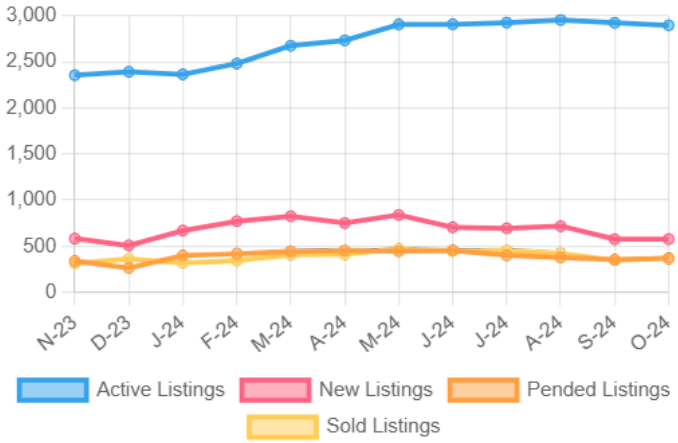
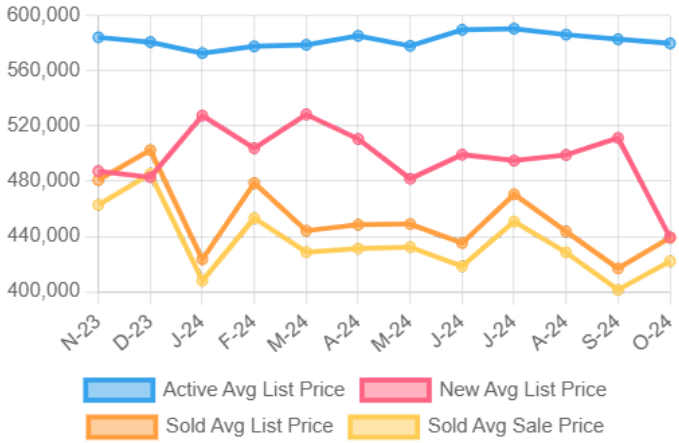
Market Summary

Polygon Residential, October 2024

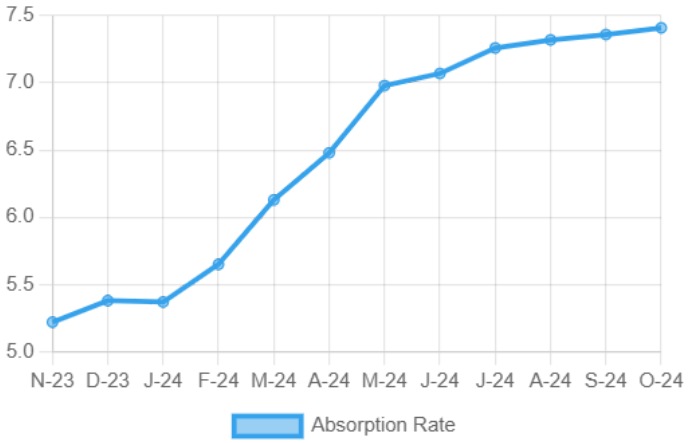
Number of Listings



Listing Prices



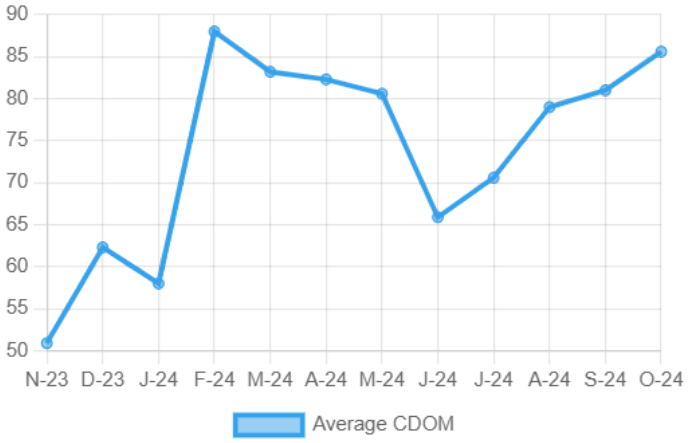
Absorption Rate, in Months



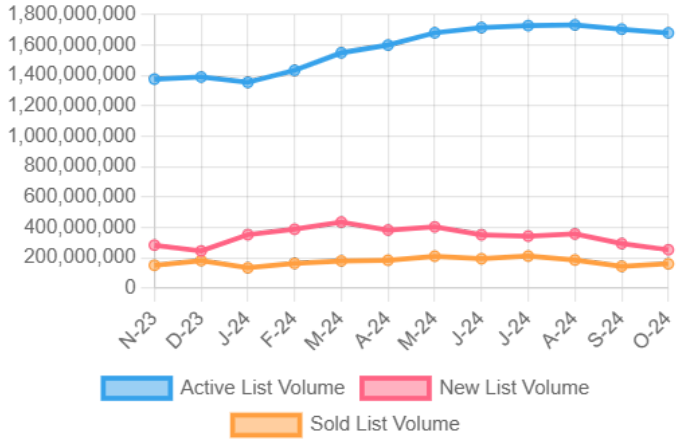
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Oct-24	Oct-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	7.41	4.85	52.78	6.7	3.91	71.36
Average List Price	$580,040	$597,623	-2.94	$518,419	$516,789	0.32
Median List Price	$415,000	$426,500	-2.70	$389,900	$395,000	-1.29
Average Sale Price	$422,097	$414,926	1.73	$428,146	$450,087	-4.87
Median Sale Price	$362,000	$344,000	5.23	$350,000	$360,000	-2.78
Average CDOM	85	59	44.07	77	59	30.51
Median CDOM	56	38	47.37	50	37	35.14

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	1	0	N/A	2	5	-60.0
30,000-39,999	0	0	0.0	1	2	-50.0
40,000-49,999	0	0	0.0	2	3	-33.3
50,000-59,999	1	1	0.0	4	5	-20.0
60,000-69,999	0	0	0.0	9	11	-18.2
70,000-79,999	0	1	-100.0	11	10	10.0
80,000-89,999	2	1	100.0	11	13	-15.4
90,000-99,999	2	0	N/A	12	12	0.0
100,000-119,999	2	1	100.0	29	25	16.0
120,000-139,999	8	5	60.0	51	52	-1.9
140,000-159,999	5	10	-50.0	51	72	-29.2
160,000-179,999	6	10	-40.0	77	104	-26.0
180,000-199,999	9	10	-10.0	68	102	-33.3
200,000-249,999	33	44	-25.0	332	373	-11.0
250,000-299,999	52	60	-13.3	666	700	-4.9
300,000-399,999	97	108	-10.2	1083	1257	-13.8
400,000-499,999	62	59	5.1	613	701	-12.6
500,000+	87	89	-2.2	962	1159	-17.0
Totals	367	399	-8.0	3984	4606	-13.5

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	1	0	N/A	2	5	-60.0
30,000-39,999	0	0	0.0	0	1	-100.0
40,000-49,999	0	0	0.0	1	0	N/A
50,000-59,999	0	0	0.0	4	5	-20.0
60,000-69,999	1	2	-50.0	9	6	50.0
70,000-79,999	0	0	0.0	6	11	-45.5
80,000-89,999	4	0	N/A	18	14	28.6
90,000-99,999	1	0	N/A	6	11	-45.5
100,000-119,999	2	2	0.0	23	23	0.0
120,000-139,999	3	4	-25.0	41	43	-4.7
140,000-159,999	4	5	-20.0	50	65	-23.1
160,000-179,999	8	12	-33.3	72	104	-30.8
180,000-199,999	9	12	-25.0	88	125	-29.6
200,000-249,999	44	27	63.0	313	343	-8.7
250,000-299,999	74	41	80.5	709	684	3.7
300,000-399,999	88	90	-2.2	1109	1296	-14.4
400,000-499,999	53	50	6.0	648	719	-9.9
500,000+	77	113	-31.9	1008	1222	-17.5
Totals	369	358	3.1	4107	4677	-12.2

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	1	0	N/A	6	8	-25.0
30,000-39,999	0	0	0.0	1	1	0.0
40,000-49,999	0	0	0.0	1	1	0.0
50,000-59,999	0	0	0.0	6	7	-14.3
60,000-69,999	1	3	-66.7	14	9	55.6
70,000-79,999	1	1	0.0	7	16	-56.2
80,000-89,999	6	2	200.0	26	20	30.0
90,000-99,999	3	2	50.0	14	16	-12.5
100,000-119,999	6	9	-33.3	38	41	-7.3
120,000-139,999	15	10	50.0	61	59	3.4
140,000-159,999	24	10	140.0	90	102	-11.8
160,000-179,999	27	25	8.0	132	148	-10.8
180,000-199,999	64	32	100.0	191	177	7.9
200,000-249,999	173	112	54.5	610	526	16.0
250,000-299,999	345	253	36.4	1341	1074	24.9
300,000-399,999	724	557	30.0	2440	2303	5.9
400,000-499,999	459	384	19.5	1481	1354	9.4
500,000+	1048	812	29.1	2954	2695	9.6
Totals	2897	2212	31.0	9413	8557	10.0

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	2	-100.0	6	8	-25.0
30,000-39,999	0	0	0.0	1	1	0.0
40,000-49,999	0	0	0.0	1	1	0.0
50,000-59,999	0	0	0.0	5	7	-28.6
60,000-69,999	0	3	-100.0	12	9	33.3
70,000-79,999	0	1	-100.0	4	12	-66.7
80,000-89,999	4	2	100.0	22	18	22.2
90,000-99,999	4	2	100.0	10	14	-28.6
100,000-119,999	3	5	-40.0	26	34	-23.5
120,000-139,999	5	7	-28.6	53	46	15.2
140,000-159,999	5	5	0.0	77	87	-11.5
160,000-179,999	10	18	-44.4	113	133	-15.0
180,000-199,999	13	9	44.4	153	145	5.5
200,000-249,999	41	39	5.1	487	446	9.2
250,000-299,999	86	73	17.8	1035	894	15.8
300,000-399,999	178	195	-8.7	1879	1805	4.1
400,000-499,999	84	117	-28.2	1101	1087	1.3
500,000+	144	219	-34.2	2139	2084	2.6
Totals	577	697	-17.2	7124	6831	4.3

Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and FBS. Prepared by Rachel N Warrell, Rachel Warrell - The Hardest Working Realtor in NW Florida on Tuesday, November 19, 2024 5:34 PM.