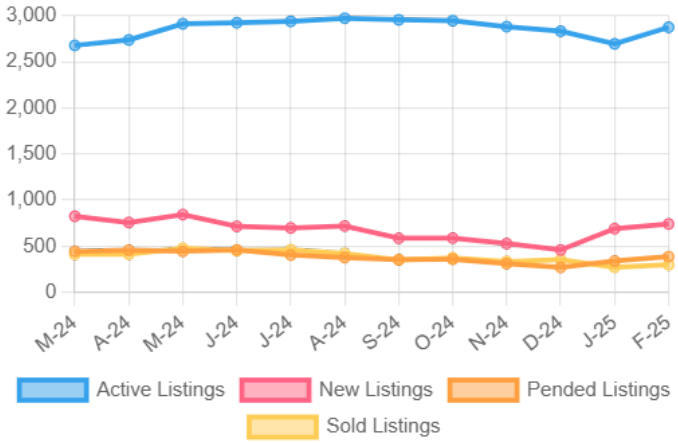
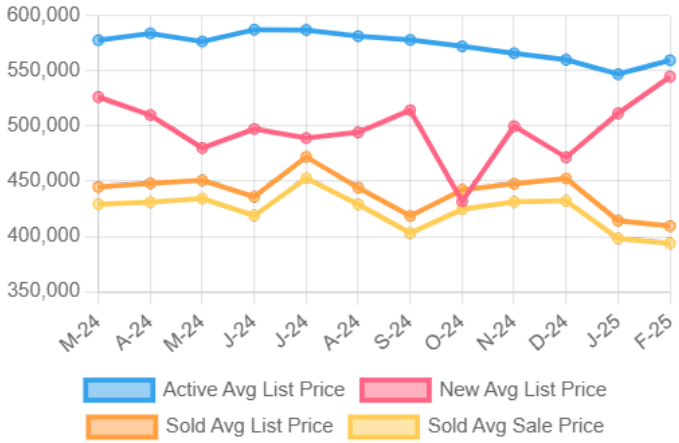
Market Summary

Polygon Residential, February 2025

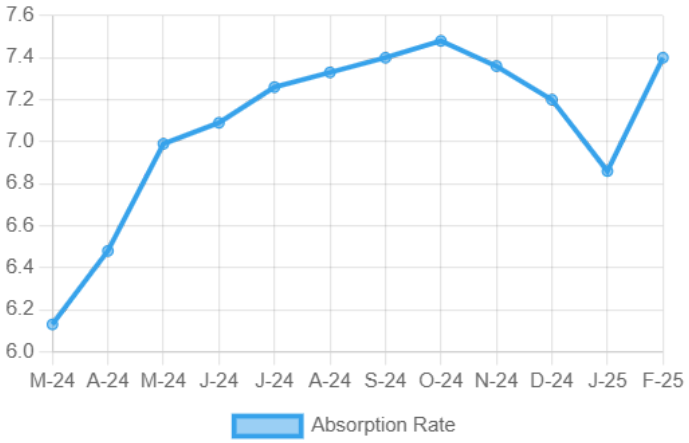
Number of Listings



Listing Prices



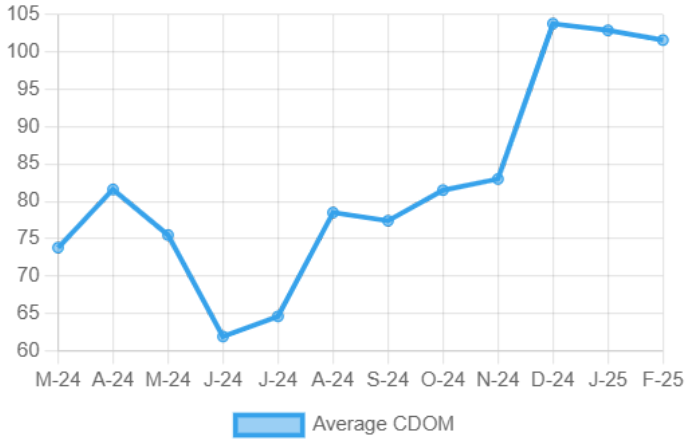
Absorption Rate, in Months



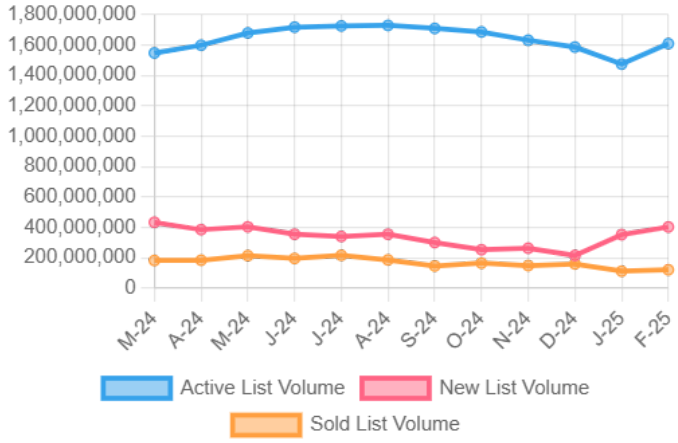
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Feb-25	Feb-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	7.4	5.66	30.74	7.13	5.52	29.17
Average List Price	$559,711	$577,264	-3.04	$542,127	$550,366	-1.50
Median List Price	$405,000	$410,000	-1.22	$399,000	$399,900	-0.23
Average Sale Price	$393,743	$452,806	-13.04	$395,873	$431,254	-8.20
Median Sale Price	$335,501	$364,900	-8.06	$330,650	$350,000	-5.53
Average CDOM	101	86	17.44	102	72	41.67
Median CDOM	69	64	7.81	68	53	28.30

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% 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	1	-100.0	0	2	-100.0
50,000-59,999	0	0	0.0	1	0	N/A
60,000-69,999	1	1	0.0	1	1	0.0
70,000-79,999	0	0	0.0	0	1	-100.0
80,000-89,999	1	0	N/A	3	2	50.0
90,000-99,999	2	4	-50.0	5	4	25.0
100,000-119,999	0	2	-100.0	1	5	-80.0
120,000-139,999	5	4	25.0	11	11	0.0
140,000-159,999	7	4	75.0	12	7	71.4
160,000-179,999	7	3	133.3	13	12	8.3
180,000-199,999	7	3	133.3	21	8	162.5
200,000-249,999	34	37	-8.1	56	65	-13.8
250,000-299,999	42	51	-17.6	89	112	-20.5
300,000-399,999	89	94	-5.3	166	179	-7.3
400,000-499,999	44	48	-8.3	75	87	-13.8
500,000+	59	93	-36.6	116	168	-31.0
Totals	298	345	-13.6	570	664	-14.2

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	1	0	N/A	1	0	N/A
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	2	0	N/A
60,000-69,999	1	0	N/A	1	2	-50.0
70,000-79,999	0	1	-100.0	0	3	-100.0
80,000-89,999	2	2	0.0	2	3	-33.3
90,000-99,999	2	1	100.0	2	3	-33.3
100,000-119,999	2	5	-60.0	4	7	-42.9
120,000-139,999	6	5	20.0	10	9	11.1
140,000-159,999	10	9	11.1	12	12	0.0
160,000-179,999	9	7	28.6	16	14	14.3
180,000-199,999	6	8	-25.0	17	12	41.7
200,000-249,999	34	30	13.3	68	64	6.3
250,000-299,999	65	81	-19.8	113	153	-26.1
300,000-399,999	97	110	-11.8	208	209	-0.5
400,000-499,999	61	62	-1.6	110	118	-6.8
500,000+	89	99	-10.1	159	212	-25.0
Totals	386	420	-8.1	725	821	-11.7

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	1	0	N/A	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	1	0.0	2	2	0.0
60,000-69,999	0	4	-100.0	1	7	-85.7
70,000-79,999	2	1	100.0	2	4	-50.0
80,000-89,999	1	4	-75.0	4	8	-50.0
90,000-99,999	5	2	150.0	6	5	20.0
100,000-119,999	7	13	-46.2	14	19	-26.3
120,000-139,999	9	9	0.0	17	18	-5.6
140,000-159,999	35	25	40.0	44	37	18.9
160,000-179,999	29	19	52.6	52	33	57.6
180,000-199,999	44	49	-10.2	76	65	16.9
200,000-249,999	199	135	47.4	294	220	33.6
250,000-299,999	361	305	18.4	527	509	3.5
300,000-399,999	737	639	15.3	1071	953	12.4
400,000-499,999	441	411	7.3	616	602	2.3
500,000+	1004	867	15.8	1370	1254	9.3
Totals	2876	2484	15.8	4097	3737	9.6

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% 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	2	1	100.0
60,000-69,999	0	3	-100.0	1	4	-75.0
70,000-79,999	1	0	N/A	1	1	0.0
80,000-89,999	2	4	-50.0	2	4	-50.0
90,000-99,999	3	1	200.0	3	1	200.0
100,000-119,999	4	5	-20.0	5	8	-37.5
120,000-139,999	5	6	-16.7	9	11	-18.2
140,000-159,999	6	10	-40.0	16	23	-30.4
160,000-179,999	11	8	37.5	20	15	33.3
180,000-199,999	9	15	-40.0	23	27	-14.8
200,000-249,999	56	46	21.7	109	96	13.5
250,000-299,999	97	112	-13.4	202	201	0.5
300,000-399,999	181	218	-17.0	353	392	-9.9
400,000-499,999	119	121	-1.7	214	222	-3.6
500,000+	247	225	9.8	470	440	6.8
Totals	741	774	-4.3	1431	1447	-1.1

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