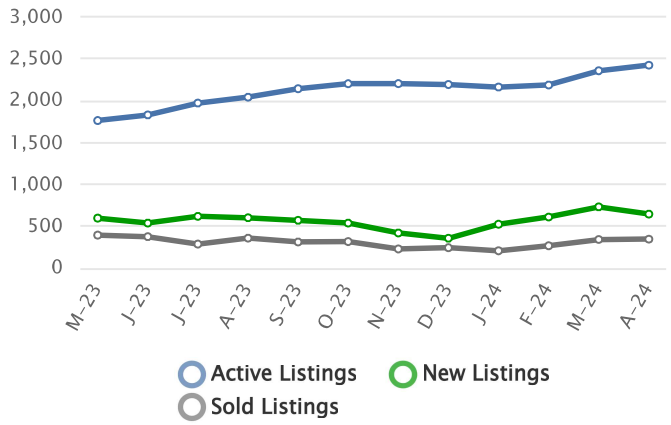
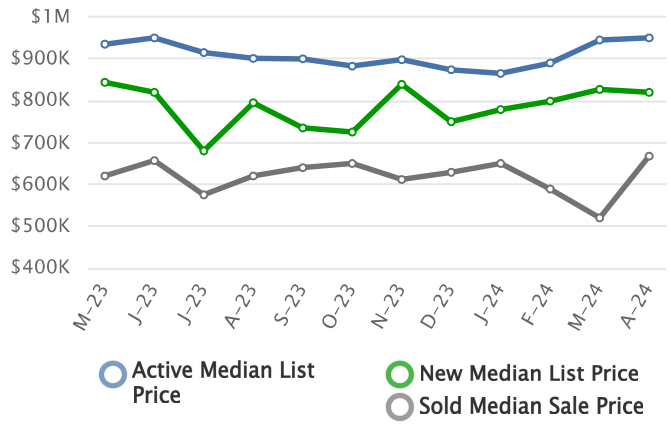
Market Summary

Polygon Residential, April 2024

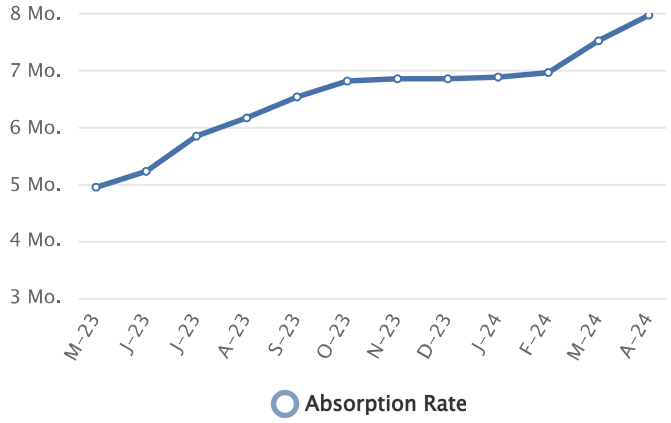
Number of Listings



Listing Prices



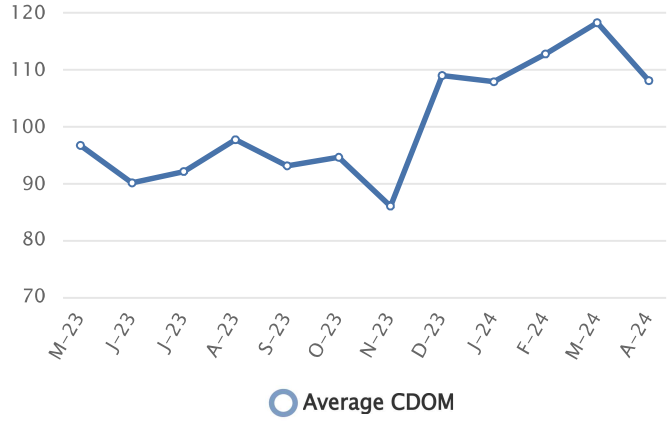
Absorption Rate, in Months



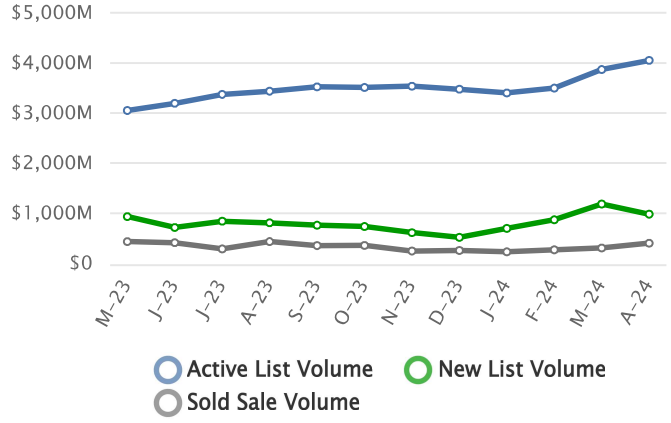
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Apr-24	Apr-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	7.98	4.51	76.94	7.34	4.14	77.29
Average List Price	$1,674,375	$1,712,297	-2.21	$1,547,193	$1,506,820	2.68
Median List Price	$950,000	$920,000	3.26	$839,000	$799,000	5.01
Average Sale Price	$1,207,974	$1,130,219	6.88	$1,095,455	$1,100,312	-0.44
Median Sale Price	$667,500	$640,000	4.30	$600,000	$635,670	-5.61
Average CDOM	108	91	18.68	112	92	21.74
Median CDOM	49	49	0.00	72	59	22.03

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	3	3	0.0	4	11	-63.6
100,000-149,999	2	1	100.0	12	13	-7.7
150,000-199,999	4	5	-20.0	29	24	20.8
200,000-249,999	12	12	0.0	43	49	-12.2
250,000-299,999	13	20	-35.0	56	70	-20.0
300,000-349,999	25	12	108.3	83	51	62.7
350,000-399,999	24	23	4.3	91	89	2.2
400,000-449,999	19	20	-5.0	75	66	13.6
450,000-499,999	12	17	-29.4	58	93	-37.6
500,000-549,999	22	15	46.7	71	73	-2.7
550,000-599,999	23	15	53.3	58	44	31.8
600,000-649,999	10	16	-37.5	32	54	-40.7
650,000-699,999	9	11	-18.2	30	41	-26.8
700,000-749,999	9	10	-10.0	31	35	-11.4
750,000-799,999	9	3	200.0	31	32	-3.1
800,000-849,999	9	11	-18.2	34	34	0.0
850,000-899,999	7	7	0.0	22	36	-38.9
900,000-949,999	3	6	-50.0	19	25	-24.0
950,000-999,999	7	5	40.0	24	21	14.3
1,000,000-1,099,999	14	9	55.6	30	33	-9.1

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	1	0.0	4	9	-55.6
100,000-149,999	3	2	50.0	16	11	45.5
150,000-199,999	5	3	66.7	31	24	29.2
200,000-249,999	9	11	-18.2	38	45	-15.6
250,000-299,999	16	20	-20.0	63	85	-25.9
300,000-349,999	20	20	0.0	90	42	114.3
350,000-399,999	33	32	3.1	124	109	13.8
400,000-449,999	21	29	-27.6	87	88	-1.1
450,000-499,999	25	22	13.6	89	104	-14.4
500,000-549,999	5	22	-77.3	62	91	-31.9
550,000-599,999	16	19	-15.8	68	76	-10.5
600,000-649,999	19	11	72.7	43	52	-17.3
650,000-699,999	15	18	-16.7	49	67	-26.9
700,000-749,999	6	10	-40.0	34	35	-2.9
750,000-799,999	12	10	20.0	40	42	-4.8
800,000-849,999	8	6	33.3	28	28	0.0
850,000-899,999	13	11	18.2	36	36	0.0
900,000-949,999	3	1	200.0	13	16	-18.7
950,000-999,999	4	7	-42.9	29	33	-12.1
1,000,000-1,099,999	8	7	14.3	26	32	-18.7

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	8	8	0.0	23	27	-14.8
1,200,000-1,299,999	5	3	66.7	26	23	13.0
1,300,000-1,399,999	8	5	60.0	23	31	-25.8
1,400,000-1,499,999	2	9	-77.8	19	24	-20.8
1,500,000-1,599,999	6	3	100.0	16	20	-20.0
1,600,000-1,699,999	10	8	25.0	20	22	-9.1
1,700,000-1,799,999	9	3	200.0	18	12	50.0
1,800,000-1,899,999	3	8	-62.5	15	19	-21.1
1,900,000-1,999,999	6	5	20.0	11	15	-26.7
2,000,000-2,249,999	7	5	40.0	27	31	-12.9
2,250,000-2,499,999	6	1	500.0	18	19	-5.3
2,500,000-2,749,999	6	3	100.0	19	13	46.2
2,750,000-2,999,999	5	7	-28.6	13	15	-13.3
3,000,000-3,249,999	4	3	33.3	9	14	-35.7
3,250,000-3,499,999	3	1	200.0	6	8	-25.0
3,500,000-3,749,999	2	3	-33.3	6	4	50.0
3,750,000-3,999,999	4	2	100.0	11	5	120.0
4,000,000-4,249,999	4	3	33.3	7	5	40.0
4,250,000-4,499,999	1	0	N/A	4	4	0.0
4,500,000-4,749,999	1	4	-75.0	2	7	-71.4
4,750,000-4,999,999	0	2	-100.0	3	3	0.0
5,000,000+	10	6	66.7	33	33	0.0
Totals	346	313	10.5	1162	1248	-6.9

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	10	7	42.9	31	31	0.0
1,200,000-1,299,999	5	11	-54.5	32	31	3.2
1,300,000-1,399,999	7	10	-30.0	26	35	-25.7
1,400,000-1,499,999	9	6	50.0	21	30	-30.0
1,500,000-1,599,999	6	7	-14.3	23	21	9.5
1,600,000-1,699,999	3	5	-40.0	17	23	-26.1
1,700,000-1,799,999	7	7	0.0	31	22	40.9
1,800,000-1,899,999	6	1	500.0	19	12	58.3
1,900,000-1,999,999	3	6	-50.0	14	21	-33.3
2,000,000-2,249,999	4	6	-33.3	19	26	-26.9
2,250,000-2,499,999	7	6	16.7	25	39	-35.9
2,500,000-2,749,999	4	5	-20.0	17	15	13.3
2,750,000-2,999,999	3	6	-50.0	16	26	-38.5
3,000,000-3,249,999	1	1	0.0	5	6	-16.7
3,250,000-3,499,999	6	5	20.0	14	16	-12.5
3,500,000-3,749,999	2	3	-33.3	8	4	100.0
3,750,000-3,999,999	2	2	0.0	11	10	10.0
4,000,000-4,249,999	1	1	0.0	3	3	0.0
4,250,000-4,499,999	1	5	-80.0	10	8	25.0
4,500,000-4,749,999	1	2	-50.0	2	6	-66.7
4,750,000-4,999,999	2	3	-33.3	4	8	-50.0
5,000,000+	14	9	55.6	37	36	2.8
Totals	346	376	-8.0	1355	1454	-6.8

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	2	2	0.0	6	15	-60.0
100,000-149,999	13	9	44.4	41	22	86.4
150,000-199,999	38	32	18.8	73	69	5.8
200,000-249,999	60	32	87.5	110	91	20.9
250,000-299,999	67	65	3.1	165	177	-6.8
300,000-349,999	69	57	21.1	171	119	43.7
350,000-399,999	110	86	27.9	259	221	17.2
400,000-449,999	98	72	36.1	211	173	22.0
450,000-499,999	115	75	53.3	245	195	25.6
500,000-549,999	83	76	9.2	175	190	-7.9
550,000-599,999	111	65	70.8	215	160	34.4
600,000-649,999	94	52	80.8	155	120	29.2
650,000-699,999	87	66	31.8	174	148	17.6
700,000-749,999	56	37	51.4	112	85	31.8
750,000-799,999	61	48	27.1	133	101	31.7
800,000-849,999	46	24	91.7	87	58	50.0
850,000-899,999	65	41	58.5	128	95	34.7
900,000-949,999	33	16	106.3	56	41	36.6
950,000-999,999	60	38	57.9	109	85	28.2
1,000,000-1,099,999	64	36	77.8	101	84	20.2
1,100,000-1,199,999	80	46	73.9	136	94	44.7
1,200,000-1,299,999	84	49	71.4	142	91	56.0
1,300,000-1,399,999	72	46	56.5	124	93	33.3
1,400,000-1,499,999	53	49	8.2	88	101	-12.9
1,500,000-1,599,999	52	31	67.7	91	64	42.2
1,600,000-1,699,999	47	51	-7.8	85	83	2.4
1,700,000-1,799,999	57	35	62.9	102	68	50.0
1,800,000-1,899,999	35	26	34.6	76	53	43.4
1,900,000-1,999,999	37	30	23.3	74	68	8.8
2,000,000-2,249,999	57	29	96.6	89	83	7.2

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	4	-75.0	6	12	-50.0
100,000-149,999	10	2	400.0	23	16	43.8
150,000-199,999	12	14	-14.3	39	40	-2.5
200,000-249,999	9	17	-47.1	56	54	3.7
250,000-299,999	25	19	31.6	92	107	-14.0
300,000-349,999	20	33	-39.4	89	82	8.5
350,000-399,999	27	40	-32.5	146	136	7.4
400,000-449,999	28	14	100.0	121	82	47.6
450,000-499,999	42	19	121.1	139	87	59.8
500,000-549,999	19	24	-20.8	90	112	-19.6
550,000-599,999	30	24	25.0	115	94	22.3
600,000-649,999	23	22	4.5	84	64	31.3
650,000-699,999	29	10	190.0	107	81	32.1
700,000-749,999	16	13	23.1	63	54	16.7
750,000-799,999	25	14	78.6	77	64	20.3
800,000-849,999	12	8	50.0	54	40	35.0
850,000-899,999	23	13	76.9	69	57	21.1
900,000-949,999	3	7	-57.1	27	24	12.5
950,000-999,999	13	15	-13.3	57	52	9.6
1,000,000-1,099,999	11	8	37.5	59	40	47.5
1,100,000-1,199,999	17	14	21.4	76	50	52.0
1,200,000-1,299,999	18	12	50.0	86	60	43.3
1,300,000-1,399,999	20	8	150.0	59	57	3.5
1,400,000-1,499,999	10	19	-47.4	45	62	-27.4
1,500,000-1,599,999	10	5	100.0	40	30	33.3
1,600,000-1,699,999	13	5	160.0	51	45	13.3
1,700,000-1,799,999	14	6	133.3	58	38	52.6
1,800,000-1,899,999	10	9	11.1	38	30	26.7
1,900,000-1,999,999	17	10	70.0	38	33	15.2
2,000,000-2,249,999	9	12	-25.0	52	34	52.9

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	68	46	47.8	124	113	9.7
2,500,000-2,749,999	43	28	53.6	67	54	24.1
2,750,000-2,999,999	58	37	56.8	95	78	21.8
3,000,000-3,249,999	23	22	4.5	34	36	-5.6
3,250,000-3,499,999	42	30	40.0	68	56	21.4
3,500,000-3,749,999	30	11	172.7	53	24	120.8
3,750,000-3,999,999	36	22	63.6	66	44	50.0
4,000,000-4,249,999	12	10	20.0	16	13	23.1
4,250,000-4,499,999	16	17	-5.9	39	36	8.3
4,500,000-4,749,999	12	8	50.0	16	17	-5.9
4,750,000-4,999,999	21	21	0.0	34	37	-8.1
5,000,000+	157	113	38.9	262	189	38.6
Totals	2424	1686	43.8	4607	3744	23.1

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	26	16	62.5	65	60	8.3
2,500,000-2,749,999	11	5	120.0	36	30	20.0
2,750,000-2,999,999	8	8	0.0	49	39	25.6
3,000,000-3,249,999	8	4	100.0	15	25	-40.0
3,250,000-3,499,999	13	7	85.7	38	34	11.8
3,500,000-3,749,999	5	2	150.0	22	12	83.3
3,750,000-3,999,999	9	6	50.0	39	23	69.6
4,000,000-4,249,999	1	4	-75.0	7	7	0.0
4,250,000-4,499,999	5	5	0.0	18	21	-14.3
4,500,000-4,749,999	1	3	-66.7	9	7	28.6
4,750,000-4,999,999	5	5	0.0	18	16	12.5
5,000,000+	37	14	164.3	139	89	56.2
Totals	645	499	29.3	2511	2100	19.6

Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and FBS. All the listing data, images, or other materials contained in the ecn.flexmls.com site are the copyrighted (©2015 ECARMLS) and confidential material of the Emerald Coast Association of Realtors Multiple Listing Service, Inc. (ECARMLS). Such information cannot be duplicated or distributed in any manner without the express written consent of ECARMLS. Prepared by Rachel Warrell - The Hardest Working Agent in NW Florida, EXP Realty LLC on Tuesday, May 14, 2024 3:38 PM.