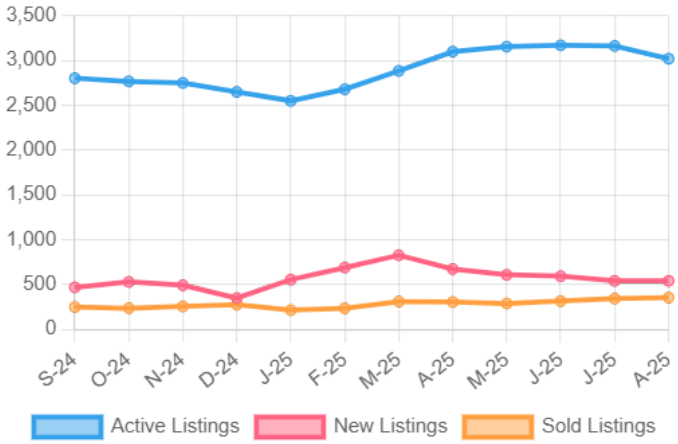
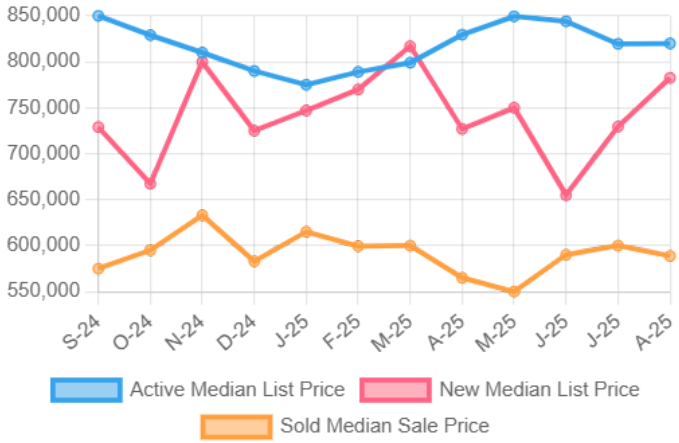
Market Summary

Polygon Residential, August 2025

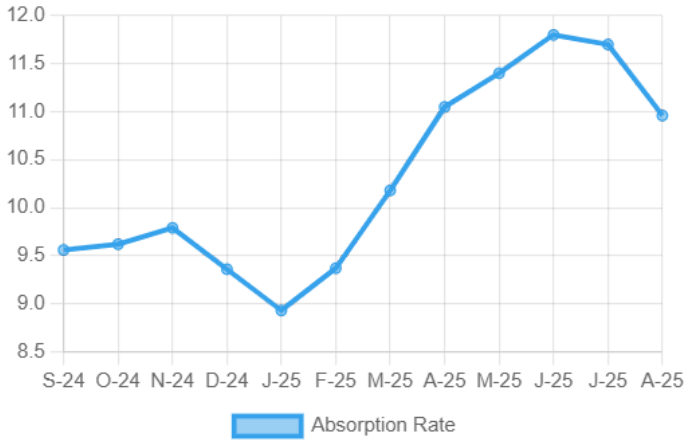
Number of Listings



Listing Prices



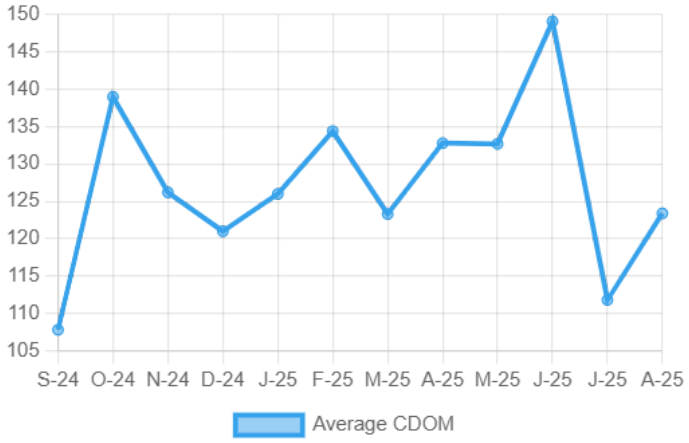
Absorption Rate, in Months



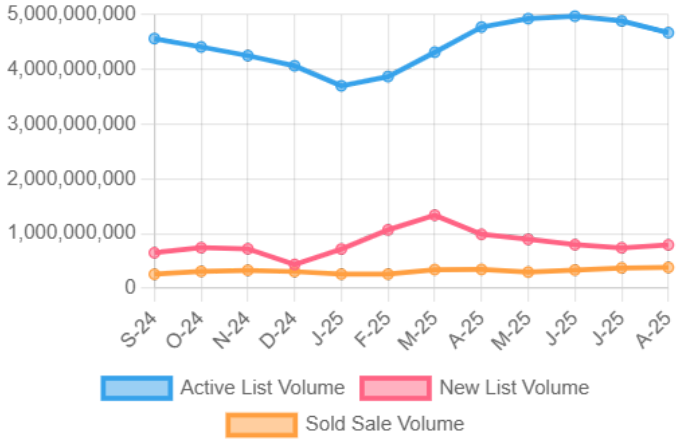
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Aug-25	Aug-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	10.96	9.5	15.37	10.67	8.35	27.78
Average List Price (Actives)	$1,546,244	$1,644,864	-6.00	$1,470,273	$1,521,450	-3.36
Median List Price (Actives)	$820,000	$865,000	-5.20	$759,000	$795,000	-4.53
Average Sale Price (Solds)	$1,082,198	$1,101,531	-1.76	$1,102,229	$1,137,918	-3.14
Median Sale Price (Solds)	$588,777	$650,000	-9.42	$585,000	$620,000	-5.65
Average CDOM	123	111	10.81	128	108	18.52
Median CDOM	72	60	20.00	75	63	19.05

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	2	2	0.0	15	11	36.4
100,000-149,999	9	4	125.0	31	27	14.8
150,000-199,999	10	6	66.7	51	56	-8.9
200,000-249,999	15	8	87.5	98	87	12.6
250,000-299,999	13	14	-7.1	107	113	-5.3
300,000-349,999	29	22	31.8	174	168	3.6
350,000-399,999	30	24	25.0	202	193	4.7
400,000-449,999	16	18	-11.1	137	163	-16.0
450,000-499,999	16	19	-15.8	129	130	-0.8
500,000-549,999	21	10	110.0	142	126	12.7
550,000-599,999	19	11	72.7	115	104	10.6
600,000-649,999	9	8	12.5	81	78	3.8
650,000-699,999	11	8	37.5	88	71	23.9
700,000-749,999	17	11	54.5	66	68	-2.9
750,000-799,999	5	13	-61.5	45	73	-38.4
800,000-849,999	9	11	-18.2	49	67	-26.9
850,000-899,999	9	7	28.6	63	49	28.6
900,000-949,999	4	6	-33.3	33	34	-2.9
950,000-999,999	10	8	25.0	51	46	10.9
1,000,000-1,099,999	0	6	-100.0	44	62	-29.0
1,100,000-1,199,999	11	5	120.0	49	48	2.1
1,200,000-1,299,999	6	6	0.0	41	51	-19.6
1,300,000-1,399,999	9	5	80.0	44	51	-13.7

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	3	-100.0	10	9	11.1
100,000-149,999	3	4	-25.0	29	28	3.6
150,000-199,999	13	7	85.7	69	59	16.9
200,000-249,999	13	6	116.7	99	79	25.3
250,000-299,999	15	19	-21.1	115	115	0.0
300,000-349,999	24	15	60.0	172	161	6.8
350,000-399,999	28	30	-6.7	216	216	0.0
400,000-449,999	16	17	-5.9	135	162	-16.7
450,000-499,999	22	14	57.1	138	153	-9.8
500,000-549,999	21	11	90.9	147	117	25.6
550,000-599,999	19	12	58.3	137	112	22.3
600,000-649,999	6	11	-45.5	63	81	-22.2
650,000-699,999	11	6	83.3	94	84	11.9
700,000-749,999	4	7	-42.9	63	59	6.8
750,000-799,999	12	6	100.0	58	84	-31.0
800,000-849,999	4	2	100.0	35	50	-30.0
850,000-899,999	12	9	33.3	63	73	-13.7
900,000-949,999	5	6	-16.7	33	33	0.0
950,000-999,999	12	7	71.4	57	55	3.6
1,000,000-1,099,999	2	2	0.0	30	45	-33.3
1,100,000-1,199,999	13	6	116.7	65	55	18.2
1,200,000-1,299,999	5	5	0.0	52	55	-5.5
1,300,000-1,399,999	3	8	-62.5	48	58	-17.2

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	6	1	500.0	41	34	20.6
1,500,000-1,599,999	6	7	-14.3	28	39	-28.2
1,600,000-1,699,999	3	8	-62.5	28	40	-30.0
1,700,000-1,799,999	3	3	0.0	27	38	-28.9
1,800,000-1,899,999	3	7	-57.1	30	30	0.0
1,900,000-1,999,999	4	1	300.0	24	18	33.3
2,000,000-2,249,999	7	5	40.0	37	51	-27.5
2,250,000-2,499,999	5	3	66.7	42	31	35.5
2,500,000-2,749,999	5	5	0.0	35	40	-12.5
2,750,000-2,999,999	3	2	50.0	20	34	-41.2
3,000,000-3,249,999	7	2	250.0	27	25	8.0
3,250,000-3,499,999	4	2	100.0	25	17	47.1
3,500,000-3,749,999	1	2	-50.0	13	17	-23.5
3,750,000-3,999,999	1	1	0.0	14	17	-17.6
4,000,000-4,249,999	2	1	100.0	11	12	-8.3
4,250,000-4,499,999	3	0	N/A	9	10	-10.0
4,500,000-4,749,999	0	2	-100.0	10	6	66.7
4,750,000-4,999,999	1	1	0.0	10	7	42.9
5,000,000+	9	9	0.0	69	75	-8.0
Totals	353	294	20.1	2355	2417	-2.6

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	7	6	16.7	43	41	4.9
1,500,000-1,599,999	8	2	300.0	46	40	15.0
1,600,000-1,699,999	4	6	-33.3	31	36	-13.9
1,700,000-1,799,999	5	4	25.0	26	45	-42.2
1,800,000-1,899,999	4	5	-20.0	30	41	-26.8
1,900,000-1,999,999	3	2	50.0	35	27	29.6
2,000,000-2,249,999	9	1	800.0	28	30	-6.7
2,250,000-2,499,999	8	8	0.0	54	51	5.9
2,500,000-2,749,999	4	6	-33.3	35	31	12.9
2,750,000-2,999,999	6	3	100.0	33	37	-10.8
3,000,000-3,249,999	1	0	N/A	15	8	87.5
3,250,000-3,499,999	6	2	200.0	33	25	32.0
3,500,000-3,749,999	4	1	300.0	20	16	25.0
3,750,000-3,999,999	3	2	50.0	20	19	5.3
4,000,000-4,249,999	0	0	0.0	9	6	50.0
4,250,000-4,499,999	1	1	0.0	11	15	-26.7
4,500,000-4,749,999	0	0	0.0	4	4	0.0
4,750,000-4,999,999	4	1	300.0	22	9	144.4
5,000,000+	13	8	62.5	84	75	12.0
Totals	353	271	30.3	2507	2499	0.3

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	3	7	-57.1	27	20	35.0
100,000-149,999	12	18	-33.3	52	65	-20.0
150,000-199,999	56	55	1.8	148	133	11.3
200,000-249,999	103	82	25.6	246	197	24.9
250,000-299,999	73	100	-27.0	263	274	-4.0
300,000-349,999	107	98	9.2	326	298	9.4
350,000-399,999	170	164	3.7	477	457	4.4
400,000-449,999	139	109	27.5	355	342	3.8
450,000-499,999	180	128	40.6	409	374	9.4
500,000-549,999	149	115	29.6	383	288	33.0
550,000-599,999	147	131	12.2	371	315	17.8
600,000-649,999	85	109	-22.0	212	246	-13.8
650,000-699,999	103	96	7.3	271	240	12.9
700,000-749,999	85	62	37.1	179	164	9.1
750,000-799,999	86	90	-4.4	218	228	-4.4
800,000-849,999	50	35	42.9	112	115	-2.6
850,000-899,999	91	79	15.2	216	206	4.9
900,000-949,999	41	30	36.7	93	86	8.1
950,000-999,999	93	81	14.8	198	175	13.1
1,000,000-1,099,999	67	53	26.4	121	143	-15.4
1,100,000-1,199,999	90	96	-6.2	224	202	10.9
1,200,000-1,299,999	74	92	-19.6	190	200	-5.0
1,300,000-1,399,999	64	61	4.9	166	164	1.2
1,400,000-1,499,999	59	55	7.3	144	132	9.1
1,500,000-1,599,999	57	58	-1.7	157	138	13.8
1,600,000-1,699,999	46	45	2.2	129	119	8.4
1,700,000-1,799,999	54	49	10.2	123	138	-10.9
1,800,000-1,899,999	38	54	-29.6	98	130	-24.6
1,900,000-1,999,999	46	54	-14.8	126	121	4.1
2,000,000-2,249,999	62	45	37.8	134	120	11.7
2,250,000-2,499,999	80	71	12.7	188	159	18.2
2,500,000-2,749,999	46	47	-2.1	117	102	14.7
2,750,000-2,999,999	74	63	17.5	153	152	0.7

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	4	5	-20.0	21	20	5.0
100,000-149,999	2	9	-77.8	42	46	-8.7
150,000-199,999	12	8	50.0	93	88	5.7
200,000-249,999	17	25	-32.0	158	149	6.0
250,000-299,999	22	28	-21.4	172	200	-14.0
300,000-349,999	25	28	-10.7	230	214	7.5
350,000-399,999	29	50	-42.0	324	335	-3.3
400,000-449,999	26	40	-35.0	245	255	-3.9
450,000-499,999	31	31	0.0	269	263	2.3
500,000-549,999	27	25	8.0	249	200	24.5
550,000-599,999	32	27	18.5	262	212	23.6
600,000-649,999	8	16	-50.0	132	170	-22.4
650,000-699,999	20	19	5.3	188	176	6.8
700,000-749,999	12	11	9.1	131	115	13.9
750,000-799,999	9	21	-57.1	144	166	-13.3
800,000-849,999	14	10	40.0	80	83	-3.6
850,000-899,999	21	16	31.3	141	141	0.0
900,000-949,999	8	6	33.3	70	61	14.8
950,000-999,999	10	8	25.0	122	124	-1.6
1,000,000-1,099,999	6	6	0.0	74	98	-24.5
1,100,000-1,199,999	12	21	-42.9	140	138	1.4
1,200,000-1,299,999	19	17	11.8	128	138	-7.2
1,300,000-1,399,999	17	12	41.7	112	109	2.8
1,400,000-1,499,999	14	6	133.3	101	87	16.1
1,500,000-1,599,999	12	9	33.3	110	81	35.8
1,600,000-1,699,999	10	10	0.0	88	87	1.1
1,700,000-1,799,999	6	11	-45.5	82	95	-13.7
1,800,000-1,899,999	7	9	-22.2	63	89	-29.2
1,900,000-1,999,999	8	11	-27.3	84	80	5.0
2,000,000-2,249,999	14	18	-22.2	83	86	-3.5
2,250,000-2,499,999	6	11	-45.5	123	99	24.2
2,500,000-2,749,999	8	9	-11.1	74	68	8.8
2,750,000-2,999,999	17	11	54.5	103	107	-3.7

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	29	25	16.0	59	50	18.0
3,250,000-3,499,999	38	48	-20.8	105	102	2.9
3,500,000-3,749,999	44	29	51.7	89	75	18.7
3,750,000-3,999,999	44	41	7.3	87	97	-10.3
4,000,000-4,249,999	9	13	-30.8	26	26	0.0
4,250,000-4,499,999	34	25	36.0	63	58	8.6
4,500,000-4,749,999	15	17	-11.8	30	30	0.0
4,750,000-4,999,999	36	27	33.3	83	55	50.9
5,000,000+	142	181	-21.5	349	399	-12.5
Totals	3021	2838	6.4	7517	7135	5.4

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	2	3	-33.3	41	30	36.7
3,250,000-3,499,999	4	9	-55.6	69	71	-2.8
3,500,000-3,749,999	3	6	-50.0	57	48	18.8
3,750,000-3,999,999	3	6	-50.0	52	71	-26.8
4,000,000-4,249,999	0	2	-100.0	15	17	-11.8
4,250,000-4,499,999	5	6	-16.7	41	38	7.9
4,500,000-4,749,999	3	2	50.0	20	23	-13.0
4,750,000-4,999,999	1	7	-85.7	51	38	34.2
5,000,000+	34	32	6.3	235	272	-13.6
Totals	540	617	-12.5	5019	4988	0.6

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