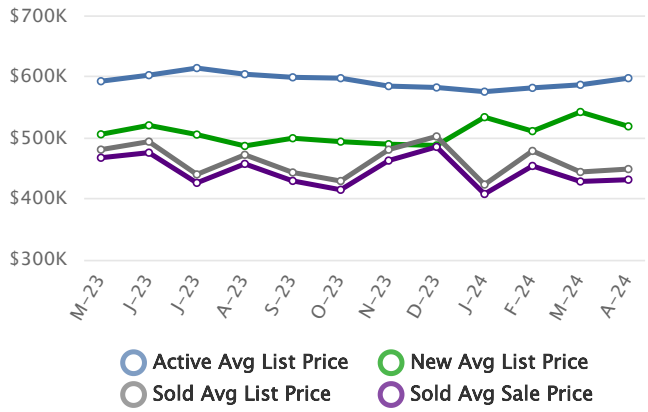
Market Summary

Polygon Residential, April 2024

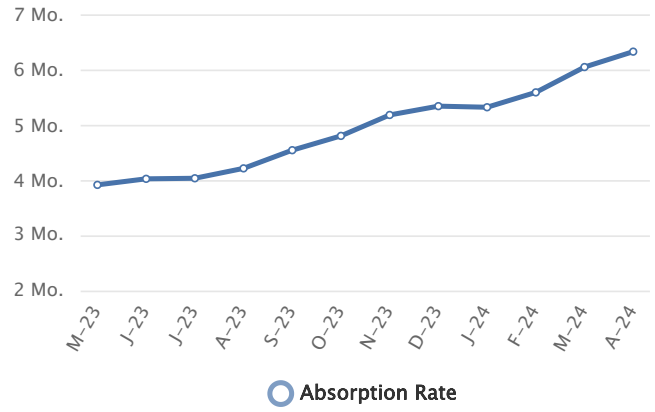
Number of Listings



Listing Prices



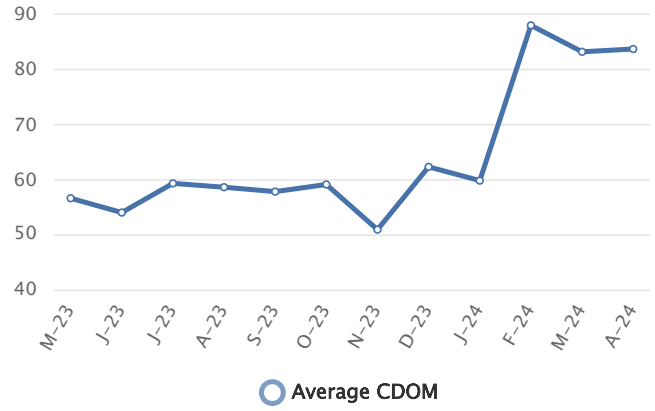
Absorption Rate, in Months



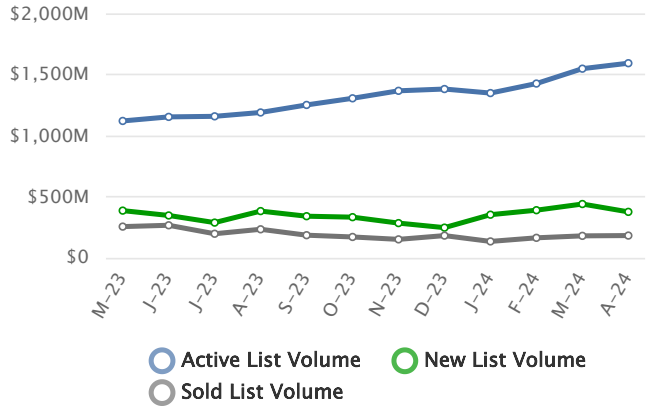
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Apr-24	Apr-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	6.34	3.61	75.62	5.83	3.35	74.03
Average List Price	$598,305	$585,369	2.21	$548,281	$531,227	3.21
Median List Price	$432,000	$412,900	4.63	$409,000	$399,000	2.51
Average Sale Price	$431,483	$479,036	-9.93	$430,896	$453,677	-5.02
Median Sale Price	$362,000	$365,000	-0.82	$350,000	$355,000	-1.41
Average CDOM	83	60	38.33	79	63	25.40
Median CDOM	55	30	83.33	55	42	30.95

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	2	-100.0	0	2	-100.0
30,000-39,999	0	0	0.0	0	2	-100.0
40,000-49,999	0	0	0.0	2	1	100.0
50,000-59,999	0	0	0.0	1	1	0.0
60,000-69,999	1	1	0.0	3	7	-57.1
70,000-79,999	0	0	0.0	1	4	-75.0
80,000-89,999	1	1	0.0	6	6	0.0
90,000-99,999	1	0	N/A	7	5	40.0
100,000-119,999	4	3	33.3	14	11	27.3
120,000-139,999	7	4	75.0	22	21	4.8
140,000-159,999	6	7	-14.3	17	29	-41.4
160,000-179,999	5	7	-28.6	30	40	-25.0
180,000-199,999	8	12	-33.3	21	38	-44.7
200,000-249,999	38	37	2.7	135	148	-8.8
250,000-299,999	54	65	-16.9	238	261	-8.8
300,000-399,999	116	130	-10.8	413	460	-10.2
400,000-499,999	61	71	-14.1	203	271	-25.1
500,000+	105	137	-23.4	361	462	-21.9
Totals	407	477	-14.7	1474	1769	-16.7

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	1	-100.0	0	2	-100.0
30,000-39,999	0	0	0.0	0	1	-100.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	0	0.0	0	1	-100.0
60,000-69,999	1	0	N/A	4	2	100.0
70,000-79,999	1	0	N/A	4	6	-33.3
80,000-89,999	0	0	0.0	4	4	0.0
90,000-99,999	0	1	-100.0	4	5	-20.0
100,000-119,999	3	3	0.0	13	13	0.0
120,000-139,999	3	2	50.0	16	16	0.0
140,000-159,999	7	4	75.0	25	25	0.0
160,000-179,999	7	7	0.0	29	40	-27.5
180,000-199,999	12	13	-7.7	29	46	-37.0
200,000-249,999	32	41	-22.0	127	155	-18.1
250,000-299,999	91	46	97.8	310	262	18.3
300,000-399,999	125	151	-17.2	468	583	-19.7
400,000-499,999	84	85	-1.2	264	329	-19.8
500,000+	107	135	-20.7	428	548	-21.9
Totals	473	489	-3.3	1725	2038	-15.4

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	1	-100.0	1	4	-75.0
30,000-39,999	0	0	0.0	0	1	-100.0
40,000-49,999	0	0	0.0	0	1	-100.0
50,000-59,999	1	1	0.0	4	3	33.3
60,000-69,999	3	1	200.0	7	3	133.3
70,000-79,999	2	1	100.0	5	8	-37.5
80,000-89,999	5	5	0.0	10	10	0.0
90,000-99,999	3	3	0.0	7	7	0.0
100,000-119,999	11	8	37.5	27	21	28.6
120,000-139,999	8	6	33.3	25	27	-7.4
140,000-159,999	19	16	18.8	50	53	-5.7
160,000-179,999	28	21	33.3	65	69	-5.8
180,000-199,999	56	41	36.6	94	89	5.6
200,000-249,999	136	84	61.9	314	263	19.4
250,000-299,999	309	199	55.3	695	507	37.1
300,000-399,999	622	488	27.5	1285	1191	7.9
400,000-499,999	434	268	61.9	838	692	21.1
500,000+	1035	652	58.7	1816	1427	27.3
Totals	2672	1795	48.9	5243	4376	19.8

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	0	0.0	1	4	-75.0
30,000-39,999	0	0	0.0	0	1	-100.0
40,000-49,999	0	1	-100.0	0	1	-100.0
50,000-59,999	1	1	0.0	3	3	0.0
60,000-69,999	1	1	0.0	5	3	66.7
70,000-79,999	1	0	N/A	2	4	-50.0
80,000-89,999	2	2	0.0	8	8	0.0
90,000-99,999	0	2	-100.0	2	5	-60.0
100,000-119,999	5	4	25.0	15	14	7.1
120,000-139,999	3	3	0.0	18	15	20.0
140,000-159,999	8	8	0.0	37	37	0.0
160,000-179,999	16	15	6.7	46	54	-14.8
180,000-199,999	19	11	72.7	57	58	-1.7
200,000-249,999	49	43	14.0	197	183	7.7
250,000-299,999	85	92	-7.6	391	326	19.9
300,000-399,999	163	186	-12.4	732	694	5.5
400,000-499,999	130	118	10.2	461	424	8.7
500,000+	244	228	7.0	994	816	21.8
Totals	727	715	1.7	2969	2650	12.0

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