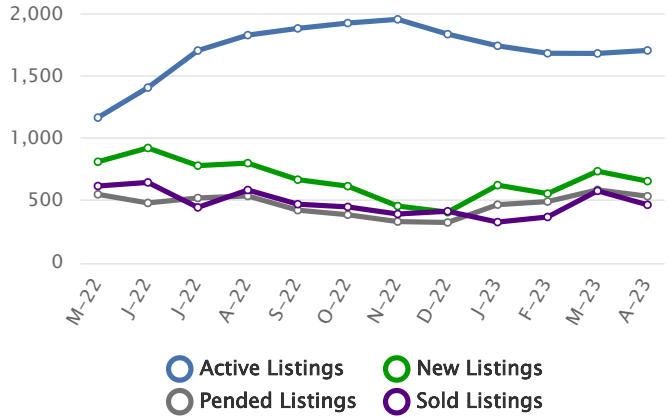
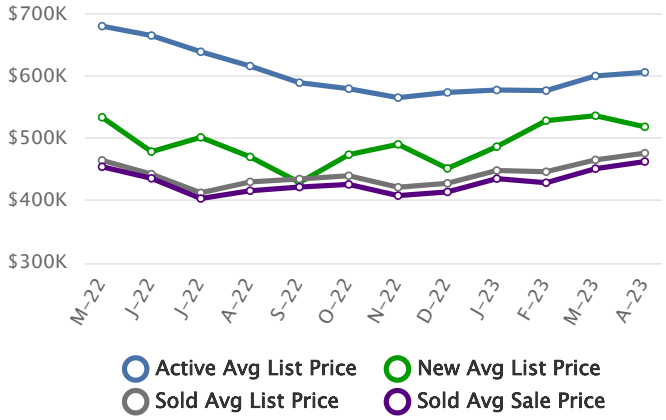
Market Summary

Polygon Residential, April 2023

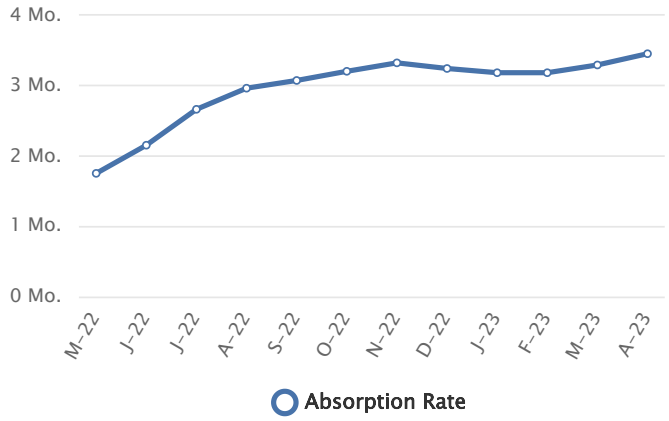
Number of Listings



Listing Prices



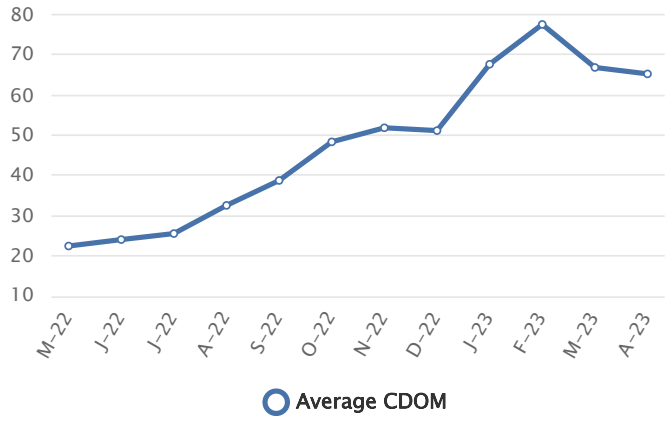
Absorption Rate, in Months



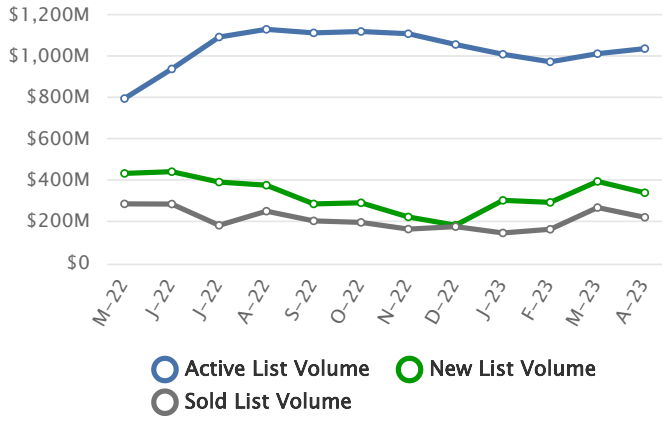
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Apr-23	Apr-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	3.45	1.44	139.58	3.28	1.34	144.78
Average List Price	$606,606	$646,905	-6.23	$538,432	$512,855	4.99
Median List Price	$425,000	$425,000	0.00	$399,900	$378,802	5.57
Average Sale Price	$463,109	$410,222	12.89	$446,927	$408,601	9.38
Median Sale Price	$363,950	$350,500	3.84	$354,600	$347,575	2.02
Average CDOM	65	30	116.67	68	36	88.89
Median CDOM	31	9	244.44	43	12	258.33

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	2	0	N/A	2	2	0.0
30,000-39,999	0	1	-100.0	2	1	100.0
40,000-49,999	0	0	0.0	1	3	-66.7
50,000-59,999	0	3	-100.0	1	9	-88.9
60,000-69,999	1	2	-50.0	7	6	16.7
70,000-79,999	0	1	-100.0	4	8	-50.0
80,000-89,999	1	1	0.0	6	7	-14.3
90,000-99,999	0	2	-100.0	5	9	-44.4
100,000-119,999	3	4	-25.0	11	27	-59.3
120,000-139,999	4	8	-50.0	21	35	-40.0
140,000-159,999	7	11	-36.4	29	50	-42.0
160,000-179,999	7	18	-61.1	40	72	-44.4
180,000-199,999	12	20	-40.0	38	83	-54.2
200,000-249,999	36	55	-34.5	146	205	-28.8
250,000-299,999	65	62	4.8	259	321	-19.3
300,000-399,999	129	207	-37.7	458	750	-38.9
400,000-499,999	68	91	-25.3	268	398	-32.7
500,000+	133	150	-11.3	449	559	-19.7
Totals	468	636	-26.4	1747	2545	-31.4

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	1	0	N/A	2	1	100.0
30,000-39,999	0	1	-100.0	1	2	-50.0
40,000-49,999	0	1	-100.0	0	8	-100.0
50,000-59,999	1	1	0.0	3	5	-40.0
60,000-69,999	0	3	-100.0	2	7	-71.4
70,000-79,999	0	2	-100.0	6	9	-33.3
80,000-89,999	0	0	0.0	4	8	-50.0
90,000-99,999	1	1	0.0	5	6	-16.7
100,000-119,999	5	4	25.0	15	20	-25.0
120,000-139,999	2	12	-83.3	16	47	-66.0
140,000-159,999	5	14	-64.3	26	43	-39.5
160,000-179,999	8	16	-50.0	41	74	-44.6
180,000-199,999	16	21	-23.8	48	86	-44.2
200,000-249,999	44	59	-25.4	159	216	-26.4
250,000-299,999	55	59	-6.8	272	314	-13.4
300,000-399,999	169	173	-2.3	610	813	-25.0
400,000-499,999	85	92	-7.6	328	415	-21.0
500,000+	145	189	-23.3	550	665	-17.3
Totals	537	648	-17.1	2088	2739	-23.8

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	1	0	N/A	4	1	300.0
30,000-39,999	0	0	0.0	1	2	-50.0
40,000-49,999	0	0	0.0	0	13	-100.0
50,000-59,999	1	0	N/A	3	6	-50.0
60,000-69,999	1	2	-50.0	4	13	-69.2
70,000-79,999	1	3	-66.7	8	12	-33.3
80,000-89,999	3	2	50.0	8	12	-33.3
90,000-99,999	1	2	-50.0	5	9	-44.4
100,000-119,999	10	10	0.0	22	28	-21.4
120,000-139,999	6	16	-62.5	27	78	-65.4
140,000-159,999	15	18	-16.7	52	64	-18.7
160,000-179,999	14	15	-6.7	60	101	-40.6
180,000-199,999	35	19	84.2	84	120	-30.0
200,000-249,999	72	56	28.6	252	296	-14.9
250,000-299,999	142	72	97.2	443	423	4.7
300,000-399,999	471	237	98.7	1184	1105	7.1
400,000-499,999	281	161	74.5	694	631	10.0
500,000+	655	371	76.5	1435	1209	18.7
Totals	1709	984	73.7	4286	4123	4.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	0	0	0.0	4	1	300.0
30,000-39,999	0	1	-100.0	1	2	-50.0
40,000-49,999	0	1	-100.0	0	9	-100.0
50,000-59,999	1	1	0.0	3	4	-25.0
60,000-69,999	2	1	100.0	4	8	-50.0
70,000-79,999	0	1	-100.0	4	6	-33.3
80,000-89,999	1	1	0.0	7	10	-30.0
90,000-99,999	1	0	N/A	3	5	-40.0
100,000-119,999	3	5	-40.0	14	20	-30.0
120,000-139,999	4	16	-75.0	16	57	-71.9
140,000-159,999	7	11	-36.4	36	43	-16.3
160,000-179,999	11	16	-31.2	45	72	-37.5
180,000-199,999	10	27	-63.0	58	92	-37.0
200,000-249,999	40	67	-40.3	175	251	-30.3
250,000-299,999	65	89	-27.0	274	307	-10.7
300,000-399,999	176	211	-16.6	693	853	-18.8
400,000-499,999	110	140	-21.4	418	520	-19.6
500,000+	227	300	-24.3	825	914	-9.7
Totals	658	888	-25.9	2580	3174	-18.7

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