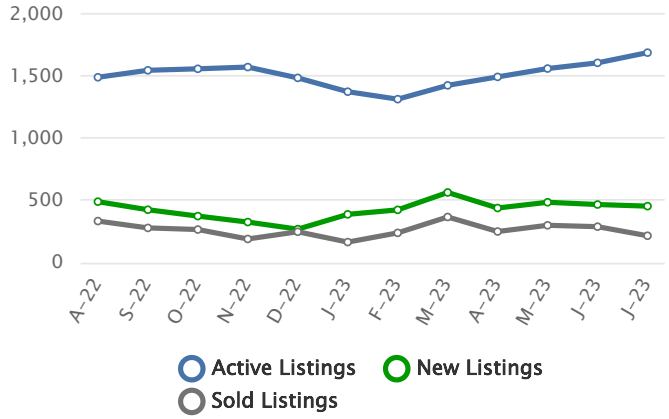
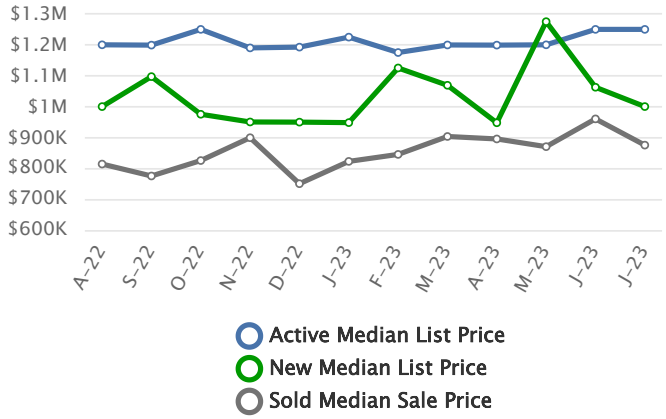
Market Summary

Polygon Residential, July 2023

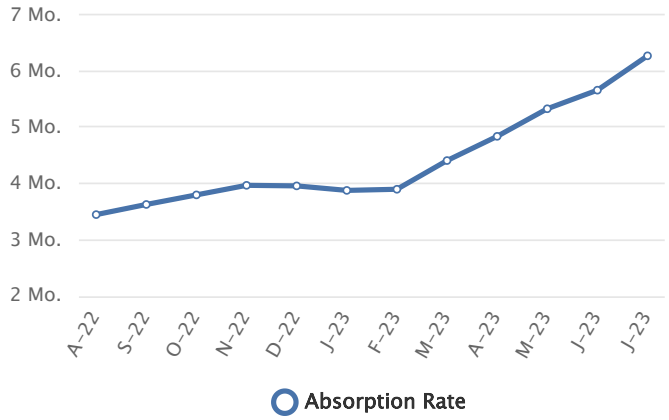
Number of Listings



Listing Prices



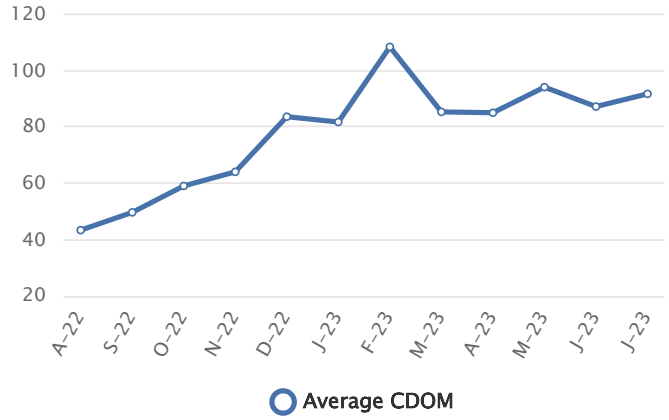
Absorption Rate, in Months



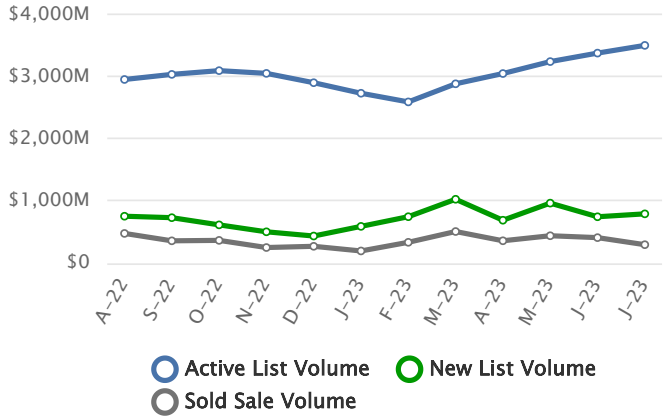
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jul-23	Jul-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	6.27	3.24	93.52	4.9	1.9	157.89
Average List Price	$2,074,135	$1,961,916	5.72	$1,809,733	$1,706,748	6.03
Median List Price	$1,250,000	$1,195,000	4.60	$1,100,000	$976,950	12.60
Average Sale Price	$1,377,480	$1,273,986	8.12	$1,397,765	$1,343,912	4.01
Median Sale Price	$875,000	$850,000	2.94	$875,000	$820,000	6.71
Average CDOM	91	34	167.65	90	37	143.24
Median CDOM	36	11	227.27	50	10	400.00

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	0	N/A	1	0	N/A
100,000-149,999	0	0	0.0	1	5	-80.0
150,000-199,999	1	1	0.0	4	13	-69.2
200,000-249,999	2	1	100.0	9	43	-79.1
250,000-299,999	2	9	-77.8	26	60	-56.7
300,000-349,999	3	7	-57.1	36	77	-53.2
350,000-399,999	9	15	-40.0	75	123	-39.0
400,000-449,999	9	13	-30.8	72	124	-41.9
450,000-499,999	8	19	-57.9	93	176	-47.2
500,000-549,999	20	8	150.0	100	137	-27.0
550,000-599,999	10	16	-37.5	84	171	-50.9
600,000-649,999	10	18	-44.4	96	153	-37.3
650,000-699,999	11	12	-8.3	76	126	-39.7
700,000-749,999	5	12	-58.3	73	108	-32.4
750,000-799,999	10	7	42.9	70	106	-34.0
800,000-849,999	4	9	-55.6	61	93	-34.4
850,000-899,999	6	11	-45.5	59	93	-36.6
900,000-949,999	11	10	10.0	49	89	-44.9
950,000-999,999	5	6	-16.7	55	75	-26.7
1,000,000-1,099,999	12	11	9.1	64	88	-27.3

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	1	1	0.0
150,000-199,999	0	1	-100.0	2	12	-83.3
200,000-249,999	1	2	-50.0	4	32	-87.5
250,000-299,999	5	8	-37.5	32	66	-51.5
300,000-349,999	3	2	50.0	25	67	-62.7
350,000-399,999	7	6	16.7	77	93	-17.2
400,000-449,999	10	15	-33.3	72	110	-34.5
450,000-499,999	11	20	-45.0	103	169	-39.1
500,000-549,999	19	8	137.5	104	112	-7.1
550,000-599,999	13	13	0.0	95	172	-44.8
600,000-649,999	8	21	-61.9	80	167	-52.1
650,000-699,999	15	15	0.0	103	151	-31.8
700,000-749,999	5	10	-50.0	60	91	-34.1
750,000-799,999	2	8	-75.0	67	97	-30.9
800,000-849,999	5	5	0.0	50	63	-20.6
850,000-899,999	13	10	30.0	73	95	-23.2
900,000-949,999	1	9	-88.9	32	71	-54.9
950,000-999,999	10	12	-16.7	76	93	-18.3
1,000,000-1,099,999	8	8	0.0	64	69	-7.2

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	5	7	-28.6	57	96	-40.6
1,200,000-1,299,999	11	9	22.2	64	99	-35.4
1,300,000-1,399,999	3	9	-66.7	56	72	-22.2
1,400,000-1,499,999	4	11	-63.6	51	53	-3.8
1,500,000-1,599,999	1	13	-92.3	36	69	-47.8
1,600,000-1,699,999	8	3	166.7	50	46	8.7
1,700,000-1,799,999	2	4	-50.0	35	50	-30.0
1,800,000-1,899,999	2	4	-50.0	28	32	-12.5
1,900,000-1,999,999	5	3	66.7	30	39	-23.1
2,000,000-2,249,999	7	6	16.7	62	67	-7.5
2,250,000-2,499,999	3	3	0.0	33	59	-44.1
2,500,000-2,749,999	4	8	-50.0	27	55	-50.9
2,750,000-2,999,999	1	3	-66.7	26	45	-42.2
3,000,000-3,249,999	4	8	-50.0	24	47	-48.9
3,250,000-3,499,999	0	1	-100.0	15	24	-37.5
3,500,000-3,749,999	3	1	200.0	13	30	-56.7
3,750,000-3,999,999	3	4	-25.0	13	33	-60.6
4,000,000-4,249,999	1	3	-66.7	10	19	-47.4
4,250,000-4,499,999	0	1	-100.0	10	19	-47.4
4,500,000-4,749,999	1	1	0.0	10	16	-37.5
4,750,000-4,999,999	0	1	-100.0	7	10	-30.0
5,000,000+	10	8	25.0	72	87	-17.2
Totals	217	296	-26.7	1833	2927	-37.4

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	11	5	120.0	58	90	-35.6
1,200,000-1,299,999	6	8	-25.0	61	100	-39.0
1,300,000-1,399,999	9	12	-25.0	61	76	-19.7
1,400,000-1,499,999	4	10	-60.0	56	55	1.8
1,500,000-1,599,999	4	2	100.0	35	61	-42.6
1,600,000-1,699,999	6	2	200.0	47	53	-11.3
1,700,000-1,799,999	4	3	33.3	42	48	-12.5
1,800,000-1,899,999	3	4	-25.0	24	39	-38.5
1,900,000-1,999,999	1	4	-75.0	35	42	-16.7
2,000,000-2,249,999	8	7	14.3	45	74	-39.2
2,250,000-2,499,999	2	2	0.0	62	66	-6.1
2,500,000-2,749,999	6	4	50.0	29	49	-40.8
2,750,000-2,999,999	3	8	-62.5	36	58	-37.9
3,000,000-3,249,999	4	5	-20.0	17	40	-57.5
3,250,000-3,499,999	4	4	0.0	27	32	-15.6
3,500,000-3,749,999	2	2	0.0	7	29	-75.9
3,750,000-3,999,999	4	2	100.0	21	28	-25.0
4,000,000-4,249,999	0	1	-100.0	5	15	-66.7
4,250,000-4,499,999	2	2	0.0	14	18	-22.2
4,500,000-4,749,999	1	1	0.0	7	14	-50.0
4,750,000-4,999,999	2	0	N/A	13	20	-35.0
5,000,000+	12	7	71.4	74	105	-29.5
Totals	234	268	-12.7	1896	2843	-33.3

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	0	0.0	2	1	100.0
100,000-149,999	0	0	0.0	1	1	0.0
150,000-199,999	0	1	-100.0	2	14	-85.7
200,000-249,999	8	2	300.0	13	35	-62.9
250,000-299,999	27	10	170.0	72	78	-7.7
300,000-349,999	19	6	216.7	54	77	-29.9
350,000-399,999	43	30	43.3	138	129	7.0
400,000-449,999	39	37	5.4	128	152	-15.8
450,000-499,999	59	81	-27.2	201	265	-24.2
500,000-549,999	43	49	-12.2	183	173	5.8
550,000-599,999	60	69	-13.0	194	273	-28.9
600,000-649,999	69	71	-2.8	182	256	-28.9
650,000-699,999	68	74	-8.1	217	248	-12.5
700,000-749,999	44	42	4.8	129	147	-12.2
750,000-799,999	49	37	32.4	151	152	-0.7
800,000-849,999	43	28	53.6	108	103	4.9
850,000-899,999	59	48	22.9	156	155	0.6
900,000-949,999	28	27	3.7	84	107	-21.5
950,000-999,999	53	35	51.4	155	142	9.2
1,000,000-1,099,999	31	38	-18.4	123	114	7.9
1,100,000-1,199,999	80	52	53.8	177	167	6.0
1,200,000-1,299,999	45	33	36.4	141	155	-9.0
1,300,000-1,399,999	48	48	0.0	137	142	-3.5
1,400,000-1,499,999	45	47	-4.3	128	121	5.8
1,500,000-1,599,999	44	30	46.7	112	106	5.7
1,600,000-1,699,999	45	43	4.7	118	108	9.3
1,700,000-1,799,999	44	33	33.3	113	97	16.5
1,800,000-1,899,999	37	30	23.3	82	83	-1.2
1,900,000-1,999,999	40	42	-4.8	109	100	9.0
2,000,000-2,249,999	36	42	-14.3	117	132	-11.4

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	2	0	N/A	2	1	100.0
100,000-149,999	0	0	0.0	1	1	0.0
150,000-199,999	0	0	0.0	1	13	-92.3
200,000-249,999	0	0	0.0	9	27	-66.7
250,000-299,999	7	8	-12.5	48	71	-32.4
300,000-349,999	11	6	83.3	42	66	-36.4
350,000-399,999	9	13	-30.8	96	113	-15.0
400,000-449,999	13	18	-27.8	92	127	-27.6
450,000-499,999	23	29	-20.7	129	228	-43.4
500,000-549,999	16	16	0.0	139	150	-7.3
550,000-599,999	19	19	0.0	145	225	-35.6
600,000-649,999	15	25	-40.0	129	213	-39.4
650,000-699,999	25	19	31.6	152	214	-29.0
700,000-749,999	12	17	-29.4	95	128	-25.8
750,000-799,999	17	17	0.0	117	129	-9.3
800,000-849,999	16	10	60.0	82	86	-4.7
850,000-899,999	19	11	72.7	116	124	-6.5
900,000-949,999	9	7	28.6	60	88	-31.8
950,000-999,999	15	14	7.1	116	119	-2.5
1,000,000-1,099,999	11	11	0.0	80	102	-21.6
1,100,000-1,199,999	18	19	-5.3	127	143	-11.2
1,200,000-1,299,999	14	18	-22.2	105	137	-23.4
1,300,000-1,399,999	13	23	-43.5	98	129	-24.0
1,400,000-1,499,999	8	23	-65.2	88	105	-16.2
1,500,000-1,599,999	12	8	50.0	72	92	-21.7
1,600,000-1,699,999	7	10	-30.0	78	96	-18.7
1,700,000-1,799,999	7	9	-22.2	83	88	-5.7
1,800,000-1,899,999	6	11	-45.5	58	73	-20.5
1,900,000-1,999,999	13	11	18.2	73	81	-9.9
2,000,000-2,249,999	13	13	0.0	66	117	-43.6

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	59	44	34.1	162	133	21.8
2,500,000-2,749,999	50	29	72.4	102	88	15.9
2,750,000-2,999,999	39	44	-11.4	111	118	-5.9
3,000,000-3,249,999	31	14	121.4	61	59	3.4
3,250,000-3,499,999	34	27	25.9	85	66	28.8
3,500,000-3,749,999	12	21	-42.9	32	58	-44.8
3,750,000-3,999,999	38	19	100.0	80	66	21.2
4,000,000-4,249,999	11	8	37.5	19	25	-24.0
4,250,000-4,499,999	26	12	116.7	58	34	70.6
4,500,000-4,749,999	9	12	-25.0	23	31	-25.8
4,750,000-4,999,999	27	23	17.4	54	51	5.9
5,000,000+	147	111	32.4	302	278	8.6
Totals	1689	1449	16.6	4616	4840	-4.6

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	14	15	-6.7	108	106	1.9
2,500,000-2,749,999	10	4	150.0	73	78	-6.4
2,750,000-2,999,999	9	13	-30.8	72	104	-30.8
3,000,000-3,249,999	6	4	50.0	50	49	2.0
3,250,000-3,499,999	10	9	11.1	62	56	10.7
3,500,000-3,749,999	2	5	-60.0	20	50	-60.0
3,750,000-3,999,999	9	7	28.6	56	59	-5.1
4,000,000-4,249,999	2	4	-50.0	13	20	-35.0
4,250,000-4,499,999	8	6	33.3	41	30	36.7
4,500,000-4,749,999	1	5	-80.0	11	28	-60.7
4,750,000-4,999,999	7	3	133.3	33	40	-17.5
5,000,000+	27	27	0.0	190	222	-14.4
Totals	455	487	-6.6	3228	4128	-21.8

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