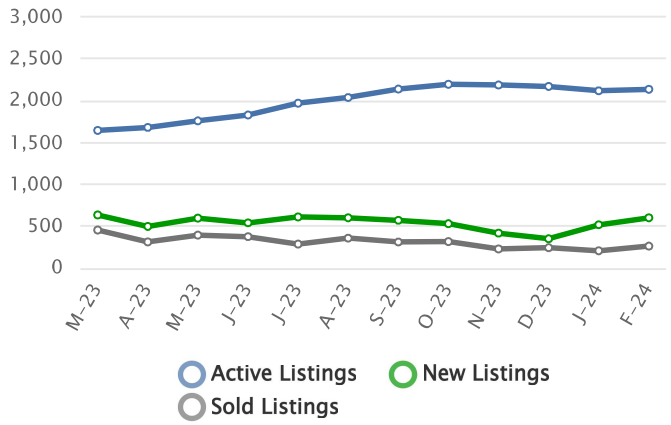
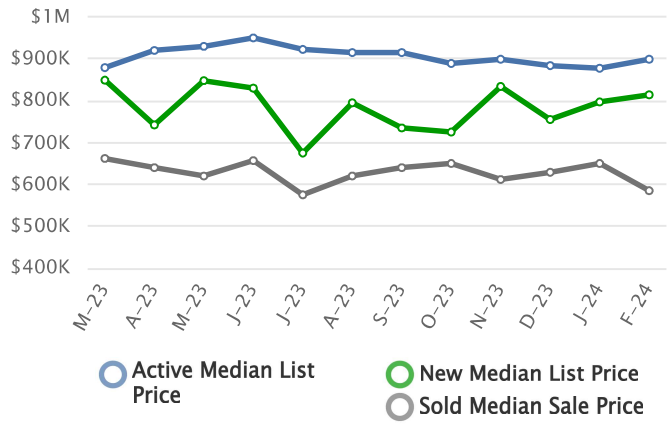
Market Summary

Polygon Residential, February 2024

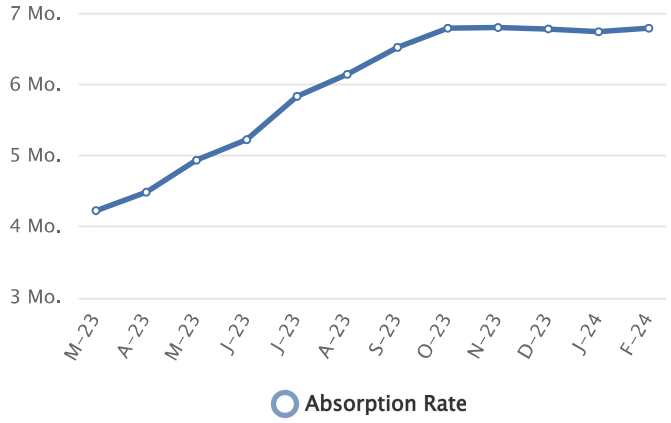
Number of Listings



Listing Prices



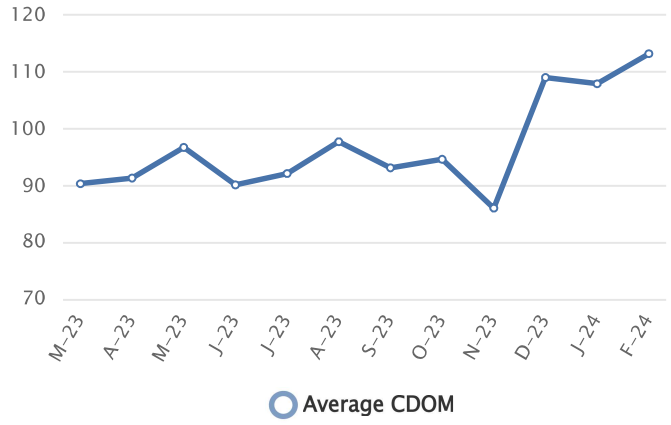
Absorption Rate, in Months



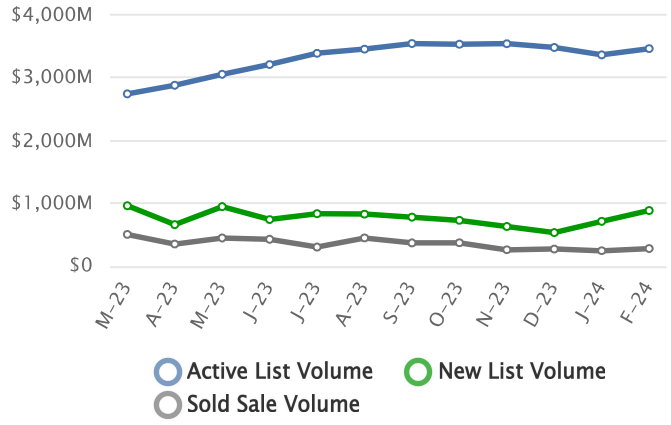
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Feb-24	Feb-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	6.8	3.9	74.36	6.78	3.91	73.40
Average List Price	$1,622,597	$1,593,003	1.86	$1,545,184	$1,536,897	0.54
Median List Price	$899,000	$799,000	12.52	$850,000	$799,000	6.38
Average Sale Price	$1,069,276	$1,170,605	-8.66	$1,123,280	$1,068,577	5.12
Median Sale Price	$585,000	$668,000	-12.43	$620,000	$617,000	0.49
Average CDOM	113	102	10.78	110	94	17.02
Median CDOM	77	63	22.22	76	63	20.63

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	3	-100.0	0	5	-100.0
100,000-149,999	5	3	66.7	8	8	0.0
150,000-199,999	7	6	16.7	11	12	-8.3
200,000-249,999	9	5	80.0	21	17	23.5
250,000-299,999	16	19	-15.8	25	29	-13.8
300,000-349,999	12	12	0.0	28	23	21.7
350,000-399,999	16	17	-5.9	32	29	10.3
400,000-449,999	21	15	40.0	27	27	0.0
450,000-499,999	13	23	-43.5	24	39	-38.5
500,000-549,999	23	18	27.8	36	30	20.0
550,000-599,999	13	4	225.0	19	13	46.2
600,000-649,999	9	8	12.5	15	21	-28.6
650,000-699,999	7	11	-36.4	15	14	7.1
700,000-749,999	4	9	-55.6	11	12	-8.3
750,000-799,999	5	10	-50.0	11	14	-21.4
800,000-849,999	10	6	66.7	15	11	36.4
850,000-899,999	3	9	-66.7	8	17	-52.9
900,000-949,999	5	8	-37.5	9	12	-25.0
950,000-999,999	5	3	66.7	8	6	33.3
1,000,000-1,099,999	5	6	-16.7	11	8	37.5

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	3	-66.7	1	6	-83.3
100,000-149,999	4	3	33.3	10	7	42.9
150,000-199,999	11	6	83.3	20	11	81.8
200,000-249,999	6	11	-45.5	14	23	-39.1
250,000-299,999	16	15	6.7	29	36	-19.4
300,000-349,999	24	4	500.0	40	14	185.7
350,000-399,999	27	25	8.0	58	52	11.5
400,000-449,999	18	20	-10.0	42	36	16.7
450,000-499,999	27	28	-3.6	50	61	-18.0
500,000-549,999	13	30	-56.7	38	52	-26.9
550,000-599,999	19	20	-5.0	40	34	17.6
600,000-649,999	6	17	-64.7	14	26	-46.2
650,000-699,999	12	18	-33.3	19	31	-38.7
700,000-749,999	8	8	0.0	16	15	6.7
750,000-799,999	13	11	18.2	20	23	-13.0
800,000-849,999	2	8	-75.0	10	14	-28.6
850,000-899,999	10	7	42.9	17	15	13.3
900,000-949,999	4	5	-20.0	7	9	-22.2
950,000-999,999	8	6	33.3	21	13	61.5
1,000,000-1,099,999	4	12	-66.7	9	20	-55.0

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	6	3	100.0	9	11	-18.2
1,200,000-1,299,999	2	6	-66.7	13	10	30.0
1,300,000-1,399,999	8	6	33.3	9	8	12.5
1,400,000-1,499,999	3	9	-66.7	7	11	-36.4
1,500,000-1,599,999	6	7	-14.3	6	11	-45.5
1,600,000-1,699,999	6	5	20.0	7	5	40.0
1,700,000-1,799,999	5	3	66.7	7	8	-12.5
1,800,000-1,899,999	0	5	-100.0	5	7	-28.6
1,900,000-1,999,999	0	2	-100.0	3	4	-25.0
2,000,000-2,249,999	10	4	150.0	13	11	18.2
2,250,000-2,499,999	1	3	-66.7	7	7	0.0
2,500,000-2,749,999	9	2	350.0	12	4	200.0
2,750,000-2,999,999	3	3	0.0	3	3	0.0
3,000,000-3,249,999	0	1	-100.0	2	6	-66.7
3,250,000-3,499,999	2	3	-33.3	2	4	-50.0
3,500,000-3,749,999	1	1	0.0	3	1	200.0
3,750,000-3,999,999	3	2	50.0	5	3	66.7
4,000,000-4,249,999	2	1	100.0	3	1	200.0
4,250,000-4,499,999	0	2	-100.0	1	2	-50.0
4,500,000-4,749,999	0	1	-100.0	1	2	-50.0
4,750,000-4,999,999	0	0	0.0	2	0	N/A
5,000,000+	8	11	-27.3	16	14	14.3
Totals	263	275	-4.4	470	480	-2.1

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	8	6	33.3	13	16	-18.7
1,200,000-1,299,999	9	8	12.5	16	11	45.5
1,300,000-1,399,999	10	12	-16.7	16	16	0.0
1,400,000-1,499,999	5	11	-54.5	8	19	-57.9
1,500,000-1,599,999	7	4	75.0	12	11	9.1
1,600,000-1,699,999	7	5	40.0	9	11	-18.2
1,700,000-1,799,999	10	6	66.7	15	9	66.7
1,800,000-1,899,999	4	4	0.0	7	6	16.7
1,900,000-1,999,999	4	5	-20.0	6	8	-25.0
2,000,000-2,249,999	5	8	-37.5	10	15	-33.3
2,250,000-2,499,999	5	16	-68.7	12	24	-50.0
2,500,000-2,749,999	3	0	N/A	8	4	100.0
2,750,000-2,999,999	4	7	-42.9	9	11	-18.2
3,000,000-3,249,999	0	2	-100.0	2	2	0.0
3,250,000-3,499,999	2	5	-60.0	3	7	-57.1
3,500,000-3,749,999	0	0	0.0	2	0	N/A
3,750,000-3,999,999	3	4	-25.0	5	4	25.0
4,000,000-4,249,999	0	2	-100.0	2	2	0.0
4,250,000-4,499,999	2	1	100.0	3	2	50.0
4,500,000-4,749,999	0	2	-100.0	0	3	-100.0
4,750,000-4,999,999	1	1	0.0	1	1	0.0
5,000,000+	7	7	0.0	14	18	-22.2
Totals	329	373	-11.8	648	698	-7.2

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	2	-50.0	1	10	-90.0
100,000-149,999	7	8	-12.5	25	15	66.7
150,000-199,999	32	27	18.5	49	45	8.9
200,000-249,999	48	25	92.0	72	61	18.0
250,000-299,999	74	87	-14.9	114	128	-10.9
300,000-349,999	86	48	79.2	124	69	79.7
350,000-399,999	114	88	29.5	184	148	24.3
400,000-449,999	90	86	4.7	149	133	12.0
450,000-499,999	101	84	20.2	158	150	5.3
500,000-549,999	76	83	-8.4	122	135	-9.6
550,000-599,999	96	69	39.1	155	105	47.6
600,000-649,999	64	50	28.0	101	80	26.3
650,000-699,999	82	66	24.2	126	108	16.7
700,000-749,999	44	32	37.5	66	54	22.2
750,000-799,999	71	39	82.1	92	67	37.3
800,000-849,999	28	18	55.6	50	36	38.9
850,000-899,999	62	38	63.2	89	67	32.8
900,000-949,999	20	15	33.3	38	26	46.2
950,000-999,999	48	30	60.0	76	51	49.0
1,000,000-1,099,999	47	44	6.8	65	62	4.8
1,100,000-1,199,999	75	40	87.5	103	66	56.1
1,200,000-1,299,999	69	38	81.6	100	57	75.4
1,300,000-1,399,999	66	42	57.1	95	67	41.8
1,400,000-1,499,999	47	38	23.7	65	65	0.0
1,500,000-1,599,999	43	29	48.3	62	50	24.0
1,600,000-1,699,999	40	37	8.1	55	65	-15.4
1,700,000-1,799,999	50	25	100.0	69	45	53.3
1,800,000-1,899,999	43	22	95.5	61	42	45.2
1,900,000-1,999,999	31	22	40.9	45	41	9.8
2,000,000-2,249,999	51	32	59.4	66	64	3.1

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	4	-100.0	1	7	-85.7
100,000-149,999	4	3	33.3	9	9	0.0
150,000-199,999	13	10	30.0	17	16	6.3
200,000-249,999	10	13	-23.1	24	25	-4.0
250,000-299,999	27	25	8.0	41	57	-28.1
300,000-349,999	17	16	6.3	43	32	34.4
350,000-399,999	24	23	4.3	67	63	6.3
400,000-449,999	32	14	128.6	62	42	47.6
450,000-499,999	32	18	77.8	57	42	35.7
500,000-549,999	21	25	-16.0	40	57	-29.8
550,000-599,999	33	15	120.0	54	39	38.5
600,000-649,999	26	12	116.7	40	24	66.7
650,000-699,999	29	26	11.5	50	42	19.0
700,000-749,999	10	14	-28.6	22	23	-4.3
750,000-799,999	22	15	46.7	34	30	13.3
800,000-849,999	14	10	40.0	23	18	27.8
850,000-899,999	12	13	-7.7	25	29	-13.8
900,000-949,999	7	5	40.0	13	9	44.4
950,000-999,999	14	12	16.7	23	18	27.8
1,000,000-1,099,999	15	12	25.0	24	18	33.3
1,100,000-1,199,999	19	7	171.4	40	21	90.5
1,200,000-1,299,999	20	14	42.9	44	26	69.2
1,300,000-1,399,999	19	17	11.8	34	31	9.7
1,400,000-1,499,999	15	12	25.0	21	25	-16.0
1,500,000-1,599,999	6	8	-25.0	10	16	-37.5
1,600,000-1,699,999	6	13	-53.8	21	27	-22.2
1,700,000-1,799,999	16	11	45.5	28	17	64.7
1,800,000-1,899,999	11	9	22.2	21	19	10.5
1,900,000-1,999,999	8	5	60.0	14	6	133.3
2,000,000-2,249,999	12	10	20.0	28	15	86.7

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	61	43	41.9	89	80	11.3
2,500,000-2,749,999	32	25	28.0	41	38	7.9
2,750,000-2,999,999	41	31	32.3	67	55	21.8
3,000,000-3,249,999	16	14	14.3	23	21	9.5
3,250,000-3,499,999	33	24	37.5	43	40	7.5
3,500,000-3,749,999	28	9	211.1	41	16	156.3
3,750,000-3,999,999	37	20	85.0	53	27	96.3
4,000,000-4,249,999	8	6	33.3	12	8	50.0
4,250,000-4,499,999	22	16	37.5	31	26	19.2
4,500,000-4,749,999	9	9	0.0	9	14	-35.7
4,750,000-4,999,999	20	21	-4.8	26	29	-10.3
5,000,000+	123	95	29.5	172	141	22.0
Totals	2136	1577	35.4	3184	2607	22.1

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	16	18	-11.1	28	27	3.7
2,500,000-2,749,999	7	7	0.0	13	14	-7.1
2,750,000-2,999,999	11	10	10.0	18	16	12.5
3,000,000-3,249,999	6	5	20.0	6	11	-45.5
3,250,000-3,499,999	5	11	-54.5	13	17	-23.5
3,500,000-3,749,999	5	5	0.0	12	5	140.0
3,750,000-3,999,999	14	2	600.0	26	6	333.3
4,000,000-4,249,999	2	3	-33.3	4	3	33.3
4,250,000-4,499,999	6	5	20.0	8	11	-27.3
4,500,000-4,749,999	0	3	-100.0	2	3	-33.3
4,750,000-4,999,999	8	5	60.0	10	8	25.0
5,000,000+	27	25	8.0	49	41	19.5
Totals	601	490	22.7	1119	965	16.0

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