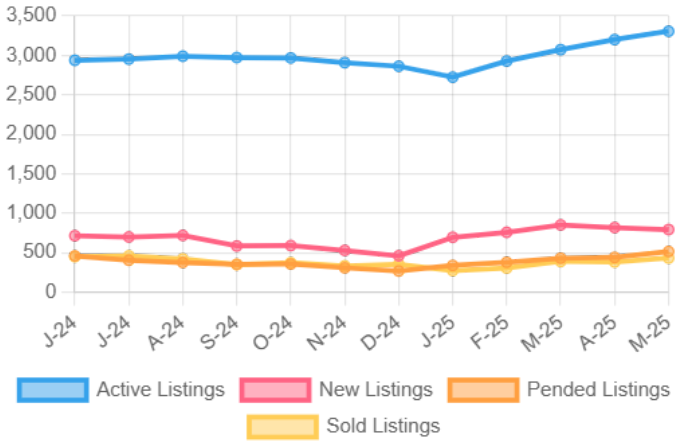
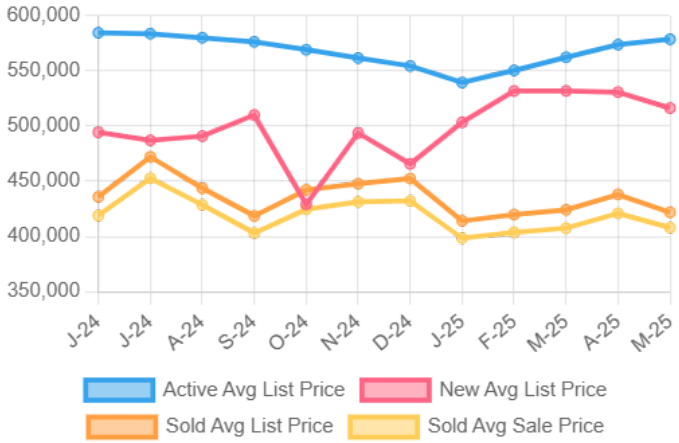
# Market Summary

Polygon Residential, May 2025

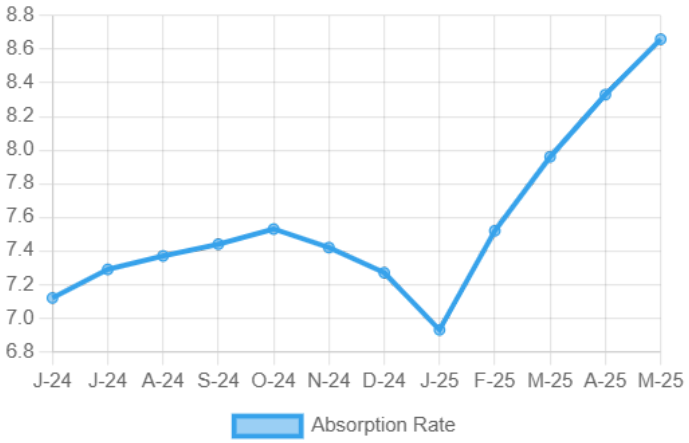
## Number of Listings




## Listing Prices



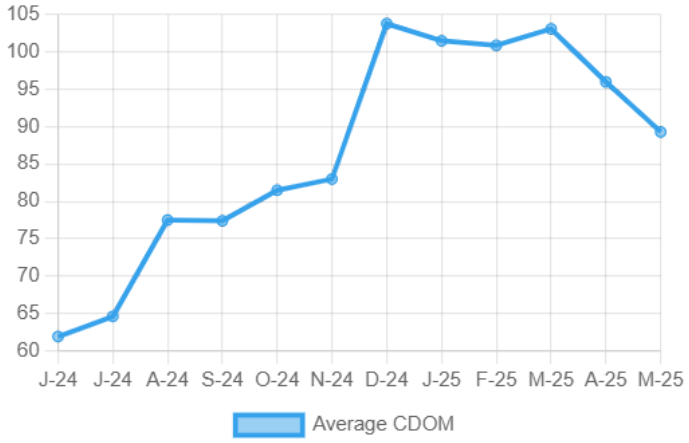

## Absorption Rate, in Months



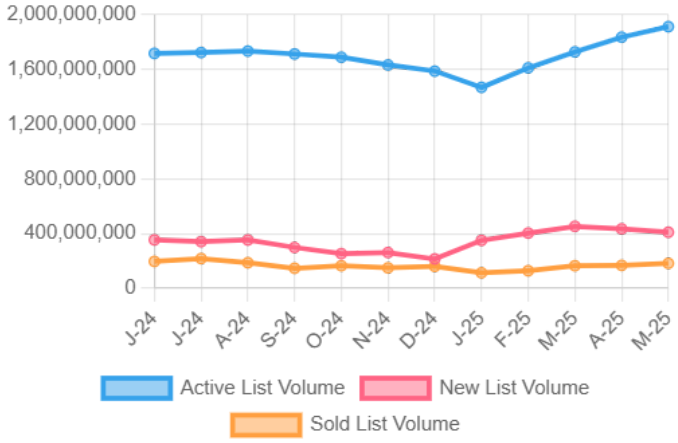

## Sold to List Ratio




## Days on Market




## Price Volume



## Summary Statistics

| | May-25 | May-24 | % Chg | 2025 YTD | 2024 YTD | % Chg |
|---|---|---|---|---|---|---|
| Absorption Rate | 8.66 | 7.01 | 23.54 | 7.88 | 6.14 | 28.34 |
| Average List Price | $578,764 | $574,542 | 0.73 | $531,894 | $532,106 | -0.04 |
| Median List Price | $420,000 | $414,250 | 1.39 | $395,000 | $399,000 | -1.00 |
| Average Sale Price | $407,962 | $434,305 | -6.07 | $408,461 | $431,583 | -5.36 |
| Median Sale Price | $339,938 | $350,000 | -2.87 | $340,000 | $350,000 | -2.86 |
| Average CDOM | 89 | 75 | 18.67 | 97 | 75 | 29.33 |
| Median CDOM | 54 | 45 | 20.00 | 61 | 52 | 17.31 |

## Sold Listings

| | This Month | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2025 | 2024 | % Chg | 2025 | 2024 | % Chg |
| 0-29,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 30,000-39,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 40,000-49,999 | 2 | 0 | N/A | 4 | 2 | 100.0 |
| 50,000-59,999 | 0 | 1 | -100.0 | 3 | 2 | 50.0 |
| 60,000-69,999 | 2 | 0 | N/A | 3 | 3 | 0.0 |
| 70,000-79,999 | 1 | 3 | -66.7 | 2 | 4 | -50.0 |
| 80,000-89,999 | 0 | 3 | -100.0 | 4 | 9 | -55.6 |
| 90,000-99,999 | 1 | 0 | N/A | 7 | 7 | 0.0 |
| 100,000-119,999 | 2 | 5 | -60.0 | 10 | 19 | -47.4 |
| 120,000-139,999 | 4 | 6 | -33.3 | 25 | 28 | -10.7 |
| 140,000-159,999 | 7 | 5 | 40.0 | 28 | 22 | 27.3 |
| 160,000-179,999 | 9 | 8 | 12.5 | 36 | 38 | -5.3 |
| 180,000-199,999 | 11 | 6 | 83.3 | 55 | 27 | 103.7 |
| 200,000-249,999 | 54 | 34 | 58.8 | 194 | 168 | 15.5 |
| 250,000-299,999 | 56 | 97 | -42.3 | 267 | 336 | -20.5 |
| 300,000-399,999 | 123 | 123 | 0.0 | 511 | 544 | -6.1 |
| 400,000-499,999 | 71 | 80 | -11.2 | 258 | 286 | -9.8 |
| 500,000+ | 90 | 106 | -15.1 | 379 | 471 | -19.5 |
| Totals | 433 | 477 | -9.2 | 1786 | 1966 | -9.2 |

## Pending Listings

| | This Month | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2025 | 2024 | % Chg | 2025 | 2024 | % Chg |
| 0-29,999 | 0 | 0 | 0.0 | 1 | 0 | N/A |
| 30,000-39,999 | 1 | 0 | N/A | 1 | 0 | N/A |
| 40,000-49,999 | 1 | 0 | N/A | 1 | 0 | N/A |
| 50,000-59,999 | 0 | 1 | -100.0 | 3 | 1 | 200.0 |
| 60,000-69,999 | 1 | 1 | 0.0 | 2 | 5 | -60.0 |
| 70,000-79,999 | 2 | 1 | 100.0 | 2 | 5 | -60.0 |
| 80,000-89,999 | 2 | 3 | -33.3 | 5 | 7 | -28.6 |
| 90,000-99,999 | 2 | 0 | N/A | 6 | 4 | 50.0 |
| 100,000-119,999 | 2 | 5 | -60.0 | 12 | 18 | -33.3 |
| 120,000-139,999 | 8 | 4 | 100.0 | 25 | 20 | 25.0 |
| 140,000-159,999 | 7 | 8 | -12.5 | 32 | 31 | 3.2 |
| 160,000-179,999 | 11 | 8 | 37.5 | 43 | 35 | 22.9 |
| 180,000-199,999 | 13 | 12 | 8.3 | 57 | 40 | 42.5 |
| 200,000-249,999 | 37 | 38 | -2.6 | 197 | 164 | 20.1 |
| 250,000-299,999 | 65 | 66 | -1.5 | 309 | 362 | -14.6 |
| 300,000-399,999 | 161 | 118 | 36.4 | 633 | 584 | 8.4 |
| 400,000-499,999 | 96 | 68 | 41.2 | 317 | 343 | -7.6 |
| 500,000+ | 107 | 111 | -3.6 | 460 | 536 | -14.2 |
| Totals | 516 | 444 | 16.2 | 2106 | 2155 | -2.3 |

## Active 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 | 1 | 1 | 0.0 | 2 | 1 | 100.0 |
| 40,000-49,999 | 0 | 0 | 0.0 | 1 | 0 | N/A |
| 50,000-59,999 | 0 | 3 | -100.0 | 3 | 5 | -40.0 |
| 60,000-69,999 | 3 | 5 | -40.0 | 5 | 12 | -58.3 |
| 70,000-79,999 | 4 | 0 | N/A | 9 | 5 | 80.0 |
| 80,000-89,999 | 3 | 6 | -50.0 | 7 | 16 | -56.2 |
| 90,000-99,999 | 6 | 2 | 200.0 | 15 | 8 | 87.5 |
| 100,000-119,999 | 10 | 11 | -9.1 | 23 | 31 | -25.8 |
| 120,000-139,999 | 13 | 8 | 62.5 | 39 | 31 | 25.8 |
| 140,000-159,999 | 20 | 27 | -25.9 | 63 | 58 | 8.6 |
| 160,000-179,999 | 31 | 35 | -11.4 | 87 | 83 | 4.8 |
| 180,000-199,999 | 66 | 57 | 15.8 | 142 | 109 | 30.3 |
| 200,000-249,999 | 228 | 165 | 38.2 | 494 | 394 | 25.4 |
| 250,000-299,999 | 348 | 359 | -3.1 | 806 | 835 | -3.5 |
| 300,000-399,999 | 820 | 737 | 11.3 | 1739 | 1578 | 10.2 |
| 400,000-499,999 | 543 | 466 | 16.5 | 1051 | 985 | 6.7 |
| 500,000+ | 1208 | 1042 | 15.9 | 2122 | 2011 | 5.5 |
| Totals | 3305 | 2924 | 13.0 | 6610 | 6163 | 7.3 |

## New Listings

| | This Month | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2025 | 2024 | % Chg | 2025 | 2024 | % Chg |
| 0-29,999 | 0 | 0 | 0.0 | 2 | 1 | 100.0 |
| 30,000-39,999 | 1 | 1 | 0.0 | 2 | 1 | 100.0 |
| 40,000-49,999 | 1 | 0 | N/A | 1 | 0 | N/A |
| 50,000-59,999 | 0 | 1 | -100.0 | 3 | 4 | -25.0 |
| 60,000-69,999 | 0 | 2 | -100.0 | 5 | 9 | -44.4 |
| 70,000-79,999 | 5 | 0 | N/A | 7 | 2 | 250.0 |
| 80,000-89,999 | 2 | 5 | -60.0 | 5 | 12 | -58.3 |
| 90,000-99,999 | 2 | 2 | 0.0 | 12 | 4 | 200.0 |
| 100,000-119,999 | 1 | 4 | -75.0 | 15 | 20 | -25.0 |
| 120,000-139,999 | 5 | 3 | 66.7 | 27 | 24 | 12.5 |
| 140,000-159,999 | 5 | 6 | -16.7 | 37 | 44 | -15.9 |
| 160,000-179,999 | 8 | 10 | -20.0 | 56 | 66 | -15.2 |
| 180,000-199,999 | 16 | 14 | 14.3 | 79 | 70 | 12.9 |
| 200,000-249,999 | 42 | 57 | -26.3 | 282 | 271 | 4.1 |
| 250,000-299,999 | 101 | 117 | -13.7 | 482 | 526 | -8.4 |
| 300,000-399,999 | 218 | 249 | -12.4 | 1018 | 1015 | 0.3 |
| 400,000-499,999 | 138 | 131 | 5.3 | 645 | 607 | 6.3 |
| 500,000+ | 249 | 242 | 2.9 | 1242 | 1198 | 3.7 |
| Totals | 794 | 844 | -5.9 | 3920 | 3874 | 1.2 |

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