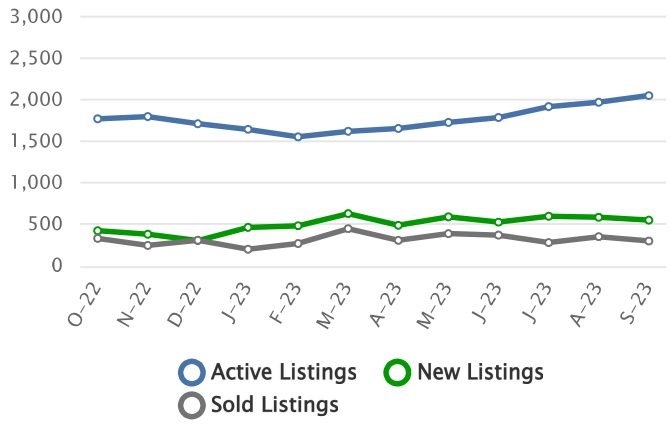
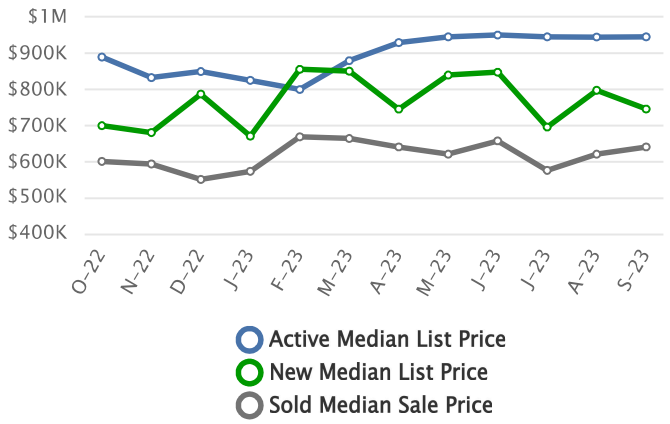
Market Summary

Polygon Residential, September 2023

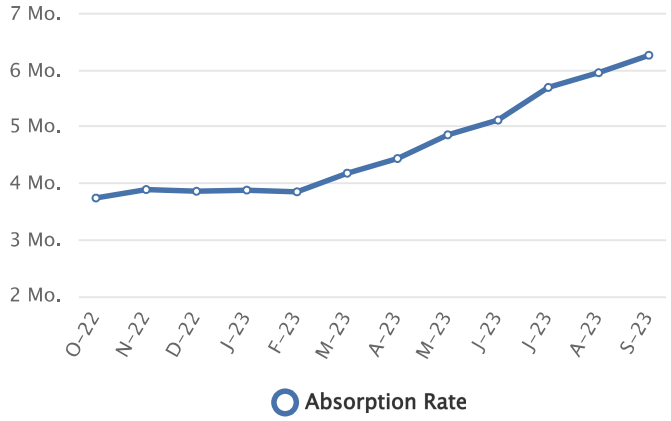
Number of Listings



Listing Prices



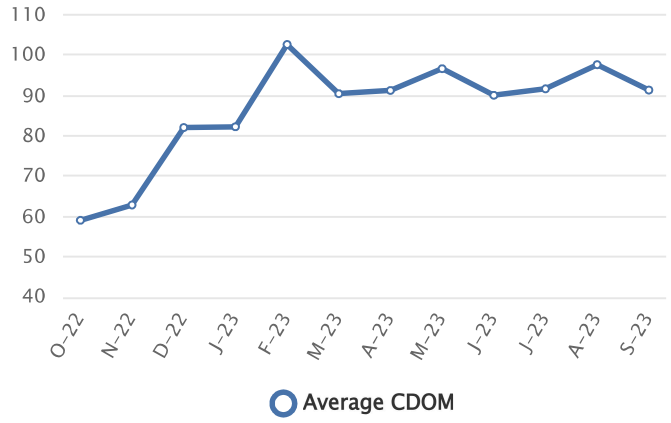
Absorption Rate, in Months



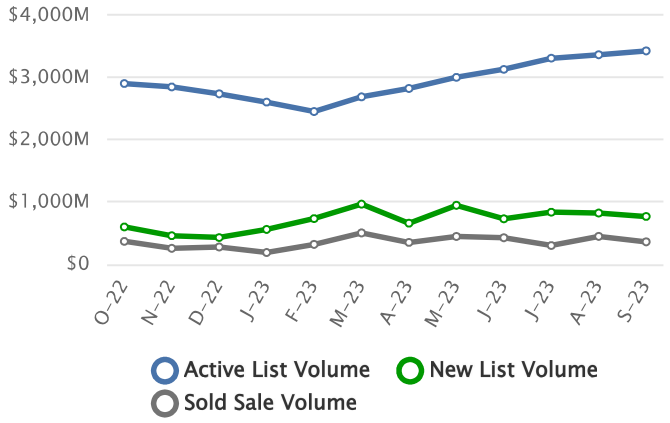
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Sep-23	Sep-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	6.27	3.67	70.84	4.92	2.37	107.59
Average List Price	$1,667,817	$1,617,720	3.10	$1,470,179	$1,410,553	4.23
Median List Price	$945,000	$869,500	8.68	$796,450	$740,000	7.63
Average Sale Price	$1,190,347	$1,024,377	16.20	$1,135,505	$1,136,391	-0.08
Median Sale Price	$640,000	$586,485	9.12	$630,000	$630,000	0.00
Average CDOM	91	50	82.00	92	40	130.00
Median CDOM	35	29	20.69	51	12	325.00

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	3	2	50.0	23	33	-30.3
100,000-149,999	3	2	50.0	28	45	-37.8
150,000-199,999	8	6	33.3	55	107	-48.6
200,000-249,999	20	7	185.7	112	150	-25.3
250,000-299,999	21	33	-36.4	167	213	-21.6
300,000-349,999	15	18	-16.7	143	186	-23.1
350,000-399,999	24	18	33.3	230	219	5.0
400,000-449,999	10	25	-60.0	177	258	-31.4
450,000-499,999	12	32	-62.5	183	309	-40.8
500,000-549,999	12	24	-50.0	151	231	-34.6
550,000-599,999	16	26	-38.5	135	230	-41.3
600,000-649,999	14	14	0.0	129	184	-29.9
650,000-699,999	8	16	-50.0	96	141	-31.9
700,000-749,999	11	7	57.1	83	115	-27.8
750,000-799,999	9	14	-35.7	76	112	-32.1
800,000-849,999	2	6	-66.7	64	90	-28.9
850,000-899,999	3	3	0.0	62	92	-32.6
900,000-949,999	4	8	-50.0	52	89	-41.6
950,000-999,999	6	8	-25.0	61	79	-22.8
1,000,000-1,099,999	8	18	-55.6	71	112	-36.6

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	5	2	150.0	22	31	-29.0
100,000-149,999	3	7	-57.1	24	39	-38.5
150,000-199,999	8	9	-11.1	58	107	-45.8
200,000-249,999	19	11	72.7	116	124	-6.5
250,000-299,999	12	18	-33.3	161	208	-22.6
300,000-349,999	14	10	40.0	120	136	-11.8
350,000-399,999	29	18	61.1	271	185	46.5
400,000-449,999	13	19	-31.6	177	210	-15.7
450,000-499,999	11	27	-59.3	190	287	-33.8
500,000-549,999	6	11	-45.5	152	199	-23.6
550,000-599,999	15	16	-6.2	149	232	-35.8
600,000-649,999	13	18	-27.8	106	213	-50.2
650,000-699,999	5	11	-54.5	117	169	-30.8
700,000-749,999	6	9	-33.3	73	106	-31.1
750,000-799,999	8	11	-27.3	81	111	-27.0
800,000-849,999	11	6	83.3	62	68	-8.8
850,000-899,999	10	7	42.9	77	97	-20.6
900,000-949,999	3	2	50.0	33	68	-51.5
950,000-999,999	2	7	-71.4	77	100	-23.0
1,000,000-1,099,999	6	5	20.0	71	77	-7.8

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	9	11	-18.2	63	116	-45.7
1,200,000-1,299,999	4	3	33.3	74	109	-32.1
1,300,000-1,399,999	10	5	100.0	63	88	-28.4
1,400,000-1,499,999	5	2	150.0	53	59	-10.2
1,500,000-1,599,999	6	5	20.0	42	74	-43.2
1,600,000-1,699,999	8	3	166.7	52	48	8.3
1,700,000-1,799,999	7	1	600.0	45	49	-8.2
1,800,000-1,899,999	5	5	0.0	37	40	-7.5
1,900,000-1,999,999	0	2	-100.0	33	38	-13.2
2,000,000-2,249,999	2	10	-80.0	72	75	-4.0
2,250,000-2,499,999	5	2	150.0	44	59	-25.4
2,500,000-2,749,999	4	4	0.0	31	57	-45.6
2,750,000-2,999,999	6	6	0.0	34	54	-37.0
3,000,000-3,249,999	2	5	-60.0	33	59	-44.1
3,250,000-3,499,999	2	0	N/A	20	28	-28.6
3,500,000-3,749,999	2	2	0.0	16	32	-50.0
3,750,000-3,999,999	2	1	100.0	18	36	-50.0
4,000,000-4,249,999	2	0	N/A	12	23	-47.8
4,250,000-4,499,999	1	3	-66.7	12	23	-47.8
4,500,000-4,749,999	1	2	-50.0	14	18	-22.2
4,750,000-4,999,999	3	1	200.0	9	10	-10.0
5,000,000+	10	7	42.9	92	105	-12.4
Totals	305	367	-16.9	2967	4195	-29.3

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	9	9	0.0	73	106	-31.1
1,200,000-1,299,999	7	7	0.0	79	109	-27.5
1,300,000-1,399,999	4	7	-42.9	60	86	-30.2
1,400,000-1,499,999	4	6	-33.3	61	62	-1.6
1,500,000-1,599,999	1	6	-83.3	38	63	-39.7
1,600,000-1,699,999	5	5	0.0	53	60	-11.7
1,700,000-1,799,999	4	5	-20.0	44	54	-18.5
1,800,000-1,899,999	6	1	500.0	33	39	-15.4
1,900,000-1,999,999	1	1	0.0	43	43	0.0
2,000,000-2,249,999	7	7	0.0	49	87	-43.7
2,250,000-2,499,999	6	10	-40.0	71	73	-2.7
2,500,000-2,749,999	1	0	N/A	31	46	-32.6
2,750,000-2,999,999	4	3	33.3	45	64	-29.7
3,000,000-3,249,999	4	4	0.0	23	46	-50.0
3,250,000-3,499,999	3	1	200.0	33	37	-10.8
3,500,000-3,749,999	2	1	100.0	10	33	-69.7
3,750,000-3,999,999	1	1	0.0	25	28	-10.7
4,000,000-4,249,999	1	0	N/A	6	15	-60.0
4,250,000-4,499,999	3	1	200.0	20	20	0.0
4,500,000-4,749,999	1	0	N/A	10	15	-33.3
4,750,000-4,999,999	3	2	50.0	18	22	-18.2
5,000,000+	6	9	-33.3	89	117	-23.9
Totals	282	310	-9.0	3051	3992	-23.6

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	4	6	-33.3	32	39	-17.9
100,000-149,999	7	17	-58.8	40	65	-38.5
150,000-199,999	34	31	9.7	114	151	-24.5
200,000-249,999	53	48	10.4	192	189	1.6
250,000-299,999	63	72	-12.5	277	303	-8.6
300,000-349,999	48	39	23.1	194	193	0.5
350,000-399,999	130	86	51.2	449	279	60.9
400,000-449,999	87	87	0.0	317	320	-0.9
450,000-499,999	79	119	-33.6	329	434	-24.2
500,000-549,999	67	72	-6.9	288	310	-7.1
550,000-599,999	93	68	36.8	294	354	-16.9
600,000-649,999	71	60	18.3	227	313	-27.5
650,000-699,999	75	70	7.1	260	287	-9.4
700,000-749,999	34	40	-15.0	149	167	-10.8
750,000-799,999	65	38	71.1	187	173	8.1
800,000-849,999	41	24	70.8	114	106	7.5
850,000-899,999	52	46	13.0	155	167	-7.2
900,000-949,999	35	17	105.9	85	102	-16.7
950,000-999,999	44	33	33.3	152	158	-3.8
1,000,000-1,099,999	44	51	-13.7	151	146	3.4
1,100,000-1,199,999	66	51	29.4	187	194	-3.6
1,200,000-1,299,999	57	41	39.0	175	175	0.0
1,300,000-1,399,999	53	50	6.0	145	156	-7.1
1,400,000-1,499,999	59	40	47.5	158	131	20.6
1,500,000-1,599,999	44	39	12.8	121	119	1.7
1,600,000-1,699,999	55	39	41.0	147	125	17.6
1,700,000-1,799,999	34	38	-10.5	107	108	-0.9
1,800,000-1,899,999	41	24	70.8	110	87	26.4
1,900,000-1,999,999	42	44	-4.5	123	116	6.0
2,000,000-2,249,999	38	41	-7.3	127	149	-14.8

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	5	1	400.0	29	32	-9.4
100,000-149,999	2	11	-81.8	34	55	-38.2
150,000-199,999	4	8	-50.0	85	127	-33.1
200,000-249,999	20	16	25.0	156	170	-8.2
250,000-299,999	19	24	-20.8	206	253	-18.6
300,000-349,999	12	10	20.0	160	156	2.6
350,000-399,999	32	22	45.5	361	248	45.6
400,000-449,999	31	22	40.9	227	288	-21.2
450,000-499,999	29	29	0.0	221	375	-41.1
500,000-549,999	30	15	100.0	213	274	-22.3
550,000-599,999	31	19	63.2	229	300	-23.7
600,000-649,999	23	24	-4.2	170	269	-36.8
650,000-699,999	24	22	9.1	194	252	-23.0
700,000-749,999	21	11	90.9	117	147	-20.4
750,000-799,999	16	10	60.0	152	152	0.0
800,000-849,999	11	9	22.2	95	92	3.3
850,000-899,999	7	18	-61.1	120	138	-13.0
900,000-949,999	6	7	-14.3	66	83	-20.5
950,000-999,999	12	12	0.0	120	134	-10.4
1,000,000-1,099,999	15	21	-28.6	108	131	-17.6
1,100,000-1,199,999	14	16	-12.5	141	170	-17.1
1,200,000-1,299,999	18	16	12.5	144	160	-10.0
1,300,000-1,399,999	15	18	-16.7	109	145	-24.8
1,400,000-1,499,999	8	12	-33.3	117	116	0.9
1,500,000-1,599,999	14	9	55.6	87	107	-18.7
1,600,000-1,699,999	15	11	36.4	110	110	0.0
1,700,000-1,799,999	8	11	-27.3	79	98	-19.4
1,800,000-1,899,999	15	4	275.0	88	79	11.4
1,900,000-1,999,999	9	12	-25.0	88	98	-10.2
2,000,000-2,249,999	9	9	0.0	79	136	-41.9

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	55	56	-1.8	174	150	16.0
2,500,000-2,749,999	46	21	119.0	106	93	14.0
2,750,000-2,999,999	50	45	11.1	135	132	2.3
3,000,000-3,249,999	25	15	66.7	67	66	1.5
3,250,000-3,499,999	32	24	33.3	92	73	26.0
3,500,000-3,749,999	15	11	36.4	44	60	-26.7
3,750,000-3,999,999	31	25	24.0	85	71	19.7
4,000,000-4,249,999	11	6	83.3	22	25	-12.0
4,250,000-4,499,999	21	13	61.5	62	37	67.6
4,500,000-4,749,999	9	11	-18.2	28	31	-9.7
4,750,000-4,999,999	17	25	-32.0	56	58	-3.4
5,000,000+	127	103	23.3	317	291	8.9
Totals	2054	1786	15.0	6594	6703	-1.6

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	7	7	0.0	122	125	-2.4
2,500,000-2,749,999	5	9	-44.4	80	84	-4.8
2,750,000-2,999,999	12	10	20.0	97	118	-17.8
3,000,000-3,249,999	3	6	-50.0	56	56	0.0
3,250,000-3,499,999	7	4	75.0	70	63	11.1
3,500,000-3,749,999	3	4	-25.0	32	52	-38.5
3,750,000-3,999,999	10	5	100.0	64	65	-1.5
4,000,000-4,249,999	2	1	100.0	17	19	-10.5
4,250,000-4,499,999	4	2	100.0	47	33	42.4
4,500,000-4,749,999	0	0	0.0	18	28	-35.7
4,750,000-4,999,999	5	2	150.0	34	46	-26.1
5,000,000+	23	23	0.0	222	246	-9.8
Totals	556	502	10.8	4964	5830	-14.9

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