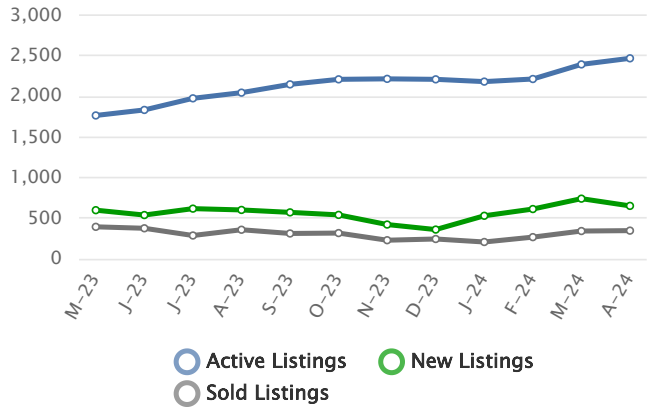
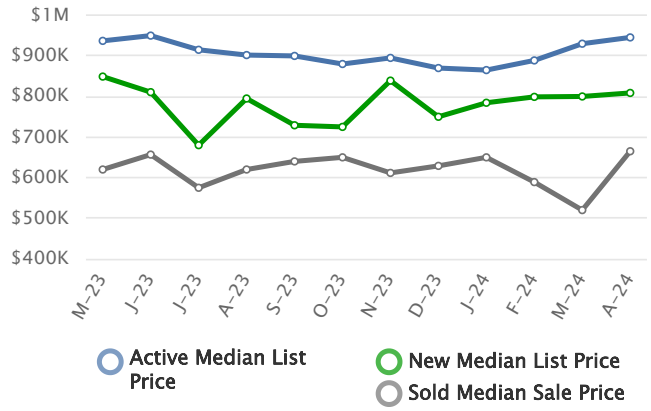
Market Summary

Polygon Residential, April 2024

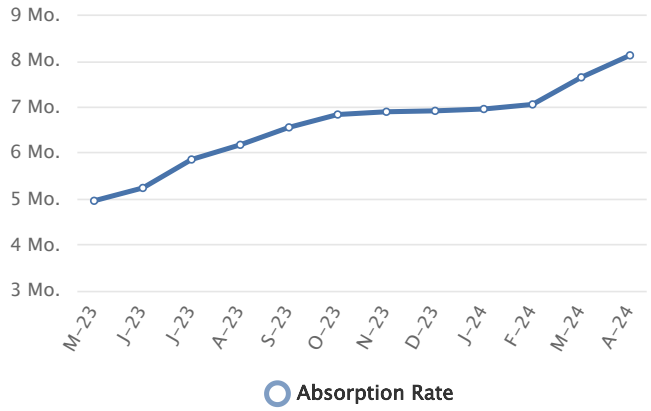
Number of Listings



Listing Prices



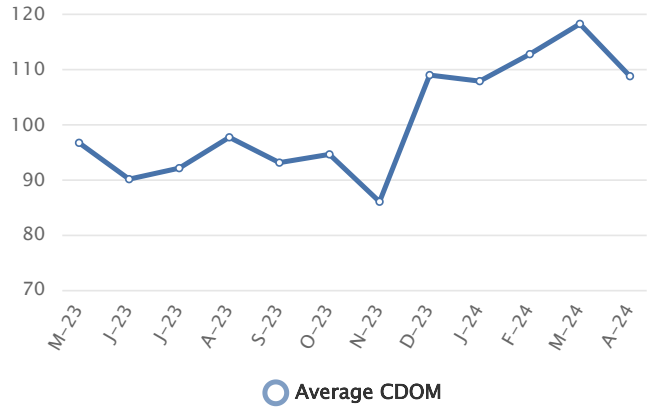
Absorption Rate, in Months



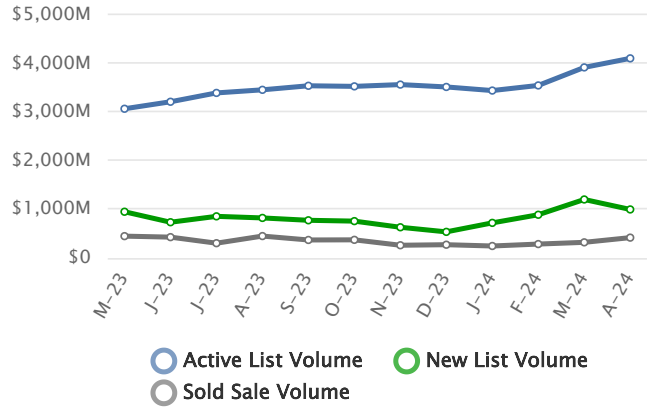
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Apr-24	Apr-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	8.13	4.51	80.27	7.45	4.15	79.52
Average List Price	$1,659,817	$1,712,036	-3.05	$1,542,628	$1,508,177	2.28
Median List Price	$945,500	$920,000	2.77	$830,000	$799,000	3.88
Average Sale Price	$1,205,951	$1,130,219	6.70	$1,094,926	$1,100,312	-0.49
Median Sale Price	$665,000	$640,000	3.91	$600,000	$635,670	-5.61
Average CDOM	108	91	18.68	112	92	21.74
Median CDOM	51	49	4.08	72	59	22.03

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	3	3	0.0	4	11	-63.6
100,000-149,999	2	1	100.0	12	13	-7.7
150,000-199,999	4	5	-20.0	29	24	20.8
200,000-249,999	12	12	0.0	43	49	-12.2
250,000-299,999	13	20	-35.0	56	70	-20.0
300,000-349,999	25	12	108.3	83	51	62.7
350,000-399,999	24	23	4.3	91	89	2.2
400,000-449,999	19	20	-5.0	75	66	13.6
450,000-499,999	12	17	-29.4	58	93	-37.6
500,000-549,999	23	15	53.3	72	73	-1.4
550,000-599,999	23	15	53.3	58	44	31.8
600,000-649,999	10	16	-37.5	32	54	-40.7
650,000-699,999	9	11	-18.2	30	41	-26.8
700,000-749,999	9	10	-10.0	31	35	-11.4
750,000-799,999	9	3	200.0	31	32	-3.1
800,000-849,999	9	11	-18.2	34	34	0.0
850,000-899,999	7	7	0.0	22	36	-38.9
900,000-949,999	3	6	-50.0	19	25	-24.0
950,000-999,999	7	5	40.0	24	21	14.3
1,000,000-1,099,999	14	9	55.6	30	33	-9.1
1,100,000-1,199,999	8	8	0.0	23	27	-14.8
1,200,000-1,299,999	5	3	66.7	26	23	13.0
1,300,000-1,399,999	8	5	60.0	23	31	-25.8

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	1	0.0	4	9	-55.6
100,000-149,999	1	2	-50.0	13	11	18.2
150,000-199,999	5	3	66.7	31	24	29.2
200,000-249,999	9	11	-18.2	38	45	-15.6
250,000-299,999	15	20	-25.0	62	85	-27.1
300,000-349,999	20	20	0.0	90	42	114.3
350,000-399,999	32	32	0.0	124	109	13.8
400,000-449,999	21	29	-27.6	86	88	-2.3
450,000-499,999	25	22	13.6	88	104	-15.4
500,000-549,999	6	22	-72.7	62	91	-31.9
550,000-599,999	16	19	-15.8	68	76	-10.5
600,000-649,999	18	11	63.6	42	52	-19.2
650,000-699,999	14	18	-22.2	47	67	-29.9
700,000-749,999	6	10	-40.0	34	35	-2.9
750,000-799,999	12	10	20.0	39	42	-7.1
800,000-849,999	8	6	33.3	28	28	0.0
850,000-899,999	13	11	18.2	36	36	0.0
900,000-949,999	3	1	200.0	13	16	-18.7
950,000-999,999	4	7	-42.9	29	33	-12.1
1,000,000-1,099,999	7	7	0.0	25	32	-21.9
1,100,000-1,199,999	10	7	42.9	31	31	0.0
1,200,000-1,299,999	5	11	-54.5	33	31	6.5
1,300,000-1,399,999	7	10	-30.0	26	35	-25.7

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,400,000-1,499,999	2	9	-77.8	19	24	-20.8
1,500,000-1,599,999	6	3	100.0	16	20	-20.0
1,600,000-1,699,999	10	8	25.0	20	22	-9.1
1,700,000-1,799,999	9	3	200.0	18	12	50.0
1,800,000-1,899,999	3	8	-62.5	15	19	-21.1
1,900,000-1,999,999	6	5	20.0	11	15	-26.7
2,000,000-2,249,999	7	5	40.0	27	31	-12.9
2,250,000-2,499,999	6	1	500.0	18	19	-5.3
2,500,000-2,749,999	6	3	100.0	19	13	46.2
2,750,000-2,999,999	5	7	-28.6	13	15	-13.3
3,000,000-3,249,999	4	3	33.3	9	14	-35.7
3,250,000-3,499,999	3	1	200.0	6	8	-25.0
3,500,000-3,749,999	2	3	-33.3	6	4	50.0
3,750,000-3,999,999	4	2	100.0	11	5	120.0
4,000,000-4,249,999	4	3	33.3	7	5	40.0
4,250,000-4,499,999	1	0	N/A	4	4	0.0
4,500,000-4,749,999	1	4	-75.0	2	7	-71.4
4,750,000-4,999,999	0	2	-100.0	3	3	0.0
5,000,000+	10	6	66.7	33	33	0.0
Totals	347	313	10.9	1163	1248	-6.8

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,400,000-1,499,999	7	6	16.7	19	30	-36.7
1,500,000-1,599,999	6	7	-14.3	23	21	9.5
1,600,000-1,699,999	3	5	-40.0	17	23	-26.1
1,700,000-1,799,999	7	7	0.0	31	22	40.9
1,800,000-1,899,999	6	1	500.0	19	12	58.3
1,900,000-1,999,999	3	6	-50.0	14	21	-33.3
2,000,000-2,249,999	4	6	-33.3	19	26	-26.9
2,250,000-2,499,999	7	6	16.7	26	39	-33.3
2,500,000-2,749,999	4	5	-20.0	18	15	20.0
2,750,000-2,999,999	5	6	-16.7	18	26	-30.8
3,000,000-3,249,999	1	1	0.0	5	6	-16.7
3,250,000-3,499,999	8	5	60.0	16	16	0.0
3,500,000-3,749,999	1	3	-66.7	7	4	75.0
3,750,000-3,999,999	2	2	0.0	11	10	10.0
4,000,000-4,249,999	1	1	0.0	3	3	0.0
4,250,000-4,499,999	1	5	-80.0	10	8	25.0
4,500,000-4,749,999	1	2	-50.0	2	6	-66.7
4,750,000-4,999,999	2	3	-33.3	4	8	-50.0
5,000,000+	15	9	66.7	41	37	10.8
Totals	342	376	-9.0	1352	1455	-7.1

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	2	2	0.0	6	15	-60.0
100,000-149,999	18	9	100.0	43	22	95.5
150,000-199,999	39	33	18.2	75	70	7.1
200,000-249,999	60	31	93.5	111	90	23.3
250,000-299,999	71	65	9.2	169	177	-4.5
300,000-349,999	71	57	24.6	173	119	45.4
350,000-399,999	112	86	30.2	260	221	17.6
400,000-449,999	104	72	44.4	220	173	27.2
450,000-499,999	122	75	62.7	249	196	27.0
500,000-549,999	83	76	9.2	178	189	-5.8
550,000-599,999	112	65	72.3	215	160	34.4
600,000-649,999	94	52	80.8	154	120	28.3
650,000-699,999	85	66	28.8	171	148	15.5
700,000-749,999	59	38	55.3	115	86	33.7
750,000-799,999	73	49	49.0	145	102	42.2
800,000-849,999	36	23	56.5	76	57	33.3
850,000-899,999	67	41	63.4	128	95	34.7
900,000-949,999	36	16	125.0	59	42	40.5
950,000-999,999	64	38	68.4	113	84	34.5
1,000,000-1,099,999	62	37	67.6	99	85	16.5
1,100,000-1,199,999	87	46	89.1	145	94	54.3
1,200,000-1,299,999	81	56	44.6	138	98	40.8
1,300,000-1,399,999	66	40	65.0	119	87	36.8
1,400,000-1,499,999	57	48	18.8	91	100	-9.0
1,500,000-1,599,999	51	32	59.4	93	65	43.1
1,600,000-1,699,999	54	52	3.8	91	84	8.3
1,700,000-1,799,999	53	32	65.6	97	65	49.2
1,800,000-1,899,999	37	26	42.3	80	53	50.9
1,900,000-1,999,999	46	30	53.3	82	69	18.8
2,000,000-2,249,999	55	30	83.3	85	83	2.4
2,250,000-2,499,999	57	45	26.7	112	112	0.0
2,500,000-2,749,999	47	29	62.1	72	55	30.9
2,750,000-2,999,999	54	36	50.0	92	77	19.5

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	4	-75.0	6	12	-50.0
100,000-149,999	11	2	450.0	24	16	50.0
150,000-199,999	11	14	-21.4	39	41	-4.9
200,000-249,999	10	17	-41.2	57	53	7.5
250,000-299,999	26	19	36.8	96	107	-10.3
300,000-349,999	21	33	-36.4	91	82	11.0
350,000-399,999	25	40	-37.5	145	136	6.6
400,000-449,999	33	14	135.7	129	82	57.3
450,000-499,999	41	20	105.0	142	88	61.4
500,000-549,999	24	23	4.3	95	111	-14.4
550,000-599,999	27	24	12.5	113	94	20.2
600,000-649,999	21	22	-4.5	81	64	26.6
650,000-699,999	32	10	220.0	107	81	32.1
700,000-749,999	15	13	15.4	63	54	16.7
750,000-799,999	27	14	92.9	85	64	32.8
800,000-849,999	10	8	25.0	47	39	20.5
850,000-899,999	20	13	53.8	67	58	15.5
900,000-949,999	3	8	-62.5	31	25	24.0
950,000-999,999	12	14	-14.3	61	51	19.6
1,000,000-1,099,999	13	8	62.5	56	41	36.6
1,100,000-1,199,999	25	14	78.6	84	50	68.0
1,200,000-1,299,999	11	12	-8.3	74	67	10.4
1,300,000-1,399,999	20	8	150.0	60	51	17.6
1,400,000-1,499,999	14	19	-26.3	50	61	-18.0
1,500,000-1,599,999	11	5	120.0	41	31	32.3
1,600,000-1,699,999	15	5	200.0	54	46	17.4
1,700,000-1,799,999	12	6	100.0	57	35	62.9
1,800,000-1,899,999	12	9	33.3	41	30	36.7
1,900,000-1,999,999	17	11	54.5	43	34	26.5
2,000,000-2,249,999	9	11	-18.2	48	34	41.2
2,250,000-2,499,999	20	16	25.0	54	59	-8.5
2,500,000-2,749,999	12	5	140.0	39	30	30.0
2,750,000-2,999,999	9	8	12.5	49	39	25.6

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
3,000,000-3,249,999	26	22	18.2	38	36	5.6
3,250,000-3,499,999	39	30	30.0	62	56	10.7
3,500,000-3,749,999	34	11	209.1	58	24	141.7
3,750,000-3,999,999	32	22	45.5	61	44	38.6
4,000,000-4,249,999	13	10	30.0	17	13	30.8
4,250,000-4,499,999	17	17	0.0	40	36	11.1
4,500,000-4,749,999	12	8	50.0	16	17	-5.9
4,750,000-4,999,999	25	21	19.0	37	37	0.0
5,000,000+	157	114	37.7	265	191	38.7
Totals	2470	1688	46.3	4650	3747	24.1

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
3,000,000-3,249,999	9	4	125.0	17	25	-32.0
3,250,000-3,499,999	10	7	42.9	34	34	0.0
3,500,000-3,749,999	6	2	200.0	28	12	133.3
3,750,000-3,999,999	7	6	16.7	35	23	52.2
4,000,000-4,249,999	1	4	-75.0	7	7	0.0
4,250,000-4,499,999	6	5	20.0	18	21	-14.3
4,500,000-4,749,999	1	3	-66.7	9	7	28.6
4,750,000-4,999,999	5	5	0.0	19	16	18.8
5,000,000+	37	14	164.3	140	90	55.6
Totals	652	499	30.7	2536	2101	20.7

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