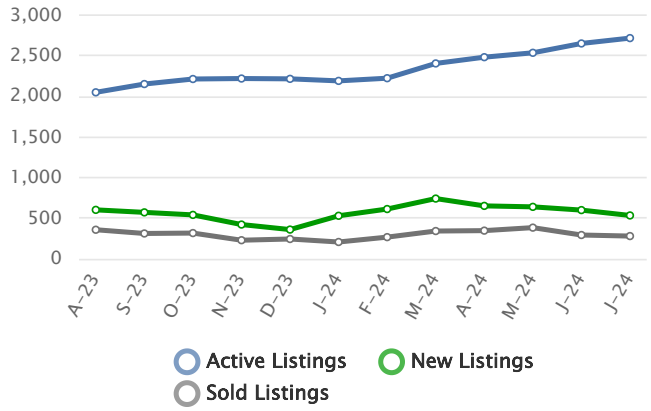
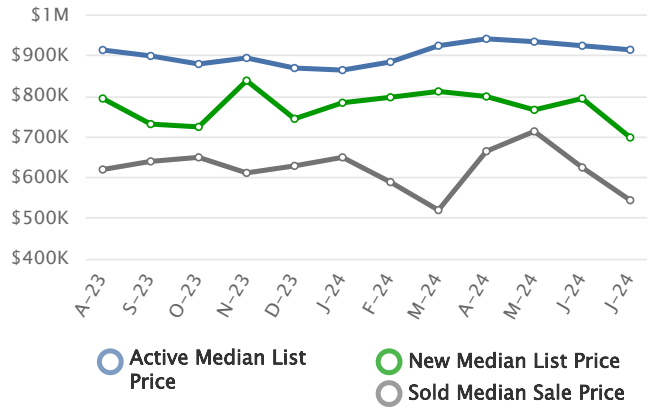
Market Summary

Polygon Residential, July 2024

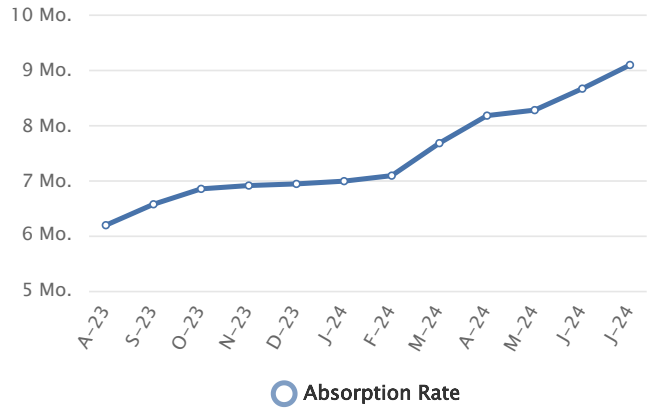
Number of Listings



Listing Prices



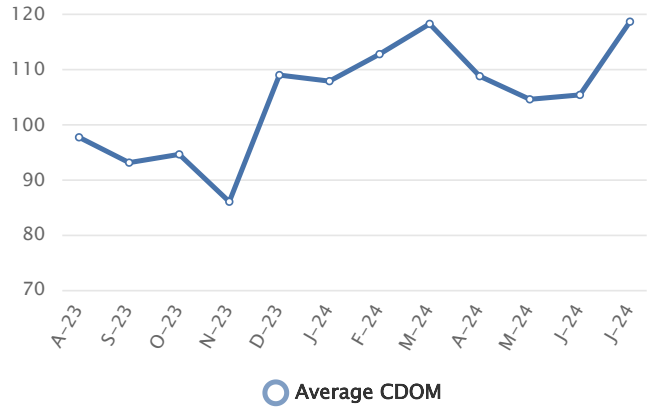
Absorption Rate, in Months



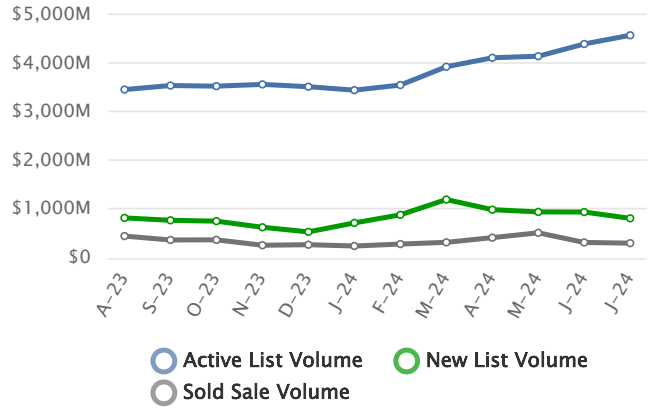
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jul-24	Jul-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	9.1	5.87	55.03	8	4.67	71.31
Average List Price	$1,682,108	$1,714,360	-1.88	$1,535,516	$1,488,537	3.16
Median List Price	$915,000	$917,450	-0.27	$799,000	$799,000	0.00
Average Sale Price	$1,088,141	$1,060,846	2.57	$1,139,204	$1,108,699	2.75
Median Sale Price	$544,350	$575,000	-5.33	$615,000	$630,000	-2.38
Average CDOM	118	92	28.26	110	92	19.57
Median CDOM	62	35	77.14	66	52	26.92

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	0	N/A	9	14	-35.7
100,000-149,999	4	4	0.0	23	21	9.5
150,000-199,999	7	8	-12.5	50	41	22.0
200,000-249,999	10	13	-23.1	79	78	1.3
250,000-299,999	15	17	-11.8	99	130	-23.8
300,000-349,999	17	20	-15.0	146	105	39.0
350,000-399,999	25	21	19.0	169	174	-2.9
400,000-449,999	24	22	9.1	145	144	0.7
450,000-499,999	22	12	83.3	111	153	-27.5
500,000-549,999	16	22	-27.3	116	126	-7.9
550,000-599,999	13	12	8.3	94	103	-8.7
600,000-649,999	14	12	16.7	70	103	-32.0
650,000-699,999	8	8	0.0	63	77	-18.2
700,000-749,999	3	6	-50.0	57	64	-10.9
750,000-799,999	10	9	11.1	60	63	-4.8
800,000-849,999	7	3	133.3	56	55	1.8
850,000-899,999	5	4	25.0	42	54	-22.2
900,000-949,999	2	10	-80.0	28	41	-31.7
950,000-999,999	1	5	-80.0	37	47	-21.3
1,000,000-1,099,999	4	8	-50.0	56	58	-3.4
1,100,000-1,199,999	6	5	20.0	43	46	-6.5
1,200,000-1,299,999	6	10	-40.0	45	56	-19.6
1,300,000-1,399,999	9	3	200.0	46	50	-8.0

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	3	-100.0	6	14	-57.1
100,000-149,999	2	2	0.0	24	19	26.3
150,000-199,999	6	3	100.0	55	44	25.0
200,000-249,999	9	8	12.5	73	78	-6.4
250,000-299,999	13	21	-38.1	99	136	-27.2
300,000-349,999	14	13	7.7	149	89	67.4
350,000-399,999	21	28	-25.0	187	210	-11.0
400,000-449,999	18	26	-30.8	146	151	-3.3
450,000-499,999	17	17	0.0	140	162	-13.6
500,000-549,999	17	17	0.0	106	135	-21.5
550,000-599,999	10	16	-37.5	100	118	-15.3
600,000-649,999	8	12	-33.3	73	85	-14.1
650,000-699,999	7	15	-53.3	77	99	-22.2
700,000-749,999	9	6	50.0	54	57	-5.3
750,000-799,999	15	2	650.0	78	62	25.8
800,000-849,999	8	4	100.0	46	43	7.0
850,000-899,999	9	10	-10.0	63	60	5.0
900,000-949,999	6	1	500.0	26	24	8.3
950,000-999,999	10	8	25.0	47	68	-30.9
1,000,000-1,099,999	5	8	-37.5	42	57	-26.3
1,100,000-1,199,999	9	10	-10.0	50	50	0.0
1,200,000-1,299,999	6	7	-14.3	49	58	-15.5
1,300,000-1,399,999	8	6	33.3	51	52	-1.9

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,400,000-1,499,999	2	4	-50.0	33	44	-25.0
1,500,000-1,599,999	5	1	400.0	32	32	0.0
1,600,000-1,699,999	5	5	0.0	32	38	-15.8
1,700,000-1,799,999	6	1	500.0	35	31	12.9
1,800,000-1,899,999	3	2	50.0	23	27	-14.8
1,900,000-1,999,999	0	5	-100.0	17	29	-41.4
2,000,000-2,249,999	7	7	0.0	46	58	-20.7
2,250,000-2,499,999	3	3	0.0	28	31	-9.7
2,500,000-2,749,999	2	3	-33.3	34	24	41.7
2,750,000-2,999,999	3	1	200.0	31	25	24.0
3,000,000-3,249,999	1	4	-75.0	23	23	0.0
3,250,000-3,499,999	0	0	0.0	15	15	0.0
3,500,000-3,749,999	3	2	50.0	15	12	25.0
3,750,000-3,999,999	0	3	-100.0	16	13	23.1
4,000,000-4,249,999	1	1	0.0	11	10	10.0
4,250,000-4,499,999	0	0	0.0	10	9	11.1
4,500,000-4,749,999	1	1	0.0	4	10	-60.0
4,750,000-4,999,999	0	0	0.0	6	6	0.0
5,000,000+	9	10	-10.0	65	65	0.0
Totals	280	287	-2.4	2120	2305	-8.0

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,400,000-1,499,999	5	2	150.0	36	51	-29.4
1,500,000-1,599,999	4	2	100.0	36	31	16.1
1,600,000-1,699,999	5	6	-16.7	31	42	-26.2
1,700,000-1,799,999	2	3	-33.3	41	37	10.8
1,800,000-1,899,999	3	3	0.0	36	22	63.6
1,900,000-1,999,999	5	2	150.0	25	36	-30.6
2,000,000-2,249,999	4	8	-50.0	28	41	-31.7
2,250,000-2,499,999	7	2	250.0	44	59	-25.4
2,500,000-2,749,999	1	7	-85.7	24	29	-17.2
2,750,000-2,999,999	7	5	40.0	33	37	-10.8
3,000,000-3,249,999	1	5	-80.0	7	17	-58.8
3,250,000-3,499,999	3	5	-40.0	24	27	-11.1
3,500,000-3,749,999	1	1	0.0	14	6	133.3
3,750,000-3,999,999	1	4	-75.0	18	20	-10.0
4,000,000-4,249,999	1	0	N/A	6	5	20.0
4,250,000-4,499,999	1	3	-66.7	14	14	0.0
4,500,000-4,749,999	1	1	0.0	4	7	-42.9
4,750,000-4,999,999	1	3	-66.7	8	14	-42.9
5,000,000+	17	14	21.4	68	72	-5.6
Totals	297	319	-6.9	2238	2438	-8.2

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	4	4	0.0	13	26	-50.0
100,000-149,999	13	11	18.2	50	35	42.9
150,000-199,999	39	44	-11.4	113	103	9.7
200,000-249,999	82	46	78.3	179	144	24.3
250,000-299,999	80	73	9.6	234	240	-2.5
300,000-349,999	79	82	-3.7	259	191	35.6
350,000-399,999	148	124	19.4	397	368	7.9
400,000-449,999	91	65	40.0	292	251	16.3
450,000-499,999	131	72	81.9	345	278	24.1
500,000-549,999	102	74	37.8	260	253	2.8
550,000-599,999	118	75	57.3	282	233	21.0
600,000-649,999	98	60	63.3	221	184	20.1
650,000-699,999	105	68	54.4	236	210	12.4
700,000-749,999	68	38	78.9	154	119	29.4
750,000-799,999	86	57	50.9	205	153	34.0
800,000-849,999	35	38	-7.9	101	95	6.3
850,000-899,999	72	55	30.9	180	136	32.4
900,000-949,999	46	23	100.0	88	65	35.4
950,000-999,999	74	42	76.2	160	130	23.1
1,000,000-1,099,999	54	42	28.6	129	126	2.4
1,100,000-1,199,999	101	63	60.3	186	151	23.2
1,200,000-1,299,999	73	53	37.7	173	142	21.8
1,300,000-1,399,999	74	46	60.9	162	121	33.9
1,400,000-1,499,999	54	52	3.8	120	131	-8.4
1,500,000-1,599,999	55	36	52.8	119	96	24.0
1,600,000-1,699,999	58	50	16.0	116	116	0.0
1,700,000-1,799,999	47	34	38.2	126	97	29.9
1,800,000-1,899,999	44	38	15.8	111	80	38.8
1,900,000-1,999,999	53	40	32.5	113	107	5.6
2,000,000-2,249,999	53	40	32.5	109	114	-4.4
2,250,000-2,499,999	69	47	46.8	150	149	0.7
2,500,000-2,749,999	47	47	0.0	92	92	0.0
2,750,000-2,999,999	65	41	58.5	134	114	17.5

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	9	-88.9	13	23	-43.5
100,000-149,999	1	4	-75.0	31	29	6.9
150,000-199,999	10	4	150.0	77	74	4.1
200,000-249,999	23	14	64.3	125	107	16.8
250,000-299,999	20	21	-4.8	160	170	-5.9
300,000-349,999	23	40	-42.5	178	154	15.6
350,000-399,999	38	73	-47.9	279	283	-1.4
400,000-449,999	19	31	-38.7	204	160	27.5
450,000-499,999	32	27	18.5	237	170	39.4
500,000-549,999	27	21	28.6	174	175	-0.6
550,000-599,999	27	26	3.8	178	166	7.2
600,000-649,999	25	28	-10.7	150	128	17.2
650,000-699,999	25	19	31.6	171	143	19.6
700,000-749,999	11	9	22.2	102	87	17.2
750,000-799,999	17	16	6.3	146	115	27.0
800,000-849,999	5	17	-70.6	71	77	-7.8
850,000-899,999	13	16	-18.7	116	99	17.2
900,000-949,999	4	8	-50.0	61	48	27.1
950,000-999,999	16	13	23.1	108	96	12.5
1,000,000-1,099,999	9	13	-30.8	85	83	2.4
1,100,000-1,199,999	11	16	-31.2	124	107	15.9
1,200,000-1,299,999	11	16	-31.2	111	111	0.0
1,300,000-1,399,999	15	8	87.5	104	85	22.4
1,400,000-1,499,999	3	6	-50.0	79	92	-14.1
1,500,000-1,599,999	6	10	-40.0	66	62	6.5
1,600,000-1,699,999	6	10	-40.0	79	78	1.3
1,700,000-1,799,999	14	5	180.0	85	67	26.9
1,800,000-1,899,999	6	7	-14.3	73	57	28.1
1,900,000-1,999,999	8	11	-27.3	74	72	2.8
2,000,000-2,249,999	8	11	-27.3	74	65	13.8
2,250,000-2,499,999	14	18	-22.2	90	96	-6.2
2,500,000-2,749,999	7	8	-12.5	58	67	-13.4
2,750,000-2,999,999	10	14	-28.6	89	75	18.7

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
3,000,000-3,249,999	29	24	20.8	49	54	-9.3
3,250,000-3,499,999	41	33	24.2	87	78	11.5
3,500,000-3,749,999	34	16	112.5	74	34	117.6
3,750,000-3,999,999	43	29	48.3	91	68	33.8
4,000,000-4,249,999	12	11	9.1	23	20	15.0
4,250,000-4,499,999	26	23	13.0	59	56	5.4
4,500,000-4,749,999	12	7	71.4	25	21	19.0
4,750,000-4,999,999	29	24	20.8	53	49	8.2
5,000,000+	175	133	31.6	364	276	31.9
Totals	2719	1980	37.3	6434	5506	16.9

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
3,000,000-3,249,999	6	5	20.0	29	44	-34.1
3,250,000-3,499,999	8	7	14.3	60	56	7.1
3,500,000-3,749,999	2	4	-50.0	44	22	100.0
3,750,000-3,999,999	7	7	0.0	63	46	37.0
4,000,000-4,249,999	2	2	0.0	13	14	-7.1
4,250,000-4,499,999	3	10	-70.0	38	41	-7.3
4,500,000-4,749,999	3	2	50.0	18	11	63.6
4,750,000-4,999,999	5	4	25.0	34	27	25.9
5,000,000+	33	28	17.9	240	176	36.4
Totals	534	618	-13.6	4311	3858	11.7

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