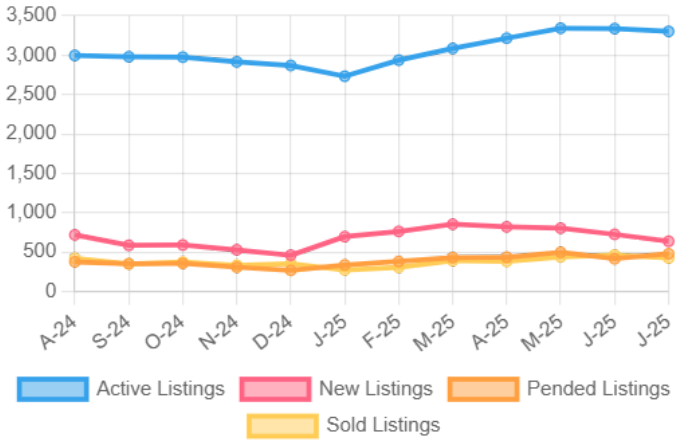
Market Summary for July 2025

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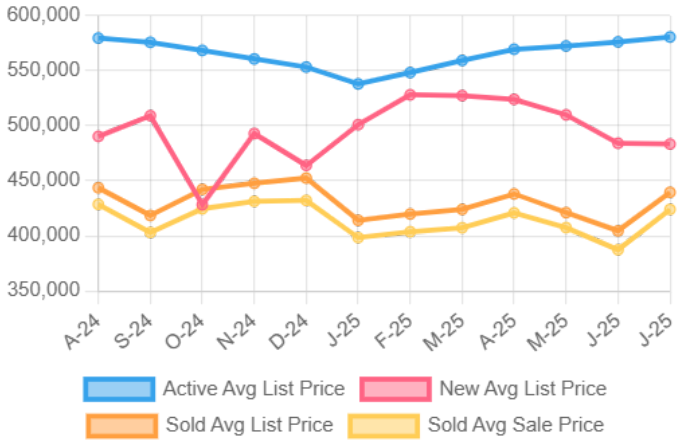
Market Summary

Polygon Residential, July 2025

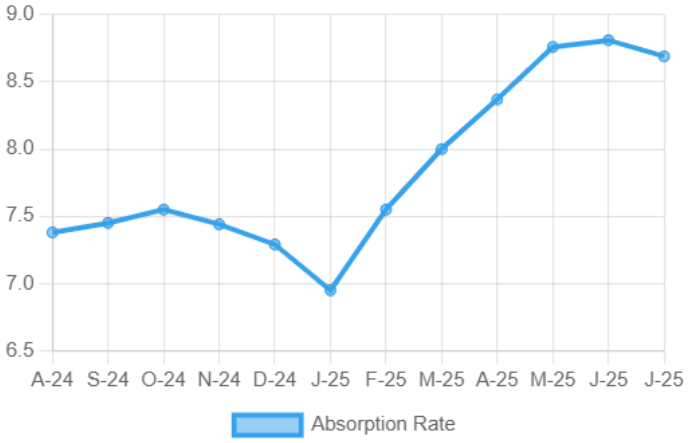
Number of Listings



Listing Prices



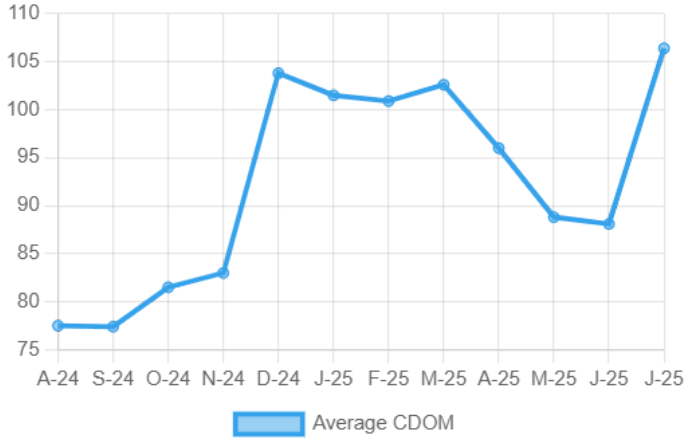
Absorption Rate, in Months



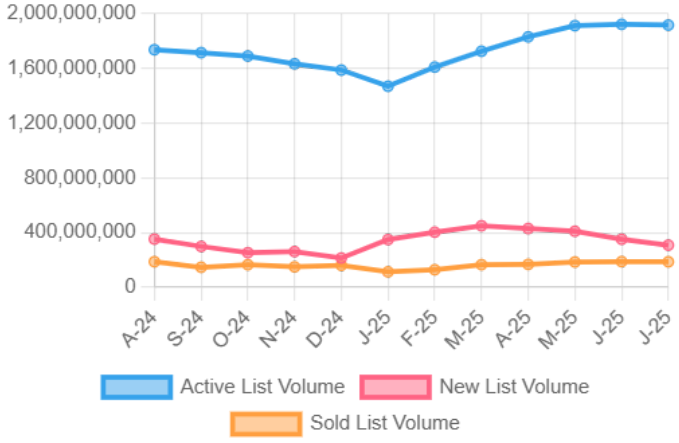
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jul-25	Jul-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	8.69	7.31	18.88	8.16	6.46	26.32
Average List Price (Actives)	$580,655	$583,518	-0.49	$520,839	$524,269	-0.65
Median List Price (Actives)	$419,000	$414,900	0.99	$390,135	$395,000	-1.23
Average Sale Price (Solds)	$424,068	$452,796	-6.34	$407,197	$433,006	-5.96
Median Sale Price (Solds)	$355,000	$377,524	-5.97	$340,000	$352,200	-3.46
Average CDOM	106	64	65.63	97	71	36.62
Median CDOM	62	43	44.19	60	48	25.00

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	1	-100.0	1	1	0.0
40,000-49,999	1	0	N/A	5	2	150.0
50,000-59,999	0	0	0.0	5	2	150.0
60,000-69,999	3	0	N/A	8	6	33.3
70,000-79,999	0	0	0.0	3	7	-57.1
80,000-89,999	1	0	N/A	6	9	-33.3
90,000-99,999	1	0	N/A	9	9	0.0
100,000-119,999	1	0	N/A	15	26	-42.3
120,000-139,999	6	4	50.0	41	36	13.9
140,000-159,999	4	9	-55.6	41	37	10.8
160,000-179,999	7	7	0.0	56	55	1.8
180,000-199,999	13	9	44.4	79	44	79.5
200,000-249,999	41	28	46.4	274	245	11.8
250,000-299,999	59	74	-20.3	392	472	-16.9
300,000-399,999	116	119	-2.5	781	793	-1.5
400,000-499,999	63	78	-19.2	399	430	-7.2
500,000+	109	132	-17.4	569	703	-19.1
Totals	425	461	-7.8	2684	2878	-6.7

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	0	0	0.0	1	1	0.0
30,000-39,999	0	0	0.0	1	0	N/A
40,000-49,999	0	0	0.0	2	0	N/A
50,000-59,999	0	1	-100.0	3	3	0.0
60,000-69,999	3	0	N/A	6	7	-14.3
70,000-79,999	1	0	N/A	5	5	0.0
80,000-89,999	2	1	100.0	7	9	-22.2
90,000-99,999	3	0	N/A	10	4	150.0
100,000-119,999	2	1	100.0	16	20	-20.0
120,000-139,999	5	0	N/A	32	28	14.3
140,000-159,999	5	2	150.0	42	40	5.0
160,000-179,999	8	7	14.3	52	53	-1.9
180,000-199,999	11	11	0.0	84	58	44.8
200,000-249,999	45	25	80.0	281	226	24.3
250,000-299,999	72	78	-7.7	426	505	-15.6
300,000-399,999	149	119	25.2	890	822	8.3
400,000-499,999	69	66	4.5	448	479	-6.5
500,000+	105	94	11.7	675	760	-11.2
Totals	480	405	18.5	2981	3020	-1.3

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	0	0	0.0	11	4	175.0
30,000-39,999	0	0	0.0	2	1	100.0
40,000-49,999	1	0	N/A	3	0	N/A
50,000-59,999	0	0	0.0	3	5	-40.0
60,000-69,999	2	3	-33.3	7	12	-41.7
70,000-79,999	1	0	N/A	10	6	66.7
80,000-89,999	3	9	-66.7	11	20	-45.0
90,000-99,999	8	2	300.0	21	9	133.3
100,000-119,999	8	6	33.3	29	32	-9.4
120,000-139,999	13	9	44.4	50	42	19.0
140,000-159,999	23	23	0.0	79	73	8.2
160,000-179,999	42	33	27.3	112	104	7.7
180,000-199,999	58	57	1.8	170	138	23.2
200,000-249,999	215	193	11.4	604	521	15.9
250,000-299,999	371	364	1.9	1013	1073	-5.6
300,000-399,999	802	728	10.2	2101	1927	9.0
400,000-499,999	569	467	21.8	1271	1200	5.9
500,000+	1185	1065	11.3	2503	2419	3.5
Totals	3301	2959	11.6	8000	7586	5.5

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	8	2	300.0	11	4	175.0
30,000-39,999	0	0	0.0	2	1	100.0
40,000-49,999	0	0	0.0	3	0	N/A
50,000-59,999	0	0	0.0	3	4	-25.0
60,000-69,999	0	0	0.0	7	9	-22.2
70,000-79,999	2	1	100.0	8	3	166.7
80,000-89,999	2	2	0.0	9	16	-43.7
90,000-99,999	1	1	0.0	18	5	260.0
100,000-119,999	4	1	300.0	21	21	0.0
120,000-139,999	3	4	-25.0	37	35	5.7
140,000-159,999	8	5	60.0	52	59	-11.9
160,000-179,999	10	11	-9.1	82	87	-5.7
180,000-199,999	11	18	-38.9	107	99	8.1
200,000-249,999	48	53	-9.4	391	397	-1.5
250,000-299,999	93	109	-14.7	682	764	-10.7
300,000-399,999	168	182	-7.7	1385	1364	1.5
400,000-499,999	98	107	-8.4	862	823	4.7
500,000+	182	204	-10.8	1623	1606	1.1
Totals	638	700	-8.9	5303	5297	0.1

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