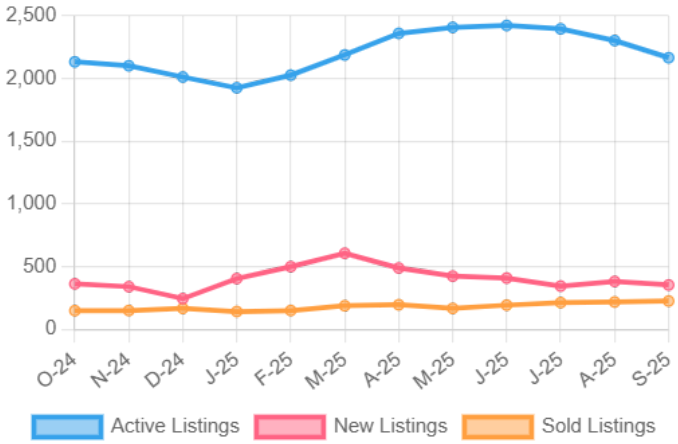
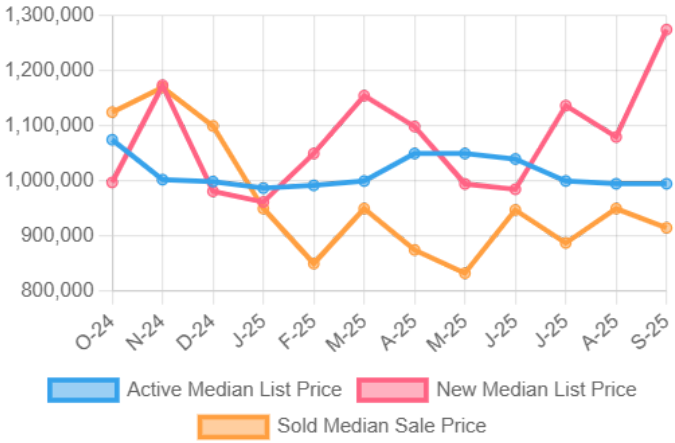
Market Summary

Polygon Residential, September 2025

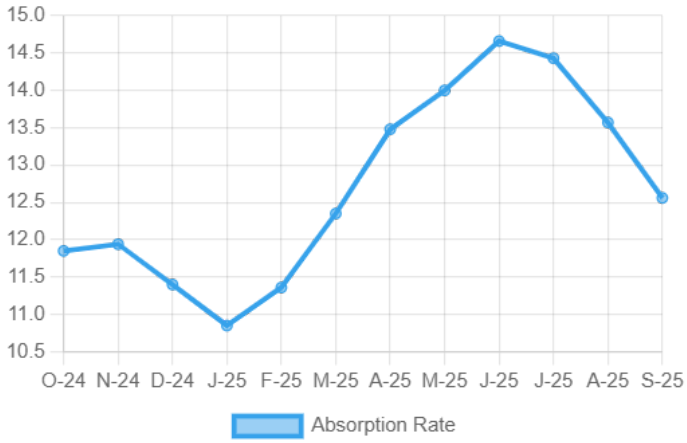
Number of Listings



Listing Prices



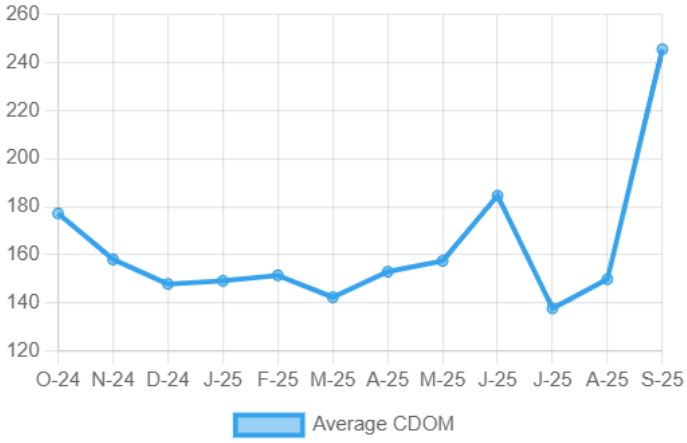
Absorption Rate, in Months



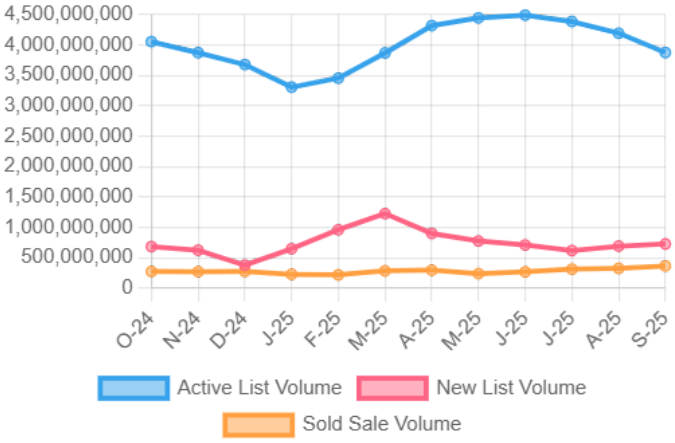
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Sep-25	Sep-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	12.56	11.75	6.89	13.03	10.6	22.92
Average List Price (Actives)	$1,790,192	$1,928,282	-7.16	$1,829,505	$1,900,382	-3.73
Median List Price (Actives)	$995,000	$1,100,000	-9.55	$1,050,000	$1,115,000	-5.83
Average Sale Price (Solds)	$1,637,358	$1,489,735	9.91	$1,521,113	$1,563,561	-2.71
Median Sale Price (Solds)	$915,000	$949,000	-3.58	$900,000	$970,000	-7.22
Average CDOM	245	121	102.48	165	118	39.83
Median CDOM	98	66	48.48	91	72	26.39

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	1	0	N/A
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	2	1	100.0	8	11	-27.3
200,000-249,999	2	1	100.0	13	15	-13.3
250,000-299,999	5	2	150.0	34	14	142.9
300,000-349,999	9	6	50.0	75	55	36.4
350,000-399,999	5	3	66.7	64	58	10.3
400,000-449,999	6	6	0.0	69	78	-11.5
450,000-499,999	14	3	366.7	79	76	3.9
500,000-549,999	11	10	10.0	77	69	11.6
550,000-599,999	3	6	-50.0	68	71	-4.2
600,000-649,999	9	7	28.6	63	40	57.5
650,000-699,999	5	5	0.0	71	55	29.1
700,000-749,999	12	4	200.0	62	58	6.9
750,000-799,999	1	3	-66.7	32	58	-44.8
800,000-849,999	12	5	140.0	52	68	-23.5
850,000-899,999	10	6	66.7	67	48	39.6
900,000-949,999	11	6	83.3	38	37	2.7
950,000-999,999	5	3	66.7	51	46	10.9
1,000,000-1,099,999	6	7	-14.3	50	60	-16.7
1,100,000-1,199,999	8	7	14.3	55	55	0.0
1,200,000-1,299,999	4	6	-33.3	45	58	-22.4
1,300,000-1,399,999	4	9	-55.6	49	62	-21.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	1	0	N/A
100,000-149,999	0	0	0.0	1	0	N/A
150,000-199,999	2	0	N/A	7	7	0.0
200,000-249,999	2	1	100.0	15	14	7.1
250,000-299,999	1	3	-66.7	36	14	157.1
300,000-349,999	6	3	100.0	65	47	38.3
350,000-399,999	7	1	600.0	68	62	9.7
400,000-449,999	3	3	0.0	68	68	0.0
450,000-499,999	6	8	-25.0	67	90	-25.6
500,000-549,999	12	8	50.0	87	66	31.8
550,000-599,999	7	4	75.0	88	74	18.9
600,000-649,999	10	6	66.7	42	52	-19.2
650,000-699,999	8	5	60.0	73	60	21.7
700,000-749,999	10	4	150.0	59	52	13.5
750,000-799,999	8	6	33.3	50	65	-23.1
800,000-849,999	6	3	100.0	34	49	-30.6
850,000-899,999	10	3	233.3	68	62	9.7
900,000-949,999	3	2	50.0	32	33	-3.0
950,000-999,999	5	5	0.0	53	53	0.0
1,000,000-1,099,999	2	4	-50.0	37	48	-22.9
1,100,000-1,199,999	8	10	-20.0	66	63	4.8
1,200,000-1,299,999	10	2	400.0	58	55	5.5
1,300,000-1,399,999	8	7	14.3	49	64	-23.4

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	10	3	233.3	52	38	36.8
1,500,000-1,599,999	6	6	0.0	32	48	-33.3
1,600,000-1,699,999	4	0	N/A	32	40	-20.0
1,700,000-1,799,999	6	2	200.0	35	38	-7.9
1,800,000-1,899,999	8	1	700.0	37	30	23.3
1,900,000-1,999,999	3	2	50.0	21	17	23.5
2,000,000-2,249,999	8	2	300.0	42	48	-12.5
2,250,000-2,499,999	3	2	50.0	43	33	30.3
2,500,000-2,749,999	5	2	150.0	38	38	0.0
2,750,000-2,999,999	2	2	0.0	21	38	-44.7
3,000,000-3,249,999	2	0	N/A	28	25	12.0
3,250,000-3,499,999	3	2	50.0	25	19	31.6
3,500,000-3,749,999	2	4	-50.0	13	20	-35.0
3,750,000-3,999,999	0	0	0.0	14	17	-17.6
4,000,000-4,249,999	1	0	N/A	12	13	-7.7
4,250,000-4,499,999	2	1	100.0	10	11	-9.1
4,500,000-4,749,999	2	1	100.0	12	7	71.4
4,750,000-4,999,999	2	1	100.0	12	9	33.3
5,000,000+	12	10	20.0	82	86	-4.7
Totals	225	147	53.1	1684	1667	1.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	8	3	166.7	56	43	30.2
1,500,000-1,599,999	6	3	100.0	51	46	10.9
1,600,000-1,699,999	5	3	66.7	33	39	-15.4
1,700,000-1,799,999	5	0	N/A	34	40	-15.0
1,800,000-1,899,999	0	2	-100.0	26	41	-36.6
1,900,000-1,999,999	4	4	0.0	33	29	13.8
2,000,000-2,249,999	4	4	0.0	30	32	-6.2
2,250,000-2,499,999	4	5	-20.0	56	57	-1.8
2,500,000-2,749,999	7	4	75.0	41	31	32.3
2,750,000-2,999,999	2	6	-66.7	34	42	-19.0
3,000,000-3,249,999	0	2	-100.0	14	11	27.3
3,250,000-3,499,999	3	0	N/A	34	25	36.0
3,500,000-3,749,999	7	2	250.0	25	18	38.9
3,750,000-3,999,999	2	4	-50.0	19	23	-17.4
4,000,000-4,249,999	0	0	0.0	9	6	50.0
4,250,000-4,499,999	4	2	100.0	15	17	-11.8
4,500,000-4,749,999	0	0	0.0	4	4	0.0
4,750,000-4,999,999	1	1	0.0	22	11	100.0
5,000,000+	13	11	18.2	98	88	11.4
Totals	209	144	45.1	1758	1701	3.4

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	3	1	200.0
100,000-149,999	1	0	N/A	2	0	N/A
150,000-199,999	11	5	120.0	19	13	46.2
200,000-249,999	29	18	61.1	66	40	65.0
250,000-299,999	38	39	-2.6	108	73	47.9
300,000-349,999	49	48	2.1	144	109	32.1
350,000-399,999	92	88	4.5	226	208	8.7
400,000-449,999	74	77	-3.9	194	199	-2.5
450,000-499,999	110	89	23.6	257	248	3.6
500,000-549,999	86	84	2.4	256	197	29.9
550,000-599,999	98	85	15.3	261	226	15.5
600,000-649,999	70	74	-5.4	156	179	-12.8
650,000-699,999	73	82	-11.0	210	183	14.8
700,000-749,999	65	60	8.3	158	154	2.6
750,000-799,999	71	73	-2.7	194	193	0.5
800,000-849,999	42	31	35.5	98	110	-10.9
850,000-899,999	77	77	0.0	204	191	6.8
900,000-949,999	37	33	12.1	95	90	5.6
950,000-999,999	82	67	22.4	203	168	20.8
1,000,000-1,099,999	45	51	-11.8	111	145	-23.4
1,100,000-1,199,999	82	81	1.2	221	199	11.1
1,200,000-1,299,999	63	77	-18.2	171	186	-8.1
1,300,000-1,399,999	62	50	24.0	158	155	1.9
1,400,000-1,499,999	41	50	-18.0	140	137	2.2
1,500,000-1,599,999	44	53	-17.0	162	148	9.5
1,600,000-1,699,999	45	42	7.1	130	122	6.6
1,700,000-1,799,999	42	49	-14.3	123	128	-3.9
1,800,000-1,899,999	35	46	-23.9	96	127	-24.4
1,900,000-1,999,999	33	47	-29.8	105	119	-11.8
2,000,000-2,249,999	52	44	18.2	126	116	8.6
2,250,000-2,499,999	64	53	20.8	188	157	19.7
2,500,000-2,749,999	37	41	-9.8	113	99	14.1
2,750,000-2,999,999	74	62	19.4	170	152	11.8

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	1	-100.0	3	1	200.0
100,000-149,999	0	0	0.0	2	0	N/A
150,000-199,999	5	2	150.0	12	6	100.0
200,000-249,999	7	3	133.3	49	26	88.5
250,000-299,999	6	2	200.0	64	52	23.1
300,000-349,999	12	3	300.0	100	86	16.3
350,000-399,999	10	12	-16.7	138	151	-8.6
400,000-449,999	11	11	0.0	126	151	-16.6
450,000-499,999	5	16	-68.7	160	168	-4.8
500,000-549,999	10	17	-41.2	172	139	23.7
550,000-599,999	10	14	-28.6	178	151	17.9
600,000-649,999	7	7	0.0	94	121	-22.3
650,000-699,999	8	12	-33.3	146	137	6.6
700,000-749,999	7	9	-22.2	113	108	4.6
750,000-799,999	17	12	41.7	131	139	-5.8
800,000-849,999	9	4	125.0	72	79	-8.9
850,000-899,999	12	10	20.0	133	135	-1.5
900,000-949,999	5	6	-16.7	69	67	3.0
950,000-999,999	11	11	0.0	131	122	7.4
1,000,000-1,099,999	6	6	0.0	68	101	-32.7
1,100,000-1,199,999	12	10	20.0	140	144	-2.8
1,200,000-1,299,999	13	7	85.7	122	130	-6.2
1,300,000-1,399,999	10	7	42.9	112	109	2.8
1,400,000-1,499,999	9	8	12.5	97	93	4.3
1,500,000-1,599,999	13	9	44.4	117	94	24.5
1,600,000-1,699,999	10	10	0.0	90	91	-1.1
1,700,000-1,799,999	9	2	350.0	84	91	-7.7
1,800,000-1,899,999	4	5	-20.0	65	88	-26.1
1,900,000-1,999,999	4	6	-33.3	70	81	-13.6
2,000,000-2,249,999	8	11	-27.3	83	85	-2.4
2,250,000-2,499,999	11	13	-15.4	130	104	25.0
2,500,000-2,749,999	9	8	12.5	77	71	8.5
2,750,000-2,999,999	17	14	21.4	122	112	8.9

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	27	21	28.6	64	51	25.5
3,250,000-3,499,999	36	47	-23.4	105	102	2.9
3,500,000-3,749,999	31	29	6.9	89	76	17.1
3,750,000-3,999,999	39	48	-18.7	90	108	-16.7
4,000,000-4,249,999	8	10	-20.0	24	23	4.3
4,250,000-4,499,999	27	24	12.5	68	62	9.7
4,500,000-4,749,999	13	15	-13.3	32	29	10.3
4,750,000-4,999,999	26	26	0.0	82	64	28.1
5,000,000+	135	169	-20.1	380	428	-11.2
Totals	2166	2165	0.0	5802	5515	5.2

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	5	1	400.0	46	31	48.4
3,250,000-3,499,999	7	4	75.0	71	72	-1.4
3,500,000-3,749,999	8	4	100.0	61	49	24.5
3,750,000-3,999,999	4	7	-42.9	53	79	-32.9
4,000,000-4,249,999	2	2	0.0	17	16	6.3
4,250,000-4,499,999	3	5	-40.0	47	42	11.9
4,500,000-4,749,999	3	0	N/A	23	22	4.5
4,750,000-4,999,999	4	5	-20.0	50	46	8.7
5,000,000+	30	18	66.7	268	296	-9.5
Totals	353	314	12.4	3906	3886	0.5

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