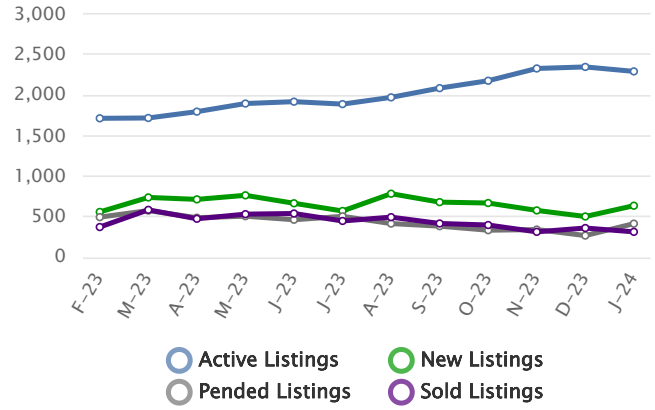
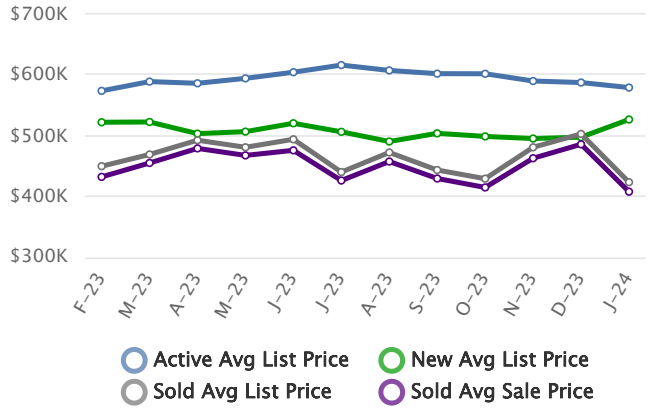
Market Summary

Polygon Residential, January 2024

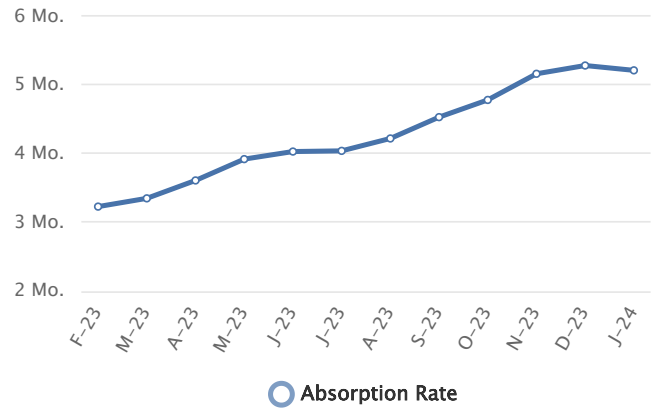
Number of Listings



Listing Prices



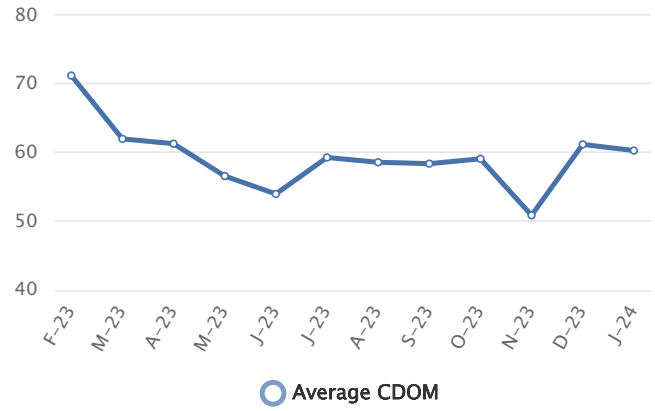
Absorption Rate, in Months



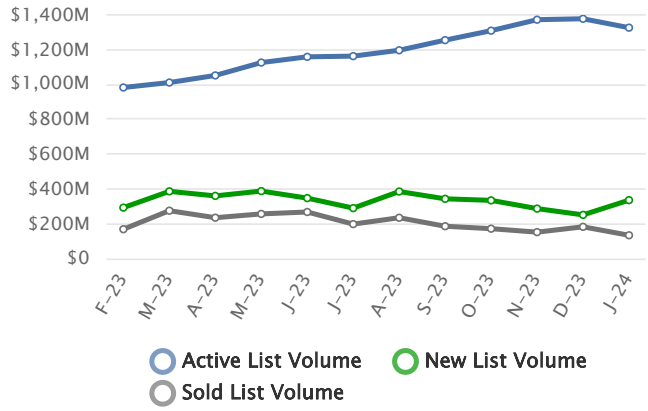
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jan-24	Jan-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	5.21	3.23	61.30	5.21	3.23	61.30
Average List Price	$579,050	$575,953	0.54	$569,705	$545,199	4.49
Median List Price	$429,000	$419,000	2.39	$424,250	$405,000	4.75
Average Sale Price	$407,958	$438,765	-7.02	$407,958	$438,765	-7.02
Median Sale Price	$340,250	$345,000	-1.38	$340,250	$345,000	-1.38
Average CDOM	60	63	-4.76	60	63	-4.76
Median CDOM	43	46	-6.52	43	46	-6.52

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	0	0.0	0	0	0.0
30,000-39,999	0	1	-100.0	0	1	-100.0
40,000-49,999	1	0	N/A	1	0	N/A
50,000-59,999	0	0	0.0	0	0	0.0
60,000-69,999	0	1	-100.0	0	1	-100.0
70,000-79,999	1	2	-50.0	1	2	-50.0
80,000-89,999	1	2	-50.0	1	2	-50.0
90,000-99,999	0	0	0.0	0	0	0.0
100,000-119,999	3	3	0.0	3	3	0.0
120,000-139,999	7	2	250.0	7	2	250.0
140,000-159,999	3	5	-40.0	3	5	-40.0
160,000-179,999	9	13	-30.8	9	13	-30.8
180,000-199,999	5	7	-28.6	5	7	-28.6
200,000-249,999	27	38	-28.9	27	38	-28.9
250,000-299,999	61	47	29.8	61	47	29.8
300,000-399,999	84	81	3.7	84	81	3.7
400,000-499,999	39	54	-27.8	39	54	-27.8
500,000+	74	76	-2.6	74	76	-2.6
Totals	315	332	-5.1	315	332	-5.1

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% 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	2	0	N/A	2	0	N/A
70,000-79,999	2	3	-33.3	2	3	-33.3
80,000-89,999	1	1	0.0	1	1	0.0
90,000-99,999	2	2	0.0	2	2	0.0
100,000-119,999	2	5	-60.0	2	5	-60.0
120,000-139,999	4	5	-20.0	4	5	-20.0
140,000-159,999	3	8	-62.5	3	8	-62.5
160,000-179,999	8	11	-27.3	8	11	-27.3
180,000-199,999	5	10	-50.0	5	10	-50.0
200,000-249,999	36	39	-7.7	36	39	-7.7
250,000-299,999	72	69	4.3	72	69	4.3
300,000-399,999	107	132	-18.9	107	132	-18.9
400,000-499,999	59	68	-13.2	59	68	-13.2
500,000+	113	121	-6.6	113	121	-6.6
Totals	416	474	-12.2	416	474	-12.2

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	0	0.0	1	1	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	1	0	N/A
60,000-69,999	2	0	N/A	3	0	N/A
70,000-79,999	3	4	-25.0	4	7	-42.9
80,000-89,999	1	2	-50.0	2	5	-60.0
90,000-99,999	3	2	50.0	4	2	100.0
100,000-119,999	11	6	83.3	13	11	18.2
120,000-139,999	8	12	-33.3	10	16	-37.5
140,000-159,999	19	17	11.8	27	29	-6.9
160,000-179,999	21	16	31.3	27	30	-10.0
180,000-199,999	23	26	-11.5	29	42	-31.0
200,000-249,999	114	82	39.0	164	122	34.4
250,000-299,999	296	183	61.7	371	261	42.1
300,000-399,999	548	496	10.5	693	647	7.1
400,000-499,999	389	287	35.5	476	376	26.6
500,000+	854	638	33.9	1051	812	29.4
Totals	2292	1771	29.4	2876	2361	21.8

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	1	1	0.0	1	1	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	1	0	N/A	1	0	N/A
60,000-69,999	1	0	N/A	1	0	N/A
70,000-79,999	1	3	-66.7	1	3	-66.7
80,000-89,999	0	3	-100.0	0	3	-100.0
90,000-99,999	0	0	0.0	0	0	0.0
100,000-119,999	2	4	-50.0	2	4	-50.0
120,000-139,999	3	4	-25.0	3	4	-25.0
140,000-159,999	13	13	0.0	13	13	0.0
160,000-179,999	7	15	-53.3	7	15	-53.3
180,000-199,999	7	13	-46.2	7	13	-46.2
200,000-249,999	47	41	14.6	47	41	14.6
250,000-299,999	80	80	0.0	80	80	0.0
300,000-399,999	161	150	7.3	161	150	7.3
400,000-499,999	97	108	-10.2	97	108	-10.2
500,000+	216	201	7.5	216	201	7.5
Totals	637	636	0.2	637	636	0.2

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