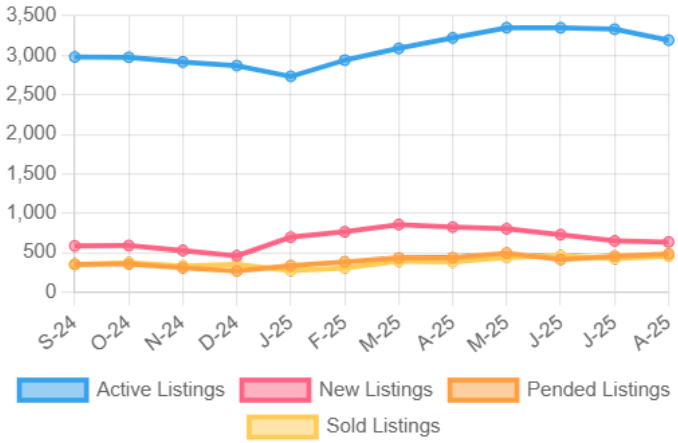
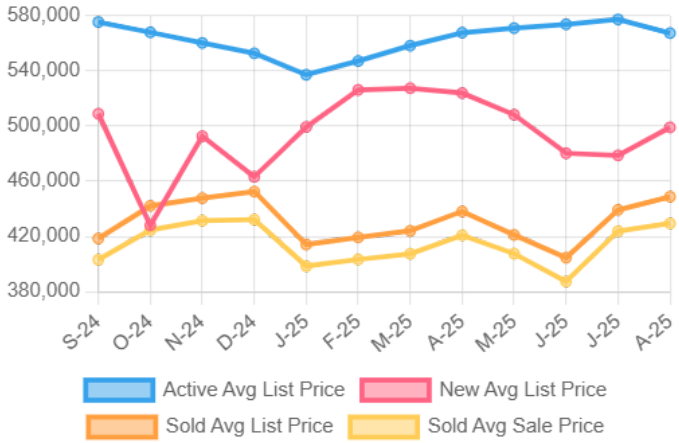
Market Summary

Polygon Residential, August 2025

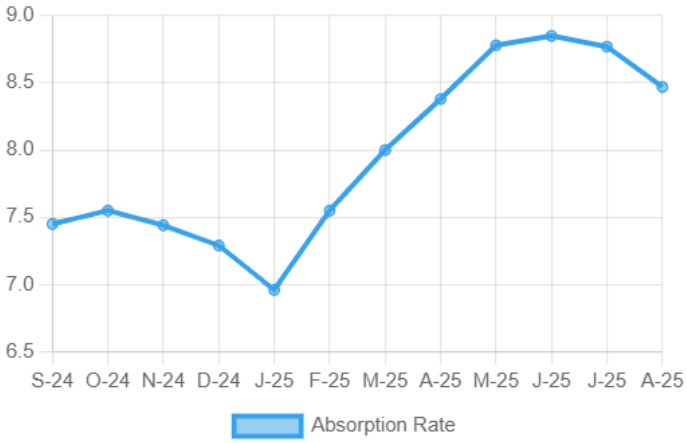
Number of Listings



Listing Prices



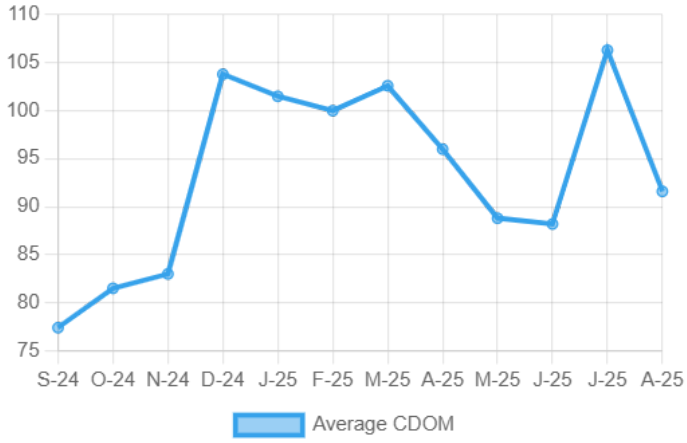
Absorption Rate, in Months



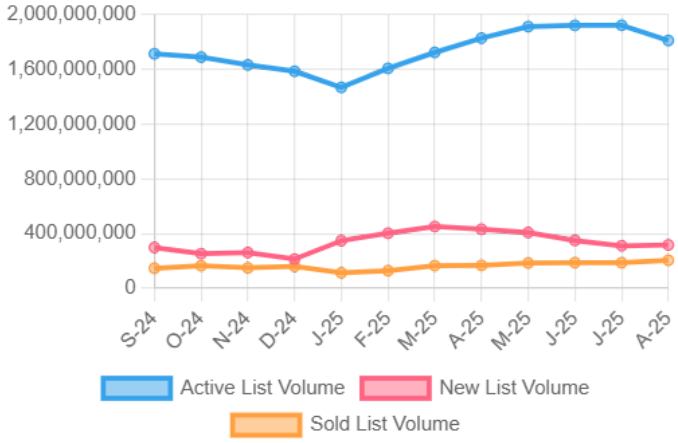
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Aug-25	Aug-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	8.47	7.38	14.77	8.22	6.58	24.92
Average List Price (Actives)	$567,467	$579,405	-2.06	$517,905	$521,230	-0.64
Median List Price (Actives)	$415,000	$409,875	1.25	$389,900	$390,000	-0.03
Average Sale Price (Solds)	$429,452	$428,686	0.18	$410,364	$432,454	-5.11
Median Sale Price (Solds)	$354,000	$351,450	0.73	$344,327	$352,000	-2.18
Average CDOM	91	77	18.18	96	72	33.33
Median CDOM	53	45	17.78	59	48	22.92

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	0	0	0.0	0	1	-100.0
30,000-39,999	0	0	0.0	1	1	0.0
40,000-49,999	0	0	0.0	5	2	150.0
50,000-59,999	0	0	0.0	5	2	150.0
60,000-69,999	1	1	0.0	9	7	28.6
70,000-79,999	2	1	100.0	5	8	-37.5
80,000-89,999	3	0	N/A	9	9	0.0
90,000-99,999	0	1	-100.0	9	10	-10.0
100,000-119,999	3	1	200.0	18	27	-33.3
120,000-139,999	5	4	25.0	46	40	15.0
140,000-159,999	9	5	80.0	50	42	19.0
160,000-179,999	10	9	11.1	66	64	3.1
180,000-199,999	13	5	160.0	92	49	87.8
200,000-249,999	33	30	10.0	307	275	11.6
250,000-299,999	64	83	-22.9	457	555	-17.7
300,000-399,999	139	102	36.3	920	895	2.8
400,000-499,999	66	71	-7.0	465	501	-7.2
500,000+	109	109	0.0	678	812	-16.5
Totals	457	422	8.3	3142	3300	-4.8

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	1	0	N/A	2	1	100.0
30,000-39,999	0	0	0.0	1	0	N/A
40,000-49,999	0	1	-100.0	2	1	100.0
50,000-59,999	0	0	0.0	3	3	0.0
60,000-69,999	0	1	-100.0	6	8	-25.0
70,000-79,999	0	0	0.0	5	5	0.0
80,000-89,999	0	4	-100.0	7	13	-46.2
90,000-99,999	2	0	N/A	12	4	200.0
100,000-119,999	4	1	300.0	20	21	-4.8
120,000-139,999	6	4	50.0	38	32	18.8
140,000-159,999	10	3	233.3	52	43	20.9
160,000-179,999	13	7	85.7	65	60	8.3
180,000-199,999	13	16	-18.7	96	74	29.7
200,000-249,999	34	21	61.9	309	247	25.1
250,000-299,999	70	63	11.1	490	568	-13.7
300,000-399,999	141	106	33.0	1026	928	10.6
400,000-499,999	72	58	24.1	521	537	-3.0
500,000+	119	92	29.3	789	852	-7.4
Totals	485	377	28.6	3444	3397	1.4

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	1	0	N/A	13	4	225.0
30,000-39,999	0	0	0.0	2	1	100.0
40,000-49,999	0	0	0.0	3	1	200.0
50,000-59,999	0	0	0.0	3	6	-50.0
60,000-69,999	1	3	-66.7	7	14	-50.0
70,000-79,999	3	1	200.0	13	6	116.7
80,000-89,999	1	8	-87.5	11	22	-50.0
90,000-99,999	6	2	200.0	21	10	110.0
100,000-119,999	10	5	100.0	32	34	-5.9
120,000-139,999	14	13	7.7	57	49	16.3
140,000-159,999	30	22	36.4	97	83	16.9
160,000-179,999	45	37	21.6	132	115	14.8
180,000-199,999	51	60	-15.0	188	156	20.5
200,000-249,999	224	218	2.8	668	580	15.2
250,000-299,999	383	378	1.3	1094	1192	-8.2
300,000-399,999	765	721	6.1	2282	2113	8.0
400,000-499,999	534	473	12.9	1355	1308	3.6
500,000+	1124	1055	6.5	2683	2611	2.8
Totals	3192	2996	6.5	8661	8305	4.3

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	2	0	N/A	13	4	225.0
30,000-39,999	0	0	0.0	2	1	100.0
40,000-49,999	0	1	-100.0	3	1	200.0
50,000-59,999	0	1	-100.0	3	5	-40.0
60,000-69,999	0	2	-100.0	7	11	-36.4
70,000-79,999	2	0	N/A	11	3	266.7
80,000-89,999	0	2	-100.0	9	18	-50.0
90,000-99,999	0	1	-100.0	18	6	200.0
100,000-119,999	1	2	-50.0	24	23	4.3
120,000-139,999	8	7	14.3	44	42	4.8
140,000-159,999	11	10	10.0	69	69	0.0
160,000-179,999	17	11	54.5	103	98	5.1
180,000-199,999	24	17	41.2	124	117	6.0
200,000-249,999	48	60	-20.0	455	456	-0.2
250,000-299,999	66	118	-44.1	760	883	-13.9
300,000-399,999	181	187	-3.2	1567	1550	1.1
400,000-499,999	88	108	-18.5	946	931	1.6
500,000+	188	192	-2.1	1804	1798	0.3
Totals	636	719	-11.5	5962	6016	-0.9

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