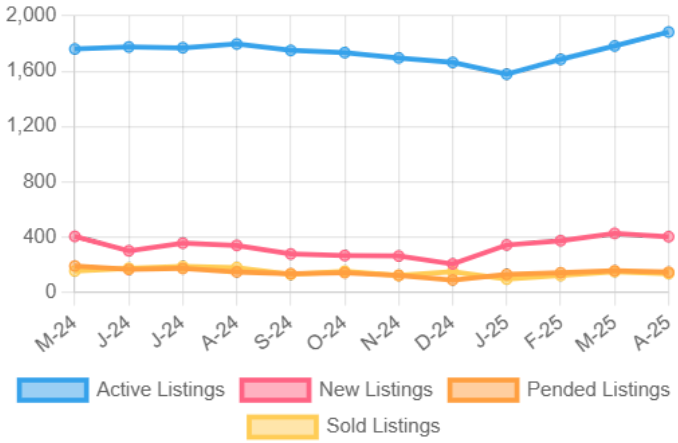
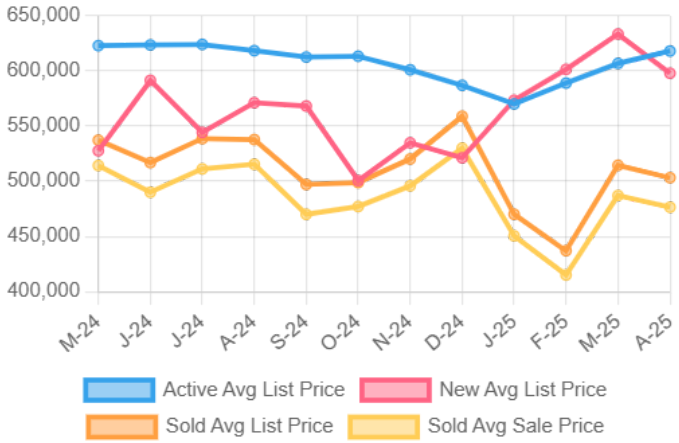
Market Summary

Polygon Residential, April 2025

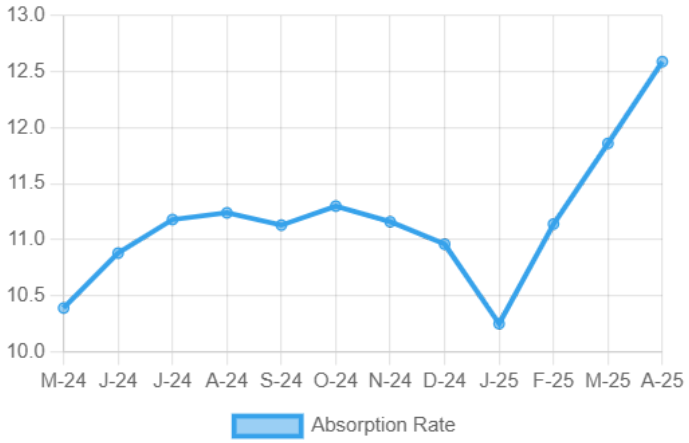
Number of Listings



Listing Prices



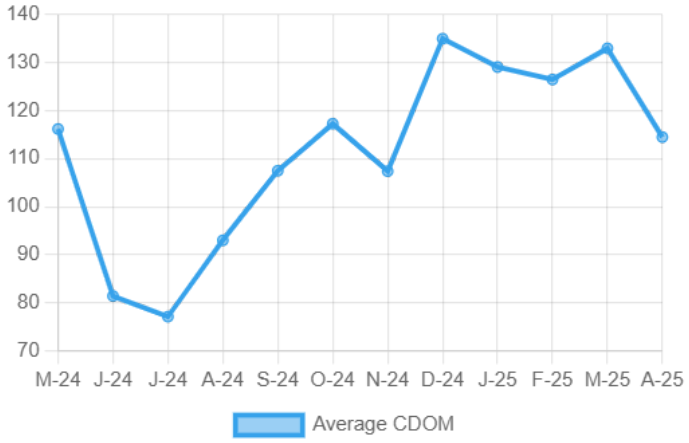
Absorption Rate, in Months



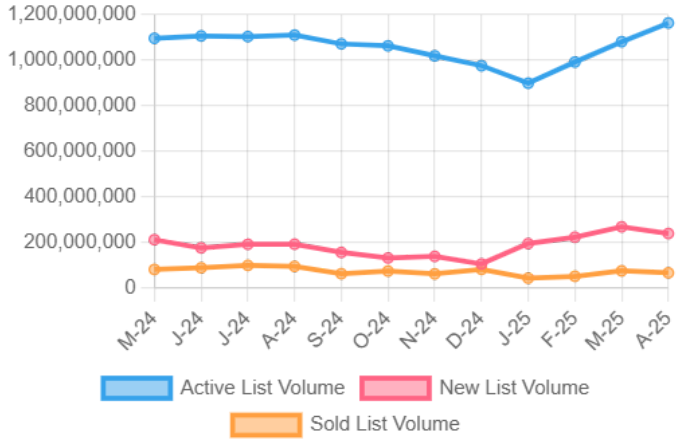
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Apr-25	Apr-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	12.59	9.87	27.56	11.46	8.81	30.08
Average List Price	$618,108	$623,810	-0.91	$589,900	$608,747	-3.10
Median List Price	$445,000	$462,700	-3.83	$439,000	$459,000	-4.36
Average Sale Price	$476,510	$481,830	-1.10	$459,851	$504,607	-8.87
Median Sale Price	$402,000	$415,000	-3.13	$397,750	$408,700	-2.68
Average CDOM	114	105	8.57	125	92	35.87
Median CDOM	59	63	-6.35	77	62	24.19

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	0	0	0.0	0	0	0.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	0	0.0	0	0	0.0
60,000-69,999	0	0	0.0	0	0	0.0
70,000-79,999	0	0	0.0	0	0	0.0
80,000-89,999	0	0	0.0	0	0	0.0
90,000-99,999	0	0	0.0	1	1	0.0
100,000-119,999	0	0	0.0	2	0	N/A
120,000-139,999	1	3	-66.7	4	4	0.0
140,000-159,999	1	2	-50.0	4	6	-33.3
160,000-179,999	1	1	0.0	7	10	-30.0
180,000-199,999	4	2	100.0	14	6	133.3
200,000-249,999	4	12	-66.7	31	43	-27.9
250,000-299,999	18	21	-14.3	61	69	-11.6
300,000-399,999	35	43	-18.6	129	149	-13.4
400,000-499,999	29	35	-17.1	91	100	-9.0
500,000+	42	65	-35.4	156	214	-27.1
Totals	135	184	-26.6	500	602	-16.9

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	0	0	0.0	0	0	0.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	0	0.0	0	0	0.0
60,000-69,999	0	0	0.0	0	0	0.0
70,000-79,999	0	0	0.0	0	0	0.0
80,000-89,999	0	0	0.0	0	0	0.0
90,000-99,999	0	0	0.0	1	0	N/A
100,000-119,999	0	0	0.0	1	0	N/A
120,000-139,999	0	0	0.0	2	0	N/A
140,000-159,999	0	2	-100.0	3	9	-66.7
160,000-179,999	4	2	100.0	6	9	-33.3
180,000-199,999	2	3	-33.3	8	8	0.0
200,000-249,999	3	11	-72.7	30	40	-25.0
250,000-299,999	19	13	46.2	68	74	-8.1
300,000-399,999	41	35	17.1	151	151	0.0
400,000-499,999	27	37	-27.0	112	127	-11.8
500,000+	49	57	-14.0	188	249	-24.5
Totals	145	160	-9.4	570	667	-14.5

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	0	0	0.0	0	0	0.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	0	0.0	0	0	0.0
60,000-69,999	0	0	0.0	0	0	0.0
70,000-79,999	1	0	N/A	1	0	N/A
80,000-89,999	0	0	0.0	0	0	0.0
90,000-99,999	0	0	0.0	1	0	N/A
100,000-119,999	0	0	0.0	2	0	N/A
120,000-139,999	2	1	100.0	5	1	400.0
140,000-159,999	8	6	33.3	13	14	-7.1
160,000-179,999	11	10	10.0	22	26	-15.4
180,000-199,999	26	25	4.0	42	35	20.0
200,000-249,999	113	76	48.7	184	137	34.3
250,000-299,999	177	154	14.9	313	281	11.4
300,000-399,999	456	399	14.3	771	665	15.9
400,000-499,999	345	303	13.9	551	534	3.2
500,000+	744	722	3.0	1199	1232	-2.7
Totals	1883	1696	11.0	3104	2925	6.1

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	0	0	0.0	0	0	0.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	0	0.0	0	0	0.0
60,000-69,999	0	0	0.0	0	0	0.0
70,000-79,999	1	0	N/A	1	0	N/A
80,000-89,999	0	0	0.0	0	0	0.0
90,000-99,999	0	0	0.0	1	0	N/A
100,000-119,999	1	0	N/A	1	0	N/A
120,000-139,999	1	0	N/A	1	1	0.0
140,000-159,999	1	1	0.0	4	11	-63.6
160,000-179,999	3	8	-62.5	14	18	-22.2
180,000-199,999	9	3	200.0	19	14	35.7
200,000-249,999	30	16	87.5	98	77	27.3
250,000-299,999	31	30	3.3	145	132	9.8
300,000-399,999	92	80	15.0	343	356	-3.7
400,000-499,999	71	73	-2.7	289	280	3.2
500,000+	162	149	8.7	627	656	-4.4
Totals	402	360	11.7	1543	1545	-0.1

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Rachel N Warrell, Rachel Warrell - The Hardest Working Realtor in NW Florida on Wednesday, May 21, 2025 11:56 AM.