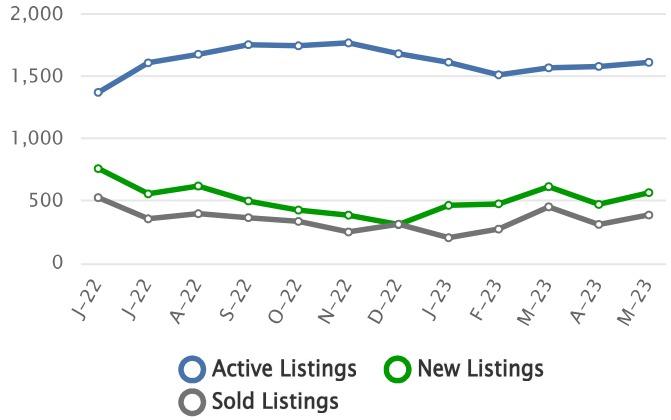
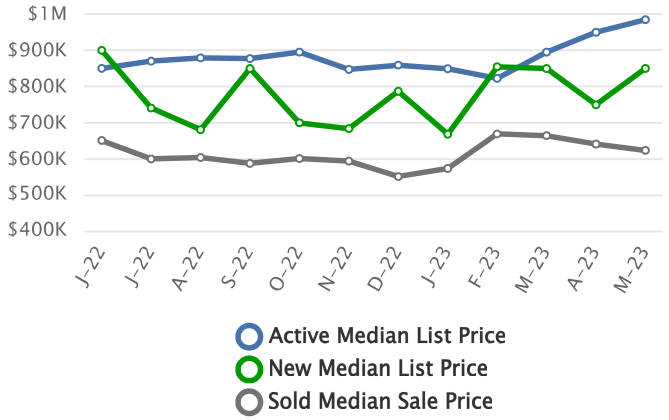
Market Summary

Polygon Residential, May 2023

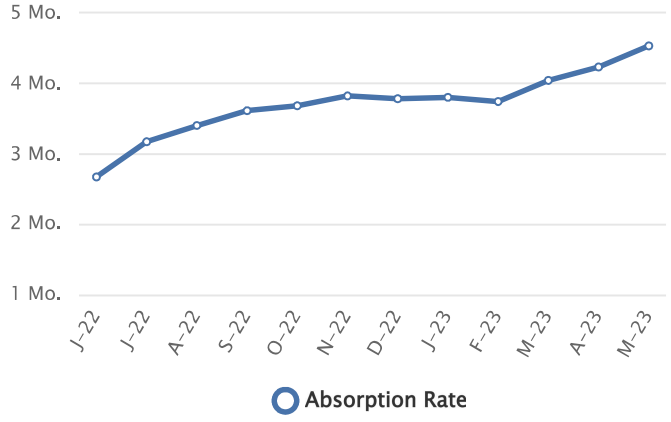
Number of Listings



Listing Prices



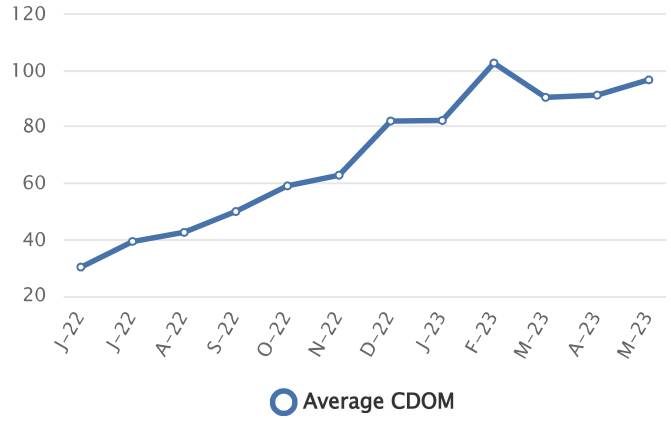
Absorption Rate, in Months



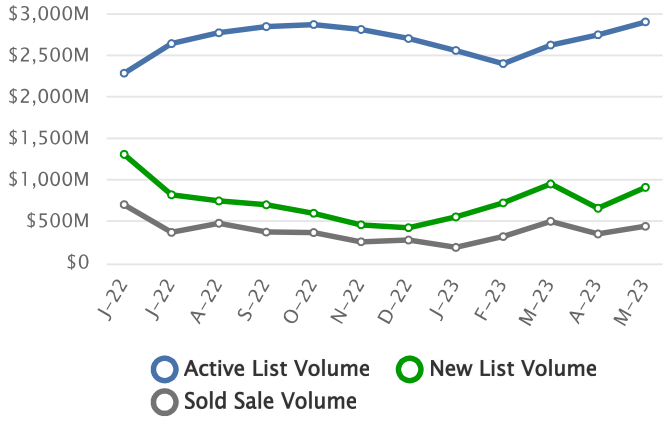
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	May-23	May-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	4.53	2.12	113.68	4.07	1.63	149.69
Average List Price	$1,801,123	$1,573,225	14.49	$1,536,174	$1,379,474	11.36
Median List Price	$985,000	$749,000	31.51	$815,000	$715,000	13.99
Average Sale Price	$1,147,618	$1,149,039	-0.12	$1,111,725	$1,112,429	-0.06
Median Sale Price	$622,450	$685,000	-9.13	$635,000	$640,000	-0.78
Average CDOM	96	25	284.00	93	41	126.83
Median CDOM	45	7	542.86	58	10	480.00

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	2	4	-50.0	13	19	-31.6
100,000-149,999	3	4	-25.0	16	35	-54.3
150,000-199,999	4	13	-69.2	28	69	-59.4
200,000-249,999	10	16	-37.5	59	102	-42.2
250,000-299,999	26	23	13.0	96	110	-12.7
300,000-349,999	15	20	-25.0	66	122	-45.9
350,000-399,999	26	20	30.0	115	143	-19.6
400,000-449,999	31	22	40.9	97	139	-30.2
450,000-499,999	26	37	-29.7	118	185	-36.2
500,000-549,999	12	22	-45.5	85	128	-33.6
550,000-599,999	28	18	55.6	72	132	-45.5
600,000-649,999	21	18	16.7	75	99	-24.2
650,000-699,999	13	23	-43.5	54	80	-32.5
700,000-749,999	13	14	-7.1	48	73	-34.2
750,000-799,999	8	16	-50.0	41	75	-45.3
800,000-849,999	9	8	12.5	43	57	-24.6
850,000-899,999	10	17	-41.2	46	57	-19.3
900,000-949,999	3	9	-66.7	28	54	-48.1
950,000-999,999	8	9	-11.1	29	55	-47.3
1,000,000-1,099,999	6	13	-53.8	39	63	-38.1

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	2	4	-50.0	11	22	-50.0
100,000-149,999	3	6	-50.0	14	27	-48.1
150,000-199,999	8	10	-20.0	32	72	-55.6
200,000-249,999	17	10	70.0	62	81	-23.5
250,000-299,999	17	29	-41.4	105	116	-9.5
300,000-349,999	20	11	81.8	62	99	-37.4
350,000-399,999	38	21	81.0	147	126	16.7
400,000-449,999	18	18	0.0	105	124	-15.3
450,000-499,999	25	27	-7.4	129	175	-26.3
500,000-549,999	16	18	-11.1	109	140	-22.1
550,000-599,999	18	20	-10.0	95	158	-39.9
600,000-649,999	8	25	-68.0	60	142	-57.7
650,000-699,999	10	22	-54.5	76	112	-32.1
700,000-749,999	13	12	8.3	47	72	-34.7
750,000-799,999	13	12	8.3	55	75	-26.7
800,000-849,999	2	9	-77.8	29	46	-37.0
850,000-899,999	7	12	-41.7	43	68	-36.8
900,000-949,999	4	5	-20.0	20	51	-60.8
950,000-999,999	16	9	77.8	49	71	-31.0
1,000,000-1,099,999	5	6	-16.7	35	50	-30.0

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	7	10	-30.0	34	75	-54.7
1,200,000-1,299,999	12	11	9.1	35	68	-48.5
1,300,000-1,399,999	6	8	-25.0	37	52	-28.8
1,400,000-1,499,999	6	8	-25.0	30	36	-16.7
1,500,000-1,599,999	4	11	-63.6	24	44	-45.5
1,600,000-1,699,999	5	5	0.0	27	33	-18.2
1,700,000-1,799,999	8	10	-20.0	20	40	-50.0
1,800,000-1,899,999	2	5	-60.0	21	24	-12.5
1,900,000-1,999,999	7	6	16.7	22	25	-12.0
2,000,000-2,249,999	10	8	25.0	41	45	-8.9
2,250,000-2,499,999	4	12	-66.7	23	44	-47.7
2,500,000-2,749,999	6	6	0.0	19	34	-44.1
2,750,000-2,999,999	4	6	-33.3	19	34	-44.1
3,000,000-3,249,999	2	7	-71.4	16	31	-48.4
3,250,000-3,499,999	5	5	0.0	13	17	-23.5
3,500,000-3,749,999	5	3	66.7	9	22	-59.1
3,750,000-3,999,999	2	3	-33.3	7	22	-68.2
4,000,000-4,249,999	1	3	-66.7	6	14	-57.1
4,250,000-4,499,999	3	4	-25.0	7	16	-56.2
4,500,000-4,749,999	2	3	-33.3	9	12	-25.0
4,750,000-4,999,999	3	1	200.0	6	6	0.0
5,000,000+	10	10	0.0	43	52	-17.3
Totals	388	471	-17.6	1636	2543	-35.7

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	5	5	0.0	36	75	-52.0
1,200,000-1,299,999	12	15	-20.0	43	81	-46.9
1,300,000-1,399,999	6	10	-40.0	40	51	-21.6
1,400,000-1,499,999	7	4	75.0	36	37	-2.7
1,500,000-1,599,999	6	5	20.0	25	46	-45.7
1,600,000-1,699,999	5	8	-37.5	28	39	-28.2
1,700,000-1,799,999	7	7	0.0	29	37	-21.6
1,800,000-1,899,999	3	3	0.0	15	28	-46.4
1,900,000-1,999,999	6	3	100.0	27	28	-3.6
2,000,000-2,249,999	3	9	-66.7	29	55	-47.3
2,250,000-2,499,999	10	6	66.7	49	50	-2.0
2,500,000-2,749,999	3	7	-57.1	18	35	-48.6
2,750,000-2,999,999	4	3	33.3	30	42	-28.6
3,000,000-3,249,999	2	5	-60.0	8	32	-75.0
3,250,000-3,499,999	0	3	-100.0	16	22	-27.3
3,500,000-3,749,999	1	2	-50.0	5	23	-78.3
3,750,000-3,999,999	3	2	50.0	13	22	-40.9
4,000,000-4,249,999	1	1	0.0	5	11	-54.5
4,250,000-4,499,999	1	5	-80.0	9	14	-35.7
4,500,000-4,749,999	0	3	-100.0	6	12	-50.0
4,750,000-4,999,999	1	4	-75.0	9	18	-50.0
5,000,000+	12	20	-40.0	47	77	-39.0
Totals	358	416	-13.9	1808	2662	-32.1

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	3	5	-40.0	16	28	-42.9
100,000-149,999	10	6	66.7	26	40	-35.0
150,000-199,999	29	18	61.1	70	96	-27.1
200,000-249,999	33	25	32.0	109	114	-4.4
250,000-299,999	75	54	38.9	218	201	8.5
300,000-349,999	45	23	95.7	120	131	-8.4
350,000-399,999	67	36	86.1	236	173	36.4
400,000-449,999	60	45	33.3	199	177	12.4
450,000-499,999	70	92	-23.9	222	279	-20.4
500,000-549,999	55	55	0.0	190	208	-8.7
550,000-599,999	52	70	-25.7	172	247	-30.4
600,000-649,999	57	53	7.5	140	211	-33.6
650,000-699,999	68	53	28.3	172	191	-9.9
700,000-749,999	40	28	42.9	98	108	-9.3
750,000-799,999	39	24	62.5	100	104	-3.8
800,000-849,999	30	12	150.0	70	71	-1.4
850,000-899,999	32	29	10.3	95	110	-13.6
900,000-949,999	18	13	38.5	48	73	-34.2
950,000-999,999	48	22	118.2	104	98	6.1
1,000,000-1,099,999	27	14	92.9	85	75	13.3
1,100,000-1,199,999	50	16	212.5	111	118	-5.9
1,200,000-1,299,999	50	26	92.3	110	119	-7.6
1,300,000-1,399,999	31	25	24.0	92	83	10.8
1,400,000-1,499,999	46	23	100.0	104	69	50.7
1,500,000-1,599,999	34	15	126.7	77	74	4.1
1,600,000-1,699,999	33	24	37.5	82	76	7.9
1,700,000-1,799,999	35	15	133.3	82	65	26.2
1,800,000-1,899,999	29	9	222.2	65	49	32.7
1,900,000-1,999,999	29	26	11.5	81	65	24.6
2,000,000-2,249,999	25	23	8.7	89	85	4.7

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	2	2	0.0	13	21	-38.1
100,000-149,999	3	5	-40.0	20	30	-33.3
150,000-199,999	11	10	10.0	41	72	-43.1
200,000-249,999	25	18	38.9	77	95	-18.9
250,000-299,999	29	50	-42.0	144	151	-4.6
300,000-349,999	25	13	92.3	89	94	-5.3
350,000-399,999	30	22	36.4	161	144	11.8
400,000-449,999	21	22	-4.5	108	145	-25.5
450,000-499,999	31	37	-16.2	111	220	-49.5
500,000-549,999	14	30	-53.3	121	172	-29.7
550,000-599,999	20	29	-31.0	111	194	-42.8
600,000-649,999	17	29	-41.4	81	166	-51.2
650,000-699,999	21	40	-47.5	108	157	-31.2
700,000-749,999	14	24	-41.7	65	88	-26.1
750,000-799,999	9	16	-43.7	68	83	-18.1
800,000-849,999	12	17	-29.4	52	57	-8.8
850,000-899,999	11	18	-38.9	61	81	-24.7
900,000-949,999	8	8	0.0	33	54	-38.9
950,000-999,999	16	17	-5.9	71	74	-4.1
1,000,000-1,099,999	9	10	-10.0	42	60	-30.0
1,100,000-1,199,999	14	20	-30.0	64	95	-32.6
1,200,000-1,299,999	15	28	-46.4	76	103	-26.2
1,300,000-1,399,999	11	28	-60.7	61	72	-15.3
1,400,000-1,499,999	12	17	-29.4	60	54	11.1
1,500,000-1,599,999	11	17	-35.3	44	62	-29.0
1,600,000-1,699,999	10	20	-50.0	47	63	-25.4
1,700,000-1,799,999	10	15	-33.3	53	56	-5.4
1,800,000-1,899,999	13	12	8.3	41	41	0.0
1,900,000-1,999,999	14	13	7.7	48	47	2.1
2,000,000-2,249,999	11	20	-45.0	41	72	-43.1

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	56	36	55.6	132	93	41.9
2,500,000-2,749,999	34	15	126.7	70	63	11.1
2,750,000-2,999,999	40	25	60.0	95	81	17.3
3,000,000-3,249,999	17	14	21.4	36	47	-23.4
3,250,000-3,499,999	33	14	135.7	65	47	38.3
3,500,000-3,749,999	6	13	-53.8	25	42	-40.5
3,750,000-3,999,999	26	17	52.9	54	46	17.4
4,000,000-4,249,999	7	5	40.0	12	18	-33.3
4,250,000-4,499,999	22	7	214.3	44	22	100.0
4,500,000-4,749,999	7	8	-12.5	17	22	-22.7
4,750,000-4,999,999	18	16	12.5	37	39	-5.1
5,000,000+	128	67	91.0	228	181	26.0
Totals	1614	1116	44.6	4198	4239	-1.0

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	16	11	45.5	80	69	15.9
2,500,000-2,749,999	15	13	15.4	47	54	-13.0
2,750,000-2,999,999	13	10	30.0	54	67	-19.4
3,000,000-3,249,999	4	5	-20.0	25	37	-32.4
3,250,000-3,499,999	10	11	-9.1	45	37	21.6
3,500,000-3,749,999	5	8	-37.5	15	34	-55.9
3,750,000-3,999,999	9	7	28.6	31	40	-22.5
4,000,000-4,249,999	3	2	50.0	9	12	-25.0
4,250,000-4,499,999	4	5	-20.0	27	18	50.0
4,500,000-4,749,999	0	2	-100.0	8	19	-57.9
4,750,000-4,999,999	3	10	-70.0	18	29	-37.9
5,000,000+	37	40	-7.5	130	135	-3.7
Totals	568	731	-22.3	2601	3374	-22.9

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