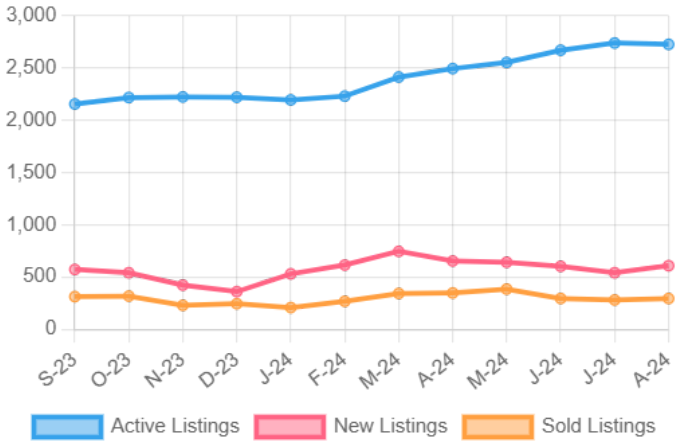
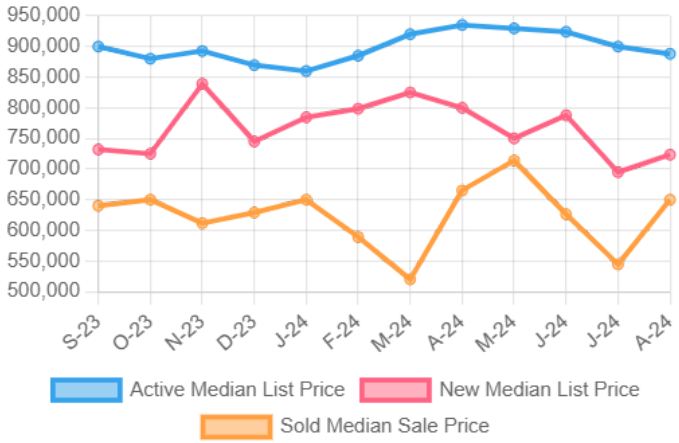
Market Summary

Polygon Residential, August 2024

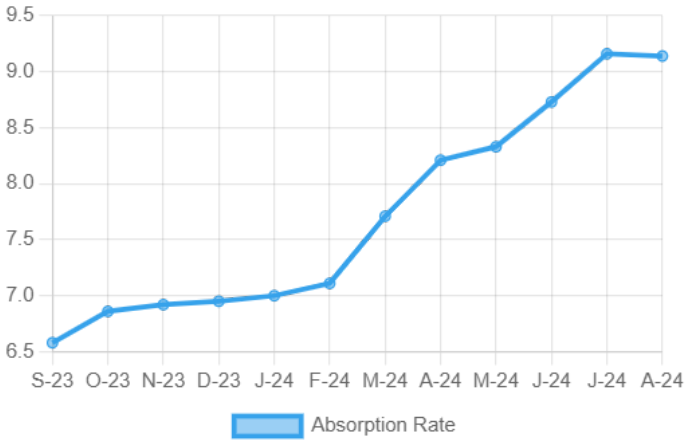
Number of Listings



Listing Prices



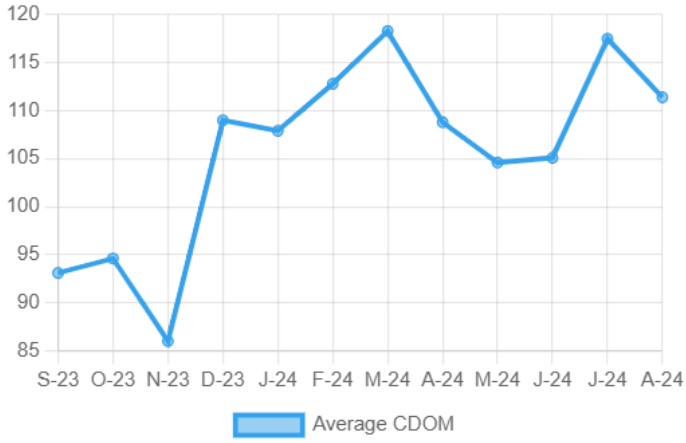
Absorption Rate, in Months



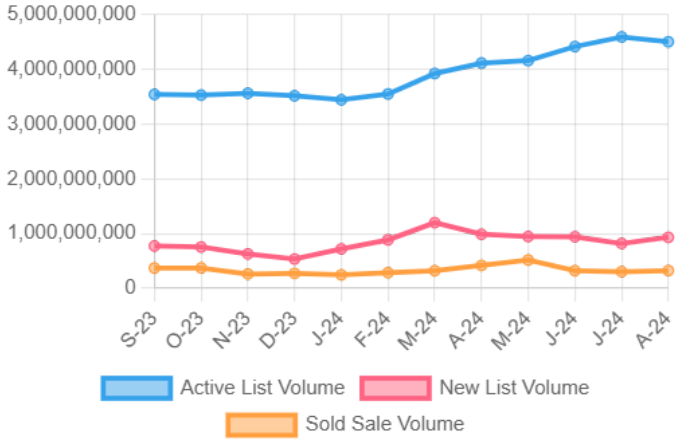
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Aug-24	Aug-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	9.14	6.2	47.42	8.17	4.87	67.76
Average List Price	$1,651,978	$1,685,395	-1.98	$1,530,754	$1,476,118	3.70
Median List Price	$888,000	$908,250	-2.23	$799,000	$799,000	0.00
Average Sale Price	$1,101,531	$1,258,360	-12.46	$1,135,476	$1,128,818	0.59
Median Sale Price	$650,000	$620,000	4.84	$619,000	$625,000	-0.96
Average CDOM	111	97	14.43	110	93	18.28
Median CDOM	60	49	22.45	66	53	24.53

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	2	6	-66.7	11	20	-45.0
100,000-149,999	4	4	0.0	27	25	8.0
150,000-199,999	6	6	0.0	56	47	19.1
200,000-249,999	8	14	-42.9	87	92	-5.4
250,000-299,999	14	16	-12.5	113	146	-22.6
300,000-349,999	22	23	-4.3	168	128	31.3
350,000-399,999	24	33	-27.3	193	207	-6.8
400,000-449,999	18	23	-21.7	163	167	-2.4
450,000-499,999	19	19	0.0	130	172	-24.4
500,000-549,999	10	13	-23.1	126	139	-9.4
550,000-599,999	11	16	-31.2	104	119	-12.6
600,000-649,999	8	12	-33.3	78	115	-32.2
650,000-699,999	8	11	-27.3	71	88	-19.3
700,000-749,999	11	8	37.5	68	72	-5.6
750,000-799,999	13	3	333.3	73	66	10.6
800,000-849,999	11	7	57.1	67	62	8.1
850,000-899,999	7	5	40.0	49	59	-16.9
900,000-949,999	6	7	-14.3	34	48	-29.2
950,000-999,999	8	8	0.0	45	55	-18.2
1,000,000-1,099,999	6	5	20.0	63	63	0.0
1,100,000-1,199,999	5	8	-37.5	48	54	-11.1
1,200,000-1,299,999	6	14	-57.1	51	70	-27.1
1,300,000-1,399,999	5	3	66.7	51	53	-3.8

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	3	3	0.0	9	17	-47.1
100,000-149,999	4	2	100.0	28	21	33.3
150,000-199,999	8	6	33.3	61	50	22.0
200,000-249,999	6	18	-66.7	79	96	-17.7
250,000-299,999	19	13	46.2	117	149	-21.5
300,000-349,999	17	16	6.3	163	105	55.2
350,000-399,999	34	29	17.2	220	239	-7.9
400,000-449,999	17	13	30.8	163	164	-0.6
450,000-499,999	16	15	6.7	156	177	-11.9
500,000-549,999	11	11	0.0	118	146	-19.2
550,000-599,999	12	16	-25.0	112	134	-16.4
600,000-649,999	10	11	-9.1	82	96	-14.6
650,000-699,999	5	13	-61.5	83	112	-25.9
700,000-749,999	7	10	-30.0	60	67	-10.4
750,000-799,999	6	11	-45.5	84	73	15.1
800,000-849,999	2	8	-75.0	51	51	0.0
850,000-899,999	9	7	28.6	72	67	7.5
900,000-949,999	7	6	16.7	35	30	16.7
950,000-999,999	7	7	0.0	55	75	-26.7
1,000,000-1,099,999	1	8	-87.5	44	65	-32.3
1,100,000-1,199,999	6	13	-53.8	57	63	-9.5
1,200,000-1,299,999	5	11	-54.5	54	69	-21.7
1,300,000-1,399,999	9	4	125.0	59	56	5.4

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,400,000-1,499,999	1	4	-75.0	34	48	-29.2
1,500,000-1,599,999	7	4	75.0	39	36	8.3
1,600,000-1,699,999	8	6	33.3	40	44	-9.1
1,700,000-1,799,999	3	7	-57.1	38	38	0.0
1,800,000-1,899,999	7	5	40.0	30	32	-6.2
1,900,000-1,999,999	1	4	-75.0	18	33	-45.5
2,000,000-2,249,999	5	12	-58.3	51	70	-27.1
2,250,000-2,499,999	3	8	-62.5	31	39	-20.5
2,500,000-2,749,999	5	3	66.7	40	27	48.1
2,750,000-2,999,999	2	3	-33.3	33	28	17.9
3,000,000-3,249,999	2	8	-75.0	25	31	-19.4
3,250,000-3,499,999	2	3	-33.3	17	18	-5.6
3,500,000-3,749,999	2	2	0.0	17	14	21.4
3,750,000-3,999,999	1	3	-66.7	17	16	6.3
4,000,000-4,249,999	1	0	N/A	12	10	20.0
4,250,000-4,499,999	0	2	-100.0	10	11	-9.1
4,500,000-4,749,999	2	3	-33.3	6	13	-53.8
4,750,000-4,999,999	1	0	N/A	7	6	16.7
5,000,000+	9	17	-47.1	74	82	-9.8
Totals	294	358	-17.9	2415	2663	-9.3

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,400,000-1,499,999	6	6	0.0	41	57	-28.1
1,500,000-1,599,999	2	6	-66.7	40	37	8.1
1,600,000-1,699,999	5	6	-16.7	36	48	-25.0
1,700,000-1,799,999	4	3	33.3	45	40	12.5
1,800,000-1,899,999	6	4	50.0	42	26	61.5
1,900,000-1,999,999	2	5	-60.0	27	41	-34.1
2,000,000-2,249,999	2	1	100.0	30	42	-28.6
2,250,000-2,499,999	8	6	33.3	53	65	-18.5
2,500,000-2,749,999	6	3	100.0	31	32	-3.1
2,750,000-2,999,999	3	7	-57.1	36	44	-18.2
3,000,000-3,249,999	0	3	-100.0	8	20	-60.0
3,250,000-3,499,999	2	4	-50.0	25	31	-19.4
3,500,000-3,749,999	1	2	-50.0	16	8	100.0
3,750,000-3,999,999	2	4	-50.0	19	24	-20.8
4,000,000-4,249,999	0	0	0.0	6	5	20.0
4,250,000-4,499,999	1	3	-66.7	15	17	-11.8
4,500,000-4,749,999	0	2	-100.0	4	9	-55.6
4,750,000-4,999,999	1	2	-50.0	9	16	-43.7
5,000,000+	9	12	-25.0	75	84	-10.7
Totals	281	330	-14.8	2520	2768	-9.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	4	5	-20.0	17	27	-37.0
100,000-149,999	17	8	112.5	63	39	61.5
150,000-199,999	37	38	-2.6	117	116	0.9
200,000-249,999	89	50	78.0	200	176	13.6
250,000-299,999	87	63	38.1	265	257	3.1
300,000-349,999	88	80	10.0	289	205	41.0
350,000-399,999	150	134	11.9	446	414	7.7
400,000-449,999	96	76	26.3	333	283	17.7
450,000-499,999	122	89	37.1	366	308	18.8
500,000-549,999	120	76	57.9	297	271	9.6
550,000-599,999	120	81	48.1	299	263	13.7
600,000-649,999	103	70	47.1	245	208	17.8
650,000-699,999	106	60	76.7	254	230	10.4
700,000-749,999	65	34	91.2	169	128	32.0
750,000-799,999	84	63	33.3	222	171	29.8
800,000-849,999	36	43	-16.3	117	106	10.4
850,000-899,999	74	56	32.1	197	155	27.1
900,000-949,999	35	24	45.8	95	72	31.9
950,000-999,999	70	53	32.1	163	149	9.4
1,000,000-1,099,999	52	40	30.0	140	138	1.4
1,100,000-1,199,999	93	63	47.6	206	169	21.9
1,200,000-1,299,999	87	57	52.6	193	160	20.6
1,300,000-1,399,999	68	47	44.7	172	137	25.5
1,400,000-1,499,999	51	53	-3.8	128	142	-9.9
1,500,000-1,599,999	49	38	28.9	131	108	21.3
1,600,000-1,699,999	52	50	4.0	125	131	-4.6
1,700,000-1,799,999	52	33	57.6	139	104	33.7
1,800,000-1,899,999	39	36	8.3	119	88	35.2
1,900,000-1,999,999	60	46	30.4	128	120	6.7
2,000,000-2,249,999	44	38	15.8	117	117	0.0
2,250,000-2,499,999	71	66	7.6	162	172	-5.8
2,500,000-2,749,999	51	43	18.6	107	99	8.1
2,750,000-2,999,999	57	46	23.9	144	123	17.1

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	4	1	300.0	17	24	-29.2
100,000-149,999	8	4	100.0	44	33	33.3
150,000-199,999	9	13	-30.8	81	87	-6.9
200,000-249,999	20	32	-37.5	146	139	5.0
250,000-299,999	28	17	64.7	191	187	2.1
300,000-349,999	25	14	78.6	207	168	23.2
350,000-399,999	49	46	6.5	327	329	-0.6
400,000-449,999	36	32	12.5	246	192	28.1
450,000-499,999	27	30	-10.0	258	200	29.0
500,000-549,999	29	18	61.1	212	193	9.8
550,000-599,999	22	30	-26.7	194	196	-1.0
600,000-649,999	17	24	-29.2	174	152	14.5
650,000-699,999	25	20	25.0	189	163	16.0
700,000-749,999	13	9	44.4	119	96	24.0
750,000-799,999	20	17	17.6	161	133	21.1
800,000-849,999	12	10	20.0	85	88	-3.4
850,000-899,999	12	19	-36.8	133	118	12.7
900,000-949,999	9	8	12.5	69	55	25.5
950,000-999,999	9	19	-52.6	112	115	-2.6
1,000,000-1,099,999	2	12	-83.3	95	95	0.0
1,100,000-1,199,999	25	18	38.9	143	125	14.4
1,200,000-1,299,999	13	17	-23.5	130	129	0.8
1,300,000-1,399,999	15	17	-11.8	117	101	15.8
1,400,000-1,499,999	6	10	-40.0	86	102	-15.7
1,500,000-1,599,999	11	12	-8.3	77	74	4.1
1,600,000-1,699,999	10	15	-33.3	89	93	-4.3
1,700,000-1,799,999	9	7	28.6	96	74	29.7
1,800,000-1,899,999	9	8	12.5	81	65	24.6
1,900,000-1,999,999	13	12	8.3	87	85	2.4
2,000,000-2,249,999	14	4	250.0	84	68	23.5
2,250,000-2,499,999	10	20	-50.0	101	119	-15.1
2,500,000-2,749,999	12	8	50.0	73	74	-1.4
2,750,000-2,999,999	10	10	0.0	100	84	19.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
3,000,000-3,249,999	27	26	3.8	53	67	-20.9
3,250,000-3,499,999	38	24	58.3	93	83	12.0
3,500,000-3,749,999	31	16	93.8	76	43	76.7
3,750,000-3,999,999	49	29	69.0	105	73	43.8
4,000,000-4,249,999	10	13	-23.1	25	21	19.0
4,250,000-4,499,999	26	29	-10.3	60	61	-1.6
4,500,000-4,749,999	16	7	128.6	30	27	11.1
4,750,000-4,999,999	30	24	25.0	58	51	13.7
5,000,000+	171	127	34.6	396	300	32.0
Totals	2727	2054	32.8	7061	6112	15.5

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
3,000,000-3,249,999	4	13	-69.2	32	57	-43.9
3,250,000-3,499,999	8	5	60.0	66	61	8.2
3,500,000-3,749,999	4	9	-55.6	46	31	48.4
3,750,000-3,999,999	8	5	60.0	77	51	51.0
4,000,000-4,249,999	4	1	300.0	16	15	6.7
4,250,000-4,499,999	5	5	0.0	38	46	-17.4
4,500,000-4,749,999	3	6	-50.0	24	17	41.2
4,750,000-4,999,999	6	2	200.0	39	29	34.5
5,000,000+	33	24	37.5	272	200	36.0
Totals	608	603	0.8	4934	4463	10.6

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