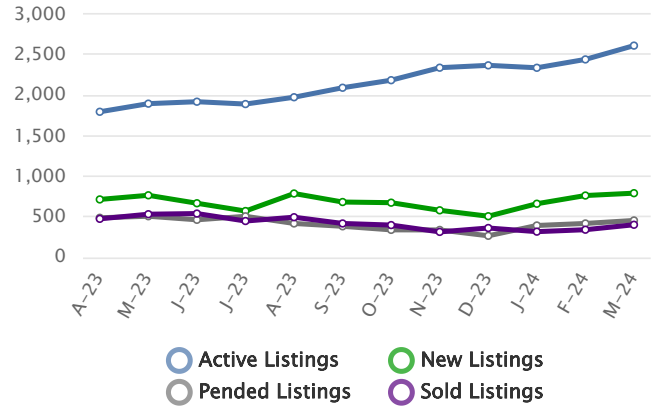
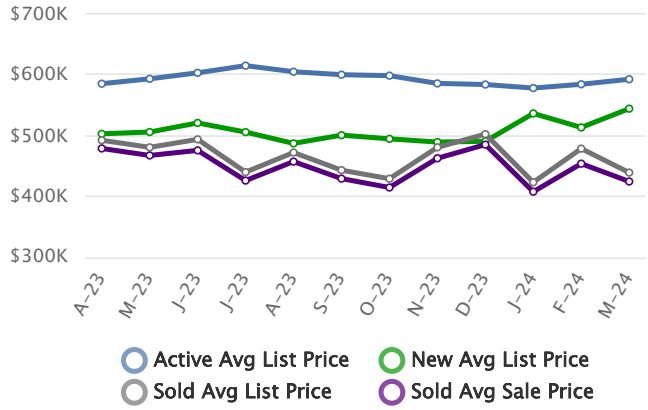
Market Summary

Polygon Residential, March 2024

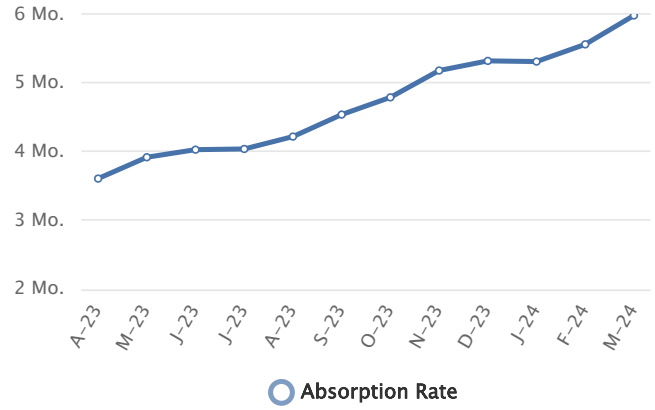
Number of Listings



Listing Prices



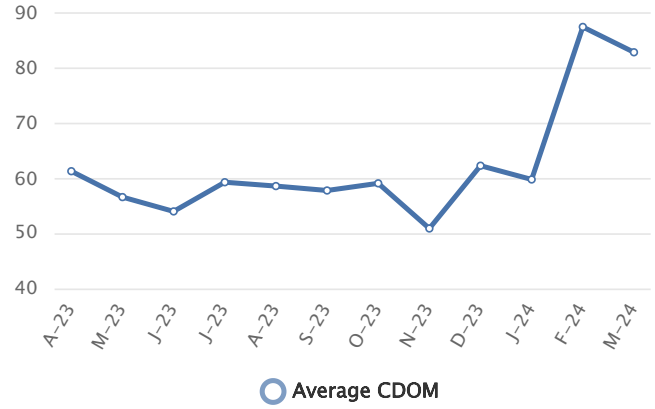
Absorption Rate, in Months



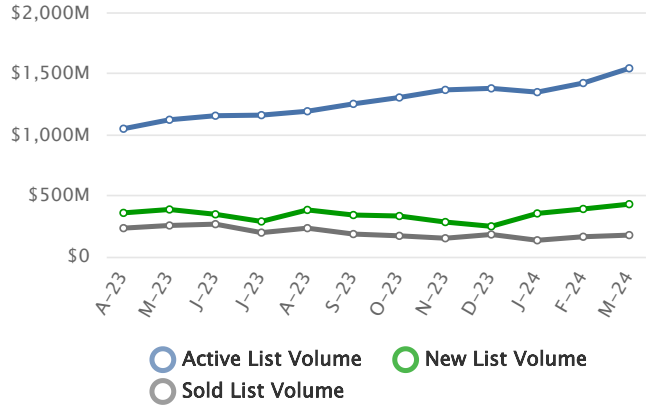
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Mar-24	Mar-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	5.98	3.35	78.51	5.62	3.27	71.87
Average List Price	$592,752	$588,647	0.70	$554,855	$536,794	3.36
Median List Price	$429,900	$411,550	4.46	$412,415	$399,000	3.36
Average Sale Price	$424,793	$455,133	-6.67	$429,207	$444,315	-3.40
Median Sale Price	$345,000	$365,000	-5.48	$349,000	$350,000	-0.29
Average CDOM	82	62	32.26	77	65	18.46
Median CDOM	55	37	48.65	54	47	14.89

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	0	0.0	0	0	0.0
30,000-39,999	0	1	-100.0	0	2	-100.0
40,000-49,999	0	1	-100.0	2	1	100.0
50,000-59,999	1	1	0.0	1	1	0.0
60,000-69,999	1	3	-66.7	2	6	-66.7
70,000-79,999	0	1	-100.0	1	4	-75.0
80,000-89,999	3	2	50.0	5	5	0.0
90,000-99,999	2	3	-33.3	6	5	20.0
100,000-119,999	5	3	66.7	10	8	25.0
120,000-139,999	4	12	-66.7	15	17	-11.8
140,000-159,999	4	9	-55.6	11	22	-50.0
160,000-179,999	13	12	8.3	25	33	-24.2
180,000-199,999	5	9	-44.4	13	26	-50.0
200,000-249,999	31	40	-22.5	96	111	-13.5
250,000-299,999	72	91	-20.9	184	196	-6.1
300,000-399,999	121	143	-15.4	297	330	-10.0
400,000-499,999	55	92	-40.2	141	200	-29.5
500,000+	86	163	-47.2	254	325	-21.8
Totals	403	586	-31.2	1063	1292	-17.7

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	1	-100.0	0	1	-100.0
30,000-39,999	0	1	-100.0	0	1	-100.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	1	-100.0	0	1	-100.0
60,000-69,999	1	1	0.0	3	2	50.0
70,000-79,999	0	1	-100.0	3	6	-50.0
80,000-89,999	1	1	0.0	4	4	0.0
90,000-99,999	1	2	-50.0	4	4	0.0
100,000-119,999	4	2	100.0	11	10	10.0
120,000-139,999	4	4	0.0	13	14	-7.1
140,000-159,999	7	9	-22.2	19	21	-9.5
160,000-179,999	8	11	-27.3	22	33	-33.3
180,000-199,999	6	14	-57.1	18	33	-45.5
200,000-249,999	33	41	-19.5	96	114	-15.8
250,000-299,999	65	85	-23.5	220	216	1.9
300,000-399,999	144	158	-8.9	350	432	-19.0
400,000-499,999	65	97	-33.0	180	243	-25.9
500,000+	117	149	-21.5	326	413	-21.1
Totals	456	578	-21.1	1269	1548	-18.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	1	-100.0	1	4	-75.0
30,000-39,999	0	0	0.0	0	1	-100.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	1	2	-50.0	3	2	50.0
60,000-69,999	2	1	100.0	5	2	150.0
70,000-79,999	2	2	0.0	6	8	-25.0
80,000-89,999	2	3	-33.3	7	8	-12.5
90,000-99,999	2	1	100.0	6	5	20.0
100,000-119,999	9	4	125.0	21	17	23.5
120,000-139,999	9	7	28.6	26	24	8.3
140,000-159,999	17	22	-22.7	39	45	-13.3
160,000-179,999	20	12	66.7	46	54	-14.8
180,000-199,999	42	37	13.5	72	77	-6.5
200,000-249,999	127	87	46.0	259	221	17.2
250,000-299,999	321	168	91.1	602	415	45.1
300,000-399,999	617	478	29.1	1090	1004	8.6
400,000-499,999	463	276	67.8	730	574	27.2
500,000+	976	617	58.2	1568	1199	30.8
Totals	2610	1718	51.9	4481	3660	22.4

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	2	-100.0	1	4	-75.0
30,000-39,999	0	0	0.0	0	1	-100.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	1	1	0.0	2	2	0.0
60,000-69,999	0	1	-100.0	3	2	50.0
70,000-79,999	1	1	0.0	3	4	-25.0
80,000-89,999	1	1	0.0	5	6	-16.7
90,000-99,999	0	2	-100.0	1	3	-66.7
100,000-119,999	4	4	0.0	8	10	-20.0
120,000-139,999	4	3	33.3	18	12	50.0
140,000-159,999	6	5	20.0	26	29	-10.3
160,000-179,999	11	14	-21.4	28	39	-28.2
180,000-199,999	18	20	-10.0	38	47	-19.1
200,000-249,999	48	49	-2.0	142	140	1.4
250,000-299,999	113	100	13.0	303	234	29.5
300,000-399,999	165	206	-19.9	545	508	7.3
400,000-499,999	126	110	14.5	350	306	14.4
500,000+	294	221	33.0	744	588	26.5
Totals	792	740	7.0	2217	1935	14.6

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