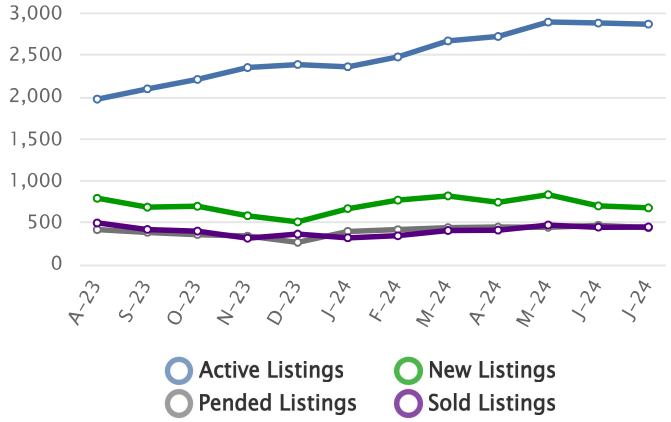
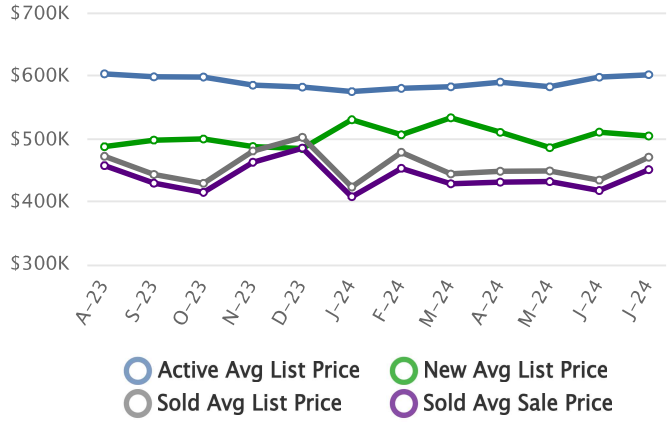
Market Summary

Polygon Residential, July 2024

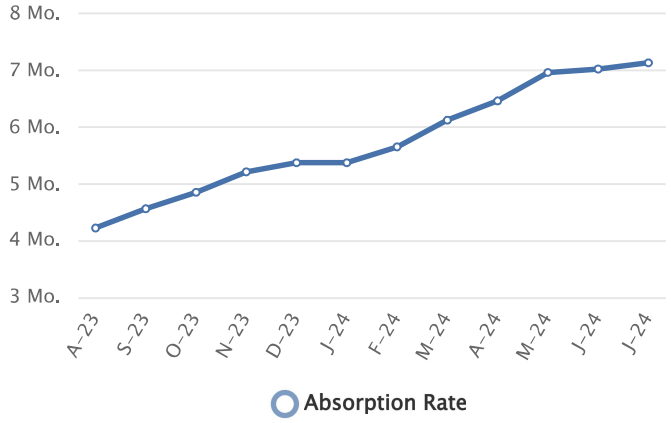
Number of Listings



Listing Prices



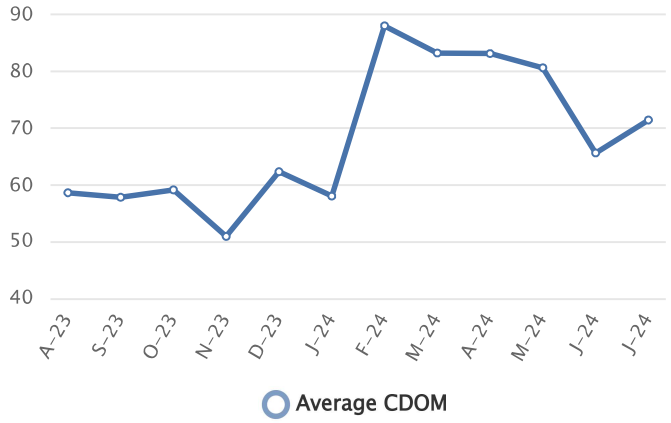
Absorption Rate, in Months



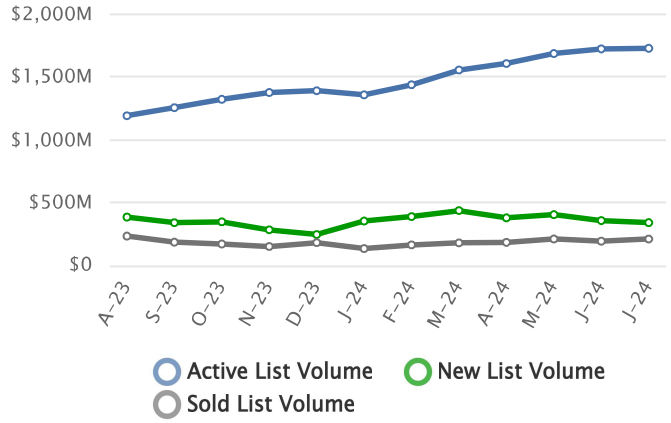
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jul-24	Jul-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	7.13	4.04	76.49	6.39	3.63	76.03
Average List Price	$602,354	$614,736	-2.01	$530,959	$524,592	1.21
Median List Price	$429,900	$435,000	-1.17	$399,000	$398,500	0.13
Average Sale Price	$451,100	$426,303	5.82	$432,061	$455,846	-5.22
Median Sale Price	$375,000	$350,000	7.14	$350,000	$360,000	-2.78
Average CDOM	71	59	20.34	75	60	25.00
Median CDOM	44	34	29.41	49	36	36.11

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	0	0.0	1	2	-50.0
30,000-39,999	1	0	N/A	1	2	-50.0
40,000-49,999	0	0	0.0	2	2	0.0
50,000-59,999	0	1	-100.0	2	3	-33.3
60,000-69,999	0	1	-100.0	6	8	-25.0
70,000-79,999	0	2	-100.0	7	7	0.0
80,000-89,999	0	3	-100.0	9	9	0.0
90,000-99,999	0	2	-100.0	9	10	-10.0
100,000-119,999	0	6	-100.0	26	22	18.2
120,000-139,999	4	3	33.3	36	36	0.0
140,000-159,999	9	7	28.6	37	50	-26.0
160,000-179,999	7	11	-36.4	55	75	-26.7
180,000-199,999	9	9	0.0	44	71	-38.0
200,000-249,999	28	34	-17.6	246	253	-2.8
250,000-299,999	73	75	-2.7	472	488	-3.3
300,000-399,999	115	124	-7.3	778	911	-14.6
400,000-499,999	77	71	8.5	426	499	-14.6
500,000+	125	100	25.0	687	844	-18.6
Totals	448	449	-0.2	2844	3292	-13.6

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	0	0.0	1	3	-66.7
30,000-39,999	0	0	0.0	0	1	-100.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	1	-100.0	3	4	-25.0
60,000-69,999	0	1	-100.0	7	3	133.3
70,000-79,999	0	1	-100.0	5	8	-37.5
80,000-89,999	2	4	-50.0	10	13	-23.1
90,000-99,999	0	0	0.0	4	9	-55.6
100,000-119,999	1	1	0.0	20	20	0.0
120,000-139,999	1	2	-50.0	29	26	11.5
140,000-159,999	3	8	-62.5	42	51	-17.6
160,000-179,999	8	12	-33.3	54	72	-25.0
180,000-199,999	14	16	-12.5	63	90	-30.0
200,000-249,999	28	38	-26.3	229	256	-10.5
250,000-299,999	89	83	7.2	530	510	3.9
300,000-399,999	129	137	-5.8	827	986	-16.1
400,000-499,999	68	75	-9.3	474	550	-13.8
500,000+	96	128	-25.0	754	917	-17.8
Totals	439	507	-13.4	3052	3519	-13.3

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	1	-100.0	4	5	-20.0
30,000-39,999	0	0	0.0	1	1	0.0
40,000-49,999	0	0	0.0	0	1	-100.0
50,000-59,999	0	2	-100.0	5	6	-16.7
60,000-69,999	2	0	N/A	11	4	175.0
70,000-79,999	0	1	-100.0	5	12	-58.3
80,000-89,999	6	6	0.0	19	17	11.8
90,000-99,999	2	1	100.0	9	11	-18.2
100,000-119,999	7	3	133.3	32	27	18.5
120,000-139,999	7	7	0.0	40	41	-2.4
140,000-159,999	15	9	66.7	65	79	-17.7
160,000-179,999	26	23	13.0	99	101	-2.0
180,000-199,999	50	32	56.3	130	135	-3.7
200,000-249,999	155	94	64.9	480	388	23.7
250,000-299,999	339	216	56.9	1067	798	33.7
300,000-399,999	701	447	56.8	1891	1702	11.1
400,000-499,999	466	322	44.7	1190	1008	18.1
500,000+	1096	727	50.8	2450	2049	19.6
Totals	2872	1891	51.9	7498	6385	17.4

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	2	1	100.0	4	5	-20.0
30,000-39,999	0	0	0.0	1	1	0.0
40,000-49,999	0	0	0.0	0	1	-100.0
50,000-59,999	0	0	0.0	4	6	-33.3
60,000-69,999	0	0	0.0	9	4	125.0
70,000-79,999	0	3	-100.0	2	8	-75.0
80,000-89,999	3	0	N/A	16	15	6.7
90,000-99,999	0	0	0.0	5	9	-44.4
100,000-119,999	0	1	-100.0	19	20	-5.0
120,000-139,999	3	6	-50.0	34	29	17.2
140,000-159,999	4	5	-20.0	50	63	-20.6
160,000-179,999	11	12	-8.3	80	86	-7.0
180,000-199,999	13	16	-18.7	92	103	-10.7
200,000-249,999	46	39	17.9	361	308	17.2
250,000-299,999	101	89	13.5	761	618	23.1
300,000-399,999	174	150	16.0	1336	1205	10.9
400,000-499,999	105	74	41.9	809	740	9.3
500,000+	215	176	22.2	1629	1438	13.3
Totals	677	572	18.4	5212	4659	11.9

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