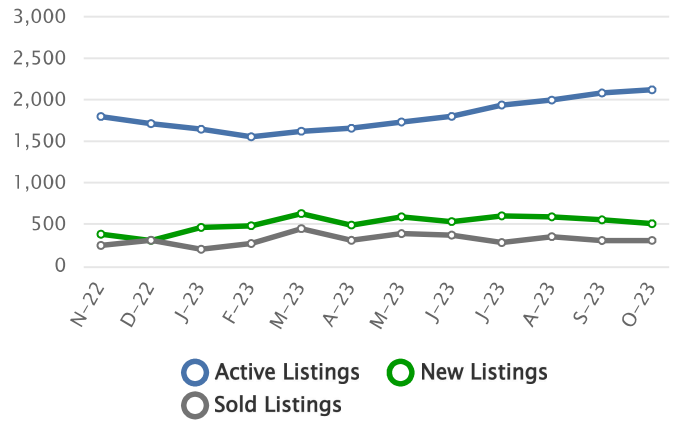
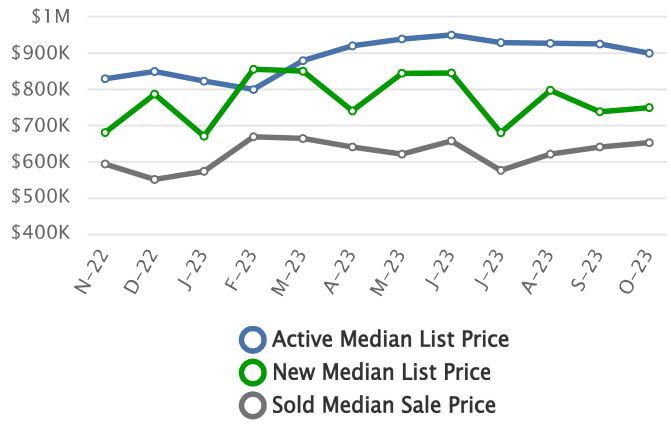
Market Summary

Polygon Residential, October 2023

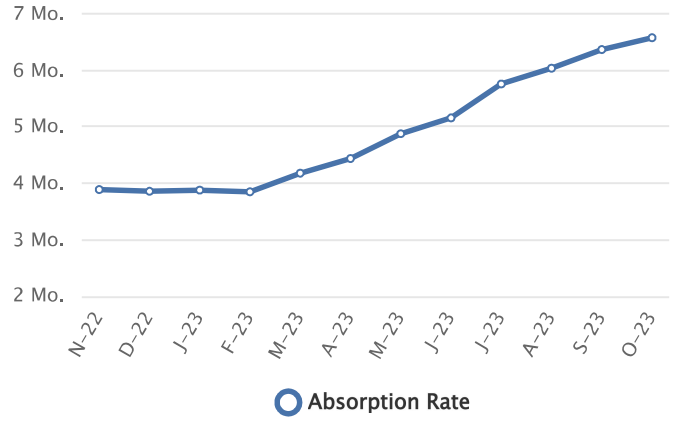
Number of Listings



Listing Prices



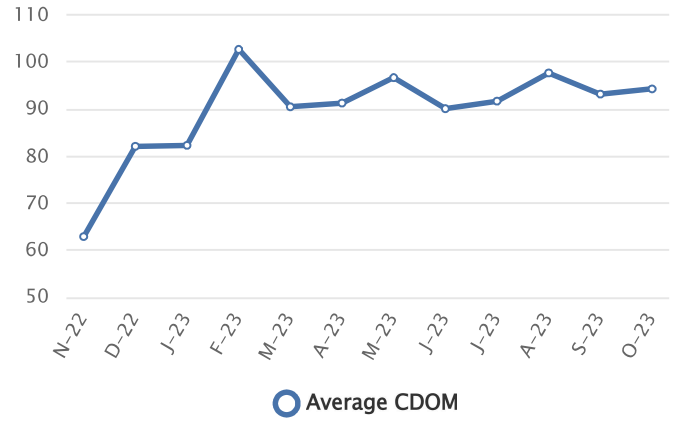
Absorption Rate, in Months



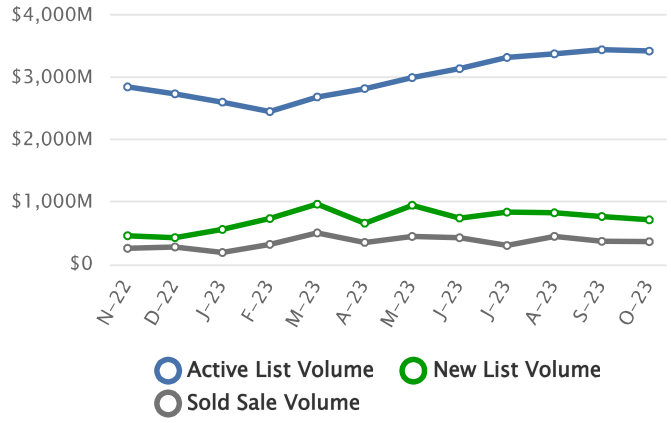
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Oct-23	Oct-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	6.58	3.74	75.94	5.11	2.5	104.40
Average List Price	$1,611,052	$1,634,509	-1.44	$1,461,133	$1,409,858	3.64
Median List Price	$899,450	$888,500	1.23	$789,000	$735,000	7.35
Average Sale Price	$1,170,242	$1,099,163	6.47	$1,138,887	$1,133,510	0.47
Median Sale Price	$651,750	$599,900	8.64	$632,500	$627,500	0.80
Average CDOM	94	59	59.32	93	41	126.83
Median CDOM	49	26	88.46	52	13	300.00

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	9	2	350.0	32	35	-8.6
100,000-149,999	2	5	-60.0	30	50	-40.0
150,000-199,999	4	7	-42.9	59	114	-48.2
200,000-249,999	13	9	44.4	125	159	-21.4
250,000-299,999	17	26	-34.6	184	239	-23.0
300,000-349,999	18	12	50.0	161	198	-18.7
350,000-399,999	33	27	22.2	263	246	6.9
400,000-449,999	15	20	-25.0	193	278	-30.6
450,000-499,999	11	26	-57.7	194	335	-42.1
500,000-549,999	11	14	-21.4	164	245	-33.1
550,000-599,999	14	21	-33.3	149	251	-40.6
600,000-649,999	8	15	-46.7	137	200	-31.5
650,000-699,999	6	11	-45.5	102	152	-32.9
700,000-749,999	8	10	-20.0	91	125	-27.2
750,000-799,999	10	9	11.1	86	121	-28.9
800,000-849,999	10	11	-9.1	74	101	-26.7
850,000-899,999	9	6	50.0	71	98	-27.6
900,000-949,999	4	5	-20.0	56	94	-40.4
950,000-999,999	3	7	-57.1	64	86	-25.6
1,000,000-1,099,999	10	2	400.0	81	114	-28.9

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	6	2	200.0	28	33	-15.2
100,000-149,999	6	3	100.0	30	42	-28.6
150,000-199,999	7	5	40.0	65	112	-42.0
200,000-249,999	14	14	0.0	129	138	-6.5
250,000-299,999	11	13	-15.4	170	221	-23.1
300,000-349,999	8	2	300.0	128	138	-7.2
350,000-399,999	29	14	107.1	298	199	49.7
400,000-449,999	17	14	21.4	194	224	-13.4
450,000-499,999	13	21	-38.1	201	308	-34.7
500,000-549,999	14	19	-26.3	166	218	-23.9
550,000-599,999	16	7	128.6	166	239	-30.5
600,000-649,999	9	11	-18.2	118	225	-47.6
650,000-699,999	6	14	-57.1	123	183	-32.8
700,000-749,999	6	1	500.0	79	107	-26.2
750,000-799,999	11	8	37.5	92	119	-22.7
800,000-849,999	8	7	14.3	70	75	-6.7
850,000-899,999	5	7	-28.6	82	104	-21.2
900,000-949,999	4	4	0.0	38	72	-47.2
950,000-999,999	2	5	-60.0	79	105	-24.8
1,000,000-1,099,999	4	8	-50.0	75	85	-11.8

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	10	5	100.0	73	121	-39.7
1,200,000-1,299,999	4	10	-60.0	78	119	-34.5
1,300,000-1,399,999	6	9	-33.3	69	97	-28.9
1,400,000-1,499,999	4	9	-55.6	57	68	-16.2
1,500,000-1,599,999	4	3	33.3	47	77	-39.0
1,600,000-1,699,999	5	6	-16.7	57	54	5.6
1,700,000-1,799,999	2	3	-33.3	47	52	-9.6
1,800,000-1,899,999	8	5	60.0	45	45	0.0
1,900,000-1,999,999	8	4	100.0	42	42	0.0
2,000,000-2,249,999	8	9	-11.1	81	84	-3.6
2,250,000-2,499,999	2	5	-60.0	46	64	-28.1
2,500,000-2,749,999	6	4	50.0	37	61	-39.3
2,750,000-2,999,999	4	2	100.0	38	56	-32.1
3,000,000-3,249,999	4	1	300.0	37	60	-38.3
3,250,000-3,499,999	0	6	-100.0	20	34	-41.2
3,500,000-3,749,999	5	1	400.0	21	33	-36.4
3,750,000-3,999,999	0	0	0.0	18	36	-50.0
4,000,000-4,249,999	5	0	N/A	17	23	-26.1
4,250,000-4,499,999	2	1	100.0	14	24	-41.7
4,500,000-4,749,999	0	0	0.0	14	18	-22.2
4,750,000-4,999,999	3	1	200.0	12	11	9.1
5,000,000+	7	8	-12.5	99	113	-12.4
Totals	312	337	-7.4	3285	4533	-27.5

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	3	5	-40.0	76	111	-31.5
1,200,000-1,299,999	2	9	-77.8	79	118	-33.1
1,300,000-1,399,999	5	5	0.0	65	91	-28.6
1,400,000-1,499,999	3	3	0.0	64	65	-1.5
1,500,000-1,599,999	3	5	-40.0	41	68	-39.7
1,600,000-1,699,999	5	3	66.7	58	63	-7.9
1,700,000-1,799,999	3	5	-40.0	47	59	-20.3
1,800,000-1,899,999	6	4	50.0	41	43	-4.7
1,900,000-1,999,999	2	10	-80.0	44	53	-17.0
2,000,000-2,249,999	5	2	150.0	54	89	-39.3
2,250,000-2,499,999	4	4	0.0	76	77	-1.3
2,500,000-2,749,999	1	2	-50.0	32	48	-33.3
2,750,000-2,999,999	1	6	-83.3	46	70	-34.3
3,000,000-3,249,999	3	1	200.0	26	47	-44.7
3,250,000-3,499,999	2	0	N/A	36	37	-2.7
3,500,000-3,749,999	1	3	-66.7	11	36	-69.4
3,750,000-3,999,999	4	2	100.0	29	30	-3.3
4,000,000-4,249,999	2	1	100.0	8	16	-50.0
4,250,000-4,499,999	1	0	N/A	21	20	5.0
4,500,000-4,749,999	1	1	0.0	11	16	-31.2
4,750,000-4,999,999	1	0	N/A	19	22	-13.6
5,000,000+	11	9	22.2	100	126	-20.6
Totals	265	259	2.3	3315	4252	-22.0

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	5	-100.0	36	45	-20.0
100,000-149,999	10	14	-28.6	45	68	-33.8
150,000-199,999	35	26	34.6	127	158	-19.6
200,000-249,999	49	42	16.7	211	201	5.0
250,000-299,999	65	72	-9.7	303	324	-6.5
300,000-349,999	51	38	34.2	216	201	7.5
350,000-399,999	151	83	81.9	494	300	64.7
400,000-449,999	78	91	-14.3	332	346	-4.0
450,000-499,999	95	123	-22.8	355	467	-24.0
500,000-549,999	80	75	6.7	319	338	-5.6
550,000-599,999	90	74	21.6	312	371	-15.9
600,000-649,999	78	55	41.8	255	331	-23.0
650,000-699,999	80	73	9.6	276	306	-9.8
700,000-749,999	43	36	19.4	161	176	-8.5
750,000-799,999	73	40	82.5	207	182	13.7
800,000-849,999	34	17	100.0	119	111	7.2
850,000-899,999	56	48	16.7	178	175	1.7
900,000-949,999	29	15	93.3	94	107	-12.1
950,000-999,999	53	26	103.8	167	171	-2.3
1,000,000-1,099,999	41	43	-4.7	162	153	5.9
1,100,000-1,199,999	58	53	9.4	190	205	-7.3
1,200,000-1,299,999	68	44	54.5	192	189	1.6
1,300,000-1,399,999	56	56	0.0	156	168	-7.1
1,400,000-1,499,999	61	43	41.9	174	141	23.4
1,500,000-1,599,999	47	42	11.9	125	128	-2.3
1,600,000-1,699,999	59	44	34.1	159	130	22.3
1,700,000-1,799,999	29	36	-19.4	111	110	0.9
1,800,000-1,899,999	43	26	65.4	114	97	17.5
1,900,000-1,999,999	36	38	-5.3	126	122	3.3
2,000,000-2,249,999	43	46	-6.5	145	159	-8.8

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	4	6	-33.3	33	38	-13.2
100,000-149,999	5	3	66.7	39	58	-32.8
150,000-199,999	12	7	71.4	98	134	-26.9
200,000-249,999	16	12	33.3	175	182	-3.8
250,000-299,999	28	21	33.3	232	274	-15.3
300,000-349,999	14	8	75.0	182	164	11.0
350,000-399,999	40	21	90.5	406	269	50.9
400,000-449,999	14	26	-46.2	242	314	-22.9
450,000-499,999	30	33	-9.1	247	408	-39.5
500,000-549,999	24	27	-11.1	243	302	-19.5
550,000-599,999	17	17	0.0	247	317	-22.1
600,000-649,999	23	17	35.3	198	287	-31.0
650,000-699,999	19	19	0.0	210	271	-22.5
700,000-749,999	12	9	33.3	129	156	-17.3
750,000-799,999	21	9	133.3	172	161	6.8
800,000-849,999	7	5	40.0	100	97	3.1
850,000-899,999	18	7	157.1	142	146	-2.7
900,000-949,999	12	6	100.0	76	88	-13.6
950,000-999,999	8	13	-38.5	134	147	-8.8
1,000,000-1,099,999	11	7	57.1	118	138	-14.5
1,100,000-1,199,999	9	11	-18.2	145	181	-19.9
1,200,000-1,299,999	15	14	7.1	162	174	-6.9
1,300,000-1,399,999	10	12	-16.7	120	157	-23.6
1,400,000-1,499,999	11	10	10.0	133	126	5.6
1,500,000-1,599,999	9	9	0.0	91	116	-21.6
1,600,000-1,699,999	8	5	60.0	122	115	6.1
1,700,000-1,799,999	5	2	150.0	83	100	-17.0
1,800,000-1,899,999	5	10	-50.0	92	89	3.4
1,900,000-1,999,999	8	6	33.3	91	104	-12.5
2,000,000-2,249,999	15	10	50.0	97	146	-33.6

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	57	50	14.0	190	165	15.2
2,500,000-2,749,999	36	26	38.5	109	98	11.2
2,750,000-2,999,999	52	41	26.8	143	140	2.1
3,000,000-3,249,999	20	17	17.6	71	69	2.9
3,250,000-3,499,999	30	25	20.0	95	79	20.3
3,500,000-3,749,999	22	12	83.3	52	63	-17.5
3,750,000-3,999,999	40	22	81.8	96	74	29.7
4,000,000-4,249,999	10	6	66.7	23	27	-14.8
4,250,000-4,499,999	20	15	33.3	62	40	55.0
4,500,000-4,749,999	10	9	11.1	30	32	-6.2
4,750,000-4,999,999	20	23	-13.0	58	60	-3.3
5,000,000+	116	106	9.4	343	307	11.7
Totals	2124	1776	19.6	7133	7134	0.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	11	15	-26.7	137	140	-2.1
2,500,000-2,749,999	10	5	100.0	84	89	-5.6
2,750,000-2,999,999	8	8	0.0	105	126	-16.7
3,000,000-3,249,999	3	3	0.0	60	59	1.7
3,250,000-3,499,999	3	5	-40.0	72	69	4.3
3,500,000-3,749,999	5	4	25.0	41	55	-25.5
3,750,000-3,999,999	9	3	200.0	75	68	10.3
4,000,000-4,249,999	1	2	-50.0	18	21	-14.3
4,250,000-4,499,999	3	3	0.0	47	36	30.6
4,500,000-4,749,999	2	1	100.0	20	29	-31.0
4,750,000-4,999,999	1	2	-50.0	36	48	-25.0
5,000,000+	27	16	68.8	248	262	-5.3
Totals	513	429	19.6	5502	6261	-12.1

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