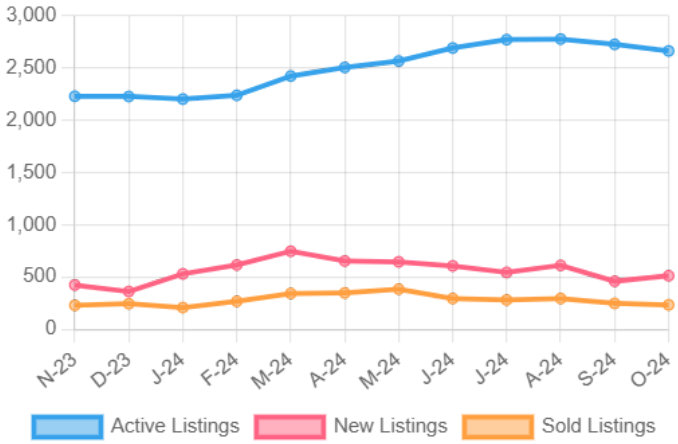
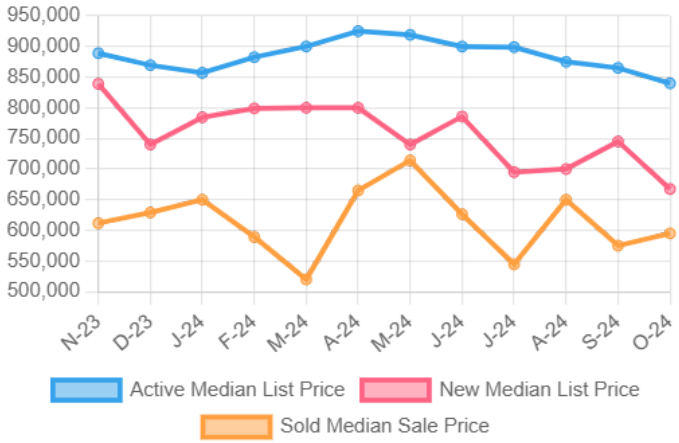
Market Summary

Polygon Residential, October 2024

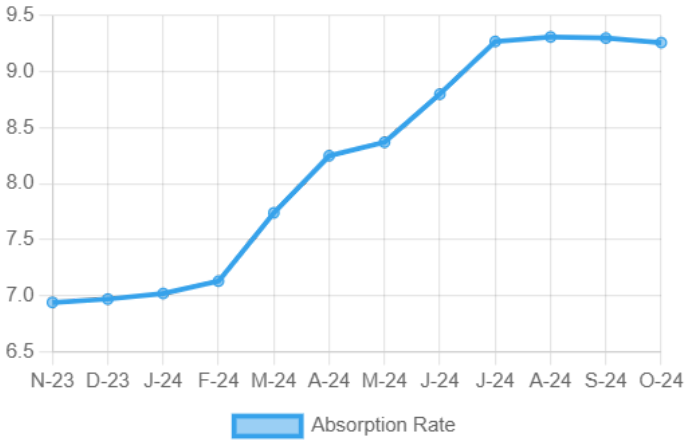
Number of Listings



Listing Prices



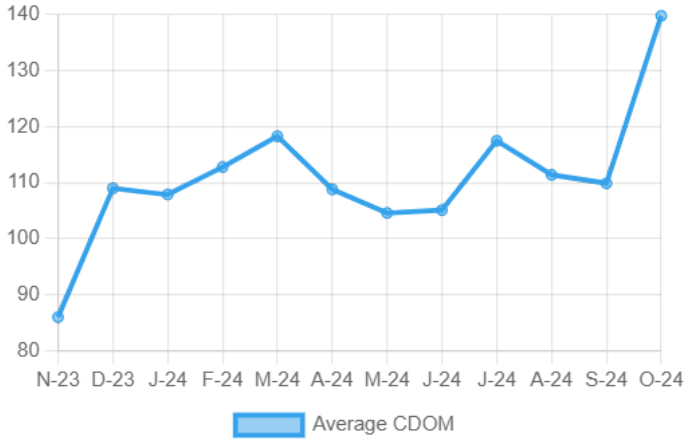
Absorption Rate, in Months



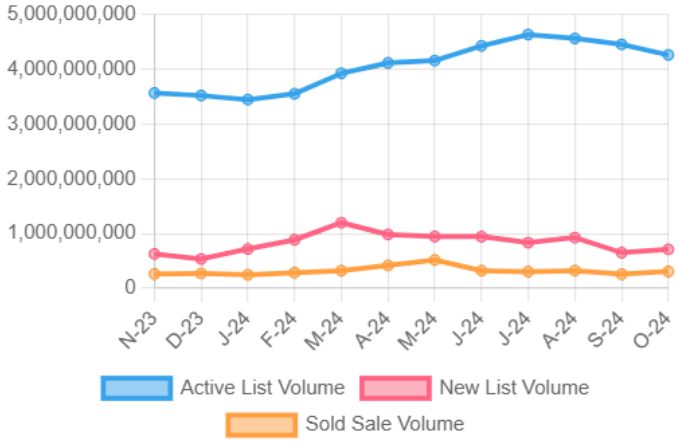
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Oct-24	Oct-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	9.26	6.88	34.59	8.45	5.25	60.95
Average List Price	$1,600,915	$1,587,931	0.82	$1,512,081	$1,459,644	3.59
Median List Price	$839,900	$880,000	-4.56	$788,725	$785,000	0.47
Average Sale Price	$1,319,488	$1,177,492	12.06	$1,142,363	$1,139,074	0.29
Median Sale Price	$595,000	$650,000	-8.46	$615,000	$630,000	-2.38
Average CDOM	139	94	47.87	112	93	20.43
Median CDOM	76	49	55.10	67	52	28.85

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	4	8	-50.0	16	31	-48.4
100,000-149,999	2	2	0.0	33	30	10.0
150,000-199,999	6	4	50.0	70	59	18.6
200,000-249,999	10	13	-23.1	103	125	-17.6
250,000-299,999	9	17	-47.1	141	184	-23.4
300,000-349,999	12	18	-33.3	199	161	23.6
350,000-399,999	20	36	-44.4	237	268	-11.6
400,000-449,999	15	15	0.0	194	193	0.5
450,000-499,999	11	11	0.0	152	195	-22.1
500,000-549,999	15	11	36.4	154	164	-6.1
550,000-599,999	14	15	-6.7	126	150	-16.0
600,000-649,999	5	8	-37.5	91	137	-33.6
650,000-699,999	7	6	16.7	84	102	-17.6
700,000-749,999	3	8	-62.5	77	91	-15.4
750,000-799,999	3	10	-70.0	81	85	-4.7
800,000-849,999	4	10	-60.0	77	74	4.1
850,000-899,999	5	9	-44.4	62	71	-12.7
900,000-949,999	4	4	0.0	44	56	-21.4
950,000-999,999	5	3	66.7	55	64	-14.1
1,000,000-1,099,999	1	10	-90.0	70	81	-13.6
1,100,000-1,199,999	7	10	-30.0	60	73	-17.8
1,200,000-1,299,999	7	4	75.0	65	78	-16.7
1,300,000-1,399,999	3	6	-50.0	61	69	-11.6

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	2	6	-66.7	12	28	-57.1
100,000-149,999	4	4	0.0	34	28	21.4
150,000-199,999	7	7	0.0	73	65	12.3
200,000-249,999	11	14	-21.4	100	129	-22.5
250,000-299,999	17	9	88.9	146	168	-13.1
300,000-349,999	13	9	44.4	189	127	48.8
350,000-399,999	33	27	22.2	275	295	-6.8
400,000-449,999	18	17	5.9	194	194	0.0
450,000-499,999	14	12	16.7	178	200	-11.0
500,000-549,999	16	14	14.3	151	166	-9.0
550,000-599,999	13	16	-18.7	136	165	-17.6
600,000-649,999	7	9	-22.2	96	117	-17.9
650,000-699,999	11	6	83.3	100	123	-18.7
700,000-749,999	3	6	-50.0	69	79	-12.7
750,000-799,999	5	13	-61.5	93	95	-2.1
800,000-849,999	4	9	-55.6	59	70	-15.7
850,000-899,999	5	5	0.0	82	82	0.0
900,000-949,999	2	4	-50.0	37	38	-2.6
950,000-999,999	3	2	50.0	63	79	-20.3
1,000,000-1,099,999	6	4	50.0	55	76	-27.6
1,100,000-1,199,999	8	4	100.0	76	76	0.0
1,200,000-1,299,999	7	2	250.0	64	78	-17.9
1,300,000-1,399,999	6	4	50.0	73	64	14.1

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,400,000-1,499,999	4	4	0.0	41	57	-28.1
1,500,000-1,599,999	2	4	-50.0	46	47	-2.1
1,600,000-1,699,999	4	5	-20.0	45	57	-21.1
1,700,000-1,799,999	3	2	50.0	45	47	-4.3
1,800,000-1,899,999	4	8	-50.0	35	45	-22.2
1,900,000-1,999,999	3	8	-62.5	23	42	-45.2
2,000,000-2,249,999	7	8	-12.5	59	81	-27.2
2,250,000-2,499,999	5	2	150.0	38	46	-17.4
2,500,000-2,749,999	3	7	-57.1	46	38	21.1
2,750,000-2,999,999	5	4	25.0	40	38	5.3
3,000,000-3,249,999	1	4	-75.0	26	37	-29.7
3,250,000-3,499,999	0	0	0.0	19	20	-5.0
3,500,000-3,749,999	2	5	-60.0	23	21	9.5
3,750,000-3,999,999	2	1	100.0	19	19	0.0
4,000,000-4,249,999	1	5	-80.0	13	17	-23.5
4,250,000-4,499,999	0	2	-100.0	11	14	-21.4
4,500,000-4,749,999	0	0	0.0	7	14	-50.0
4,750,000-4,999,999	2	3	-33.3	10	12	-16.7
5,000,000+	13	7	85.7	97	99	-2.0
Totals	233	317	-26.5	2895	3292	-12.1

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,400,000-1,499,999	5	3	66.7	50	64	-21.9
1,500,000-1,599,999	5	1	400.0	47	39	20.5
1,600,000-1,699,999	3	5	-40.0	43	58	-25.9
1,700,000-1,799,999	2	2	0.0	47	46	2.2
1,800,000-1,899,999	4	6	-33.3	47	39	20.5
1,900,000-1,999,999	6	2	200.0	37	44	-15.9
2,000,000-2,249,999	4	5	-20.0	37	55	-32.7
2,250,000-2,499,999	4	4	0.0	59	76	-22.4
2,500,000-2,749,999	3	2	50.0	38	36	5.6
2,750,000-2,999,999	8	1	700.0	52	49	6.1
3,000,000-3,249,999	2	3	-33.3	12	27	-55.6
3,250,000-3,499,999	4	2	100.0	30	36	-16.7
3,500,000-3,749,999	1	1	0.0	18	11	63.6
3,750,000-3,999,999	5	5	0.0	27	30	-10.0
4,000,000-4,249,999	2	2	0.0	8	8	0.0
4,250,000-4,499,999	0	1	-100.0	17	21	-19.0
4,500,000-4,749,999	1	1	0.0	5	11	-54.5
4,750,000-4,999,999	1	2	-50.0	12	21	-42.9
5,000,000+	12	10	20.0	97	102	-4.9
Totals	287	261	10.0	3038	3315	-8.4

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	7	0	N/A	26	36	-27.8
100,000-149,999	16	12	33.3	69	49	40.8
150,000-199,999	44	42	4.8	143	133	7.5
200,000-249,999	83	51	62.7	218	210	3.8
250,000-299,999	78	75	4.0	302	315	-4.1
300,000-349,999	88	69	27.5	333	233	42.9
350,000-399,999	146	144	1.4	528	487	8.4
400,000-449,999	108	80	35.0	392	335	17.0
450,000-499,999	142	101	40.6	430	360	19.4
500,000-549,999	114	95	20.0	349	332	5.1
550,000-599,999	140	105	33.3	372	328	13.4
600,000-649,999	94	77	22.1	273	252	8.3
650,000-699,999	96	72	33.3	272	266	2.3
700,000-749,999	53	47	12.8	179	163	9.8
750,000-799,999	93	73	27.4	257	211	21.8
800,000-849,999	43	41	4.9	137	125	9.6
850,000-899,999	79	60	31.7	228	181	26.0
900,000-949,999	28	26	7.7	101	89	13.5
950,000-999,999	66	54	22.2	190	171	11.1
1,000,000-1,099,999	48	47	2.1	156	166	-6.0
1,100,000-1,199,999	89	59	50.8	234	193	21.2
1,200,000-1,299,999	87	71	22.5	216	195	10.8
1,300,000-1,399,999	55	60	-8.3	182	158	15.2
1,400,000-1,499,999	44	49	-10.2	146	162	-9.9
1,500,000-1,599,999	34	58	-41.4	139	133	4.5
1,600,000-1,699,999	52	50	4.0	144	149	-3.4
1,700,000-1,799,999	51	37	37.8	148	118	25.4
1,800,000-1,899,999	48	40	20.0	146	110	32.7
1,900,000-1,999,999	47	48	-2.1	138	139	-0.7
2,000,000-2,249,999	50	39	28.2	130	142	-8.5
2,250,000-2,499,999	68	56	21.4	185	188	-1.6
2,500,000-2,749,999	47	41	14.6	127	114	11.4
2,750,000-2,999,999	61	45	35.6	172	138	24.6

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	2	4	-50.0	26	33	-21.2
100,000-149,999	4	8	-50.0	50	43	16.3
150,000-199,999	8	11	-27.3	100	104	-3.8
200,000-249,999	11	16	-31.2	171	173	-1.2
250,000-299,999	20	34	-41.2	226	245	-7.8
300,000-349,999	26	15	73.3	251	196	28.1
350,000-399,999	48	39	23.1	408	402	1.5
400,000-449,999	29	20	45.0	305	244	25.0
450,000-499,999	33	28	17.9	321	252	27.4
500,000-549,999	30	23	30.4	263	254	3.5
550,000-599,999	24	27	-11.1	267	260	2.7
600,000-649,999	16	22	-27.3	198	196	1.0
650,000-699,999	17	17	0.0	208	200	4.0
700,000-749,999	8	13	-38.5	131	131	0.0
750,000-799,999	18	20	-10.0	196	173	13.3
800,000-849,999	8	7	14.3	105	107	-1.9
850,000-899,999	11	16	-31.2	163	144	13.2
900,000-949,999	8	11	-27.3	74	72	2.8
950,000-999,999	8	13	-38.5	142	137	3.6
1,000,000-1,099,999	5	11	-54.5	108	123	-12.2
1,100,000-1,199,999	20	12	66.7	172	149	15.4
1,200,000-1,299,999	12	16	-25.0	154	164	-6.1
1,300,000-1,399,999	7	7	0.0	127	122	4.1
1,400,000-1,499,999	8	9	-11.1	102	121	-15.7
1,500,000-1,599,999	4	13	-69.2	86	99	-13.1
1,600,000-1,699,999	9	3	200.0	108	111	-2.7
1,700,000-1,799,999	4	5	-20.0	105	88	19.3
1,800,000-1,899,999	13	8	62.5	107	87	23.0
1,900,000-1,999,999	7	10	-30.0	96	104	-7.7
2,000,000-2,249,999	8	17	-52.9	97	93	4.3
2,250,000-2,499,999	15	9	66.7	125	135	-7.4
2,500,000-2,749,999	7	8	-12.5	92	89	3.4
2,750,000-2,999,999	12	6	100.0	129	99	30.3

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
3,000,000-3,249,999	20	23	-13.0	55	77	-28.6
3,250,000-3,499,999	41	27	51.9	104	91	14.3
3,500,000-3,749,999	31	28	10.7	87	57	52.6
3,750,000-3,999,999	49	33	48.5	118	93	26.9
4,000,000-4,249,999	9	11	-18.2	24	23	4.3
4,250,000-4,499,999	26	25	4.0	69	66	4.5
4,500,000-4,749,999	18	8	125.0	35	29	20.7
4,750,000-4,999,999	21	18	16.7	64	59	8.5
5,000,000+	150	126	19.0	438	352	24.4
Totals	2664	2223	19.8	8056	7228	11.5

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
3,000,000-3,249,999	4	5	-20.0	34	67	-49.3
3,250,000-3,499,999	4	3	33.3	77	69	11.6
3,500,000-3,749,999	7	6	16.7	57	45	26.7
3,750,000-3,999,999	6	12	-50.0	89	72	23.6
4,000,000-4,249,999	0	1	-100.0	16	17	-5.9
4,250,000-4,499,999	3	4	-25.0	48	51	-5.9
4,500,000-4,749,999	2	2	0.0	29	19	52.6
4,750,000-4,999,999	6	2	200.0	45	37	21.6
5,000,000+	20	28	-28.6	313	252	24.2
Totals	512	541	-5.4	5921	5579	6.1

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