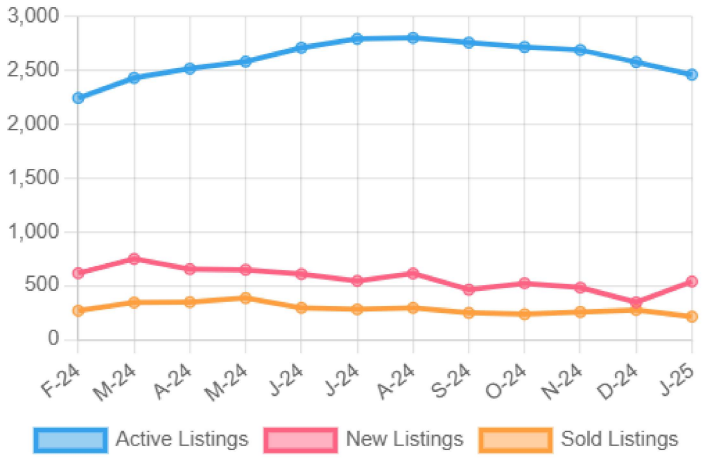
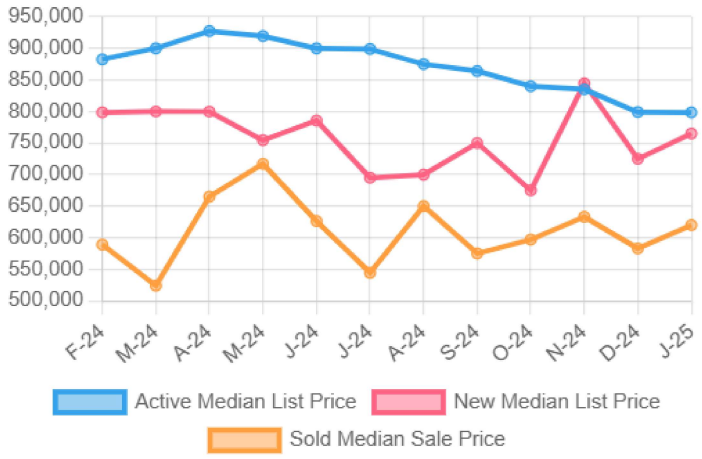
Market Summary

Polygon Residential, January 2025

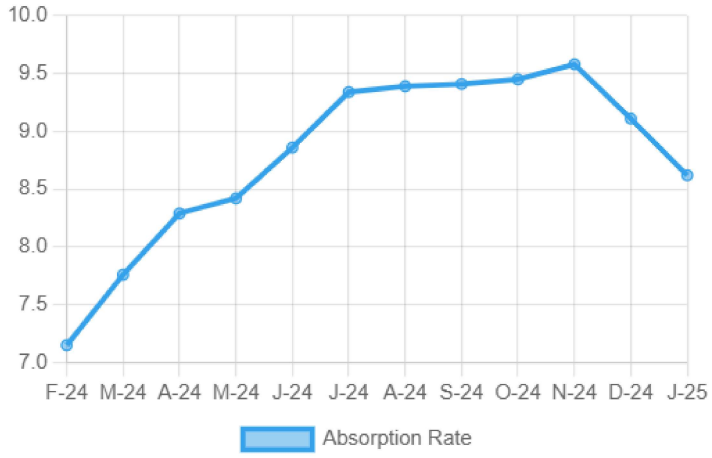
Number of Listings



Listing Prices



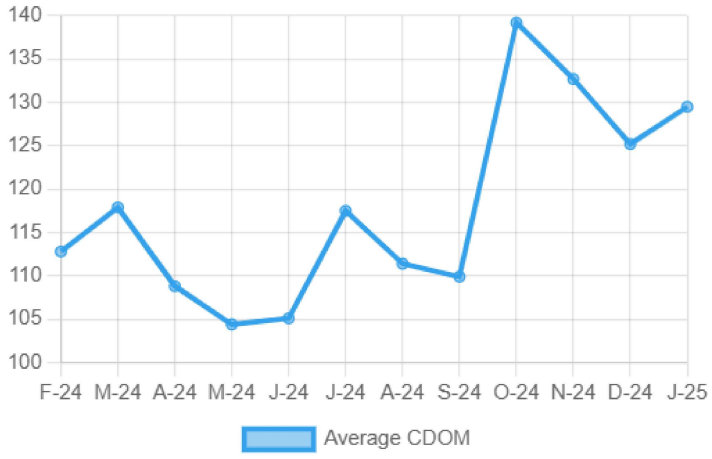
Absorption Rate, in Months



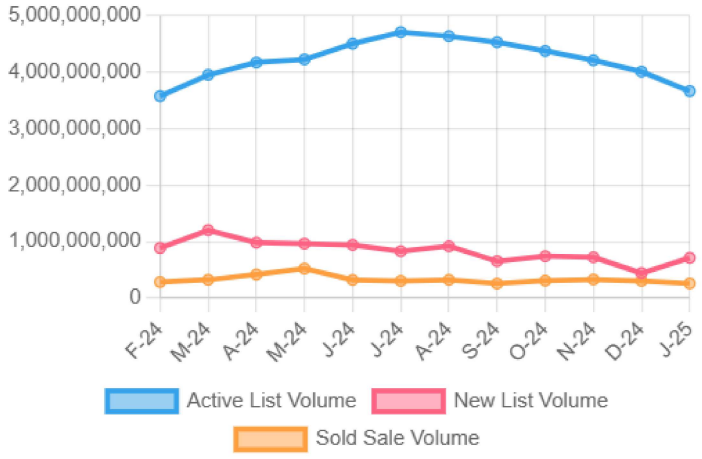
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jan-25	Jan-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	8.62	7.04	22.44	8.62	7.04	22.44
Average List Price	$1,489,165	$1,572,830	-5.32	$1,484,715	$1,543,053	-3.78
Median List Price	$798,500	$861,450	-7.31	$799,000	$849,250	-5.92
Average Sale Price	$1,225,819	$1,191,895	2.85	$1,225,819	$1,191,895	2.85
Median Sale Price	$620,000	$650,000	-4.62	$620,000	$650,000	-4.62
Average CDOM	129	107	20.56	129	107	20.56
Median CDOM	81	62	30.65	95	69	37.68

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	2	0	N/A	2	0	N/A
100,000-149,999	2	3	-33.3	2	3	-33.3
150,000-199,999	4	4	0.0	4	4	0.0
200,000-249,999	6	12	-50.0	6	12	-50.0
250,000-299,999	9	9	0.0	9	9	0.0
300,000-349,999	15	16	-6.2	15	16	-6.2
350,000-399,999	17	16	6.3	17	16	6.3
400,000-449,999	14	6	133.3	14	6	133.3
450,000-499,999	14	11	27.3	14	11	27.3
500,000-549,999	13	13	0.0	13	13	0.0
550,000-599,999	8	6	33.3	8	6	33.3
600,000-649,999	4	6	-33.3	4	6	-33.3
650,000-699,999	6	8	-25.0	6	8	-25.0
700,000-749,999	2	7	-71.4	2	7	-71.4
750,000-799,999	6	6	0.0	6	6	0.0
800,000-849,999	7	5	40.0	7	5	40.0
850,000-899,999	5	5	0.0	5	5	0.0
900,000-949,999	4	4	0.0	4	4	0.0
950,000-999,999	7	3	133.3	7	3	133.3
1,000,000-1,099,999	3	6	-50.0	3	6	-50.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	1	0	N/A
100,000-149,999	2	5	-60.0	2	5	-60.0
150,000-199,999	4	9	-55.6	4	9	-55.6
200,000-249,999	9	8	12.5	9	8	12.5
250,000-299,999	10	12	-16.7	10	12	-16.7
300,000-349,999	20	18	11.1	20	18	11.1
350,000-399,999	29	32	-9.4	29	32	-9.4
400,000-449,999	13	22	-40.9	13	22	-40.9
450,000-499,999	18	22	-18.2	18	22	-18.2
500,000-549,999	11	25	-56.0	11	25	-56.0
550,000-599,999	11	21	-47.6	11	21	-47.6
600,000-649,999	6	8	-25.0	6	8	-25.0
650,000-699,999	11	7	57.1	11	7	57.1
700,000-749,999	7	8	-12.5	7	8	-12.5
750,000-799,999	3	7	-57.1	3	7	-57.1
800,000-849,999	5	8	-37.5	5	8	-37.5
850,000-899,999	10	7	42.9	10	7	42.9
900,000-949,999	3	3	0.0	3	3	0.0
950,000-999,999	4	12	-66.7	4	12	-66.7
1,000,000-1,099,999	7	5	40.0	7	5	40.0

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	7	3	133.3	7	3	133.3
1,200,000-1,299,999	4	11	-63.6	4	11	-63.6
1,300,000-1,399,999	3	1	200.0	3	1	200.0
1,400,000-1,499,999	4	4	0.0	4	4	0.0
1,500,000-1,599,999	2	0	N/A	2	0	N/A
1,600,000-1,699,999	2	1	100.0	2	1	100.0
1,700,000-1,799,999	7	2	250.0	7	2	250.0
1,800,000-1,899,999	1	5	-80.0	1	5	-80.0
1,900,000-1,999,999	4	3	33.3	4	3	33.3
2,000,000-2,249,999	2	3	-33.3	2	3	-33.3
2,250,000-2,499,999	3	6	-50.0	3	6	-50.0
2,500,000-2,749,999	5	3	66.7	5	3	66.7
2,750,000-2,999,999	2	0	N/A	2	0	N/A
3,000,000-3,249,999	2	2	0.0	2	2	0.0
3,250,000-3,499,999	1	0	N/A	1	0	N/A
3,500,000-3,749,999	3	2	50.0	3	2	50.0
3,750,000-3,999,999	1	2	-50.0	1	2	-50.0
4,000,000-4,249,999	2	1	100.0	2	1	100.0
4,250,000-4,499,999	1	1	0.0	1	1	0.0
4,500,000-4,749,999	1	1	0.0	1	1	0.0
4,750,000-4,999,999	1	2	-50.0	1	2	-50.0
5,000,000+	6	8	-25.0	6	8	-25.0
Totals	212	207	2.4	212	207	2.4

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	7	5	40.0	7	5	40.0
1,200,000-1,299,999	6	7	-14.3	6	7	-14.3
1,300,000-1,399,999	3	6	-50.0	3	6	-50.0
1,400,000-1,499,999	3	3	0.0	3	3	0.0
1,500,000-1,599,999	4	6	-33.3	4	6	-33.3
1,600,000-1,699,999	2	2	0.0	2	2	0.0
1,700,000-1,799,999	3	5	-40.0	3	5	-40.0
1,800,000-1,899,999	3	3	0.0	3	3	0.0
1,900,000-1,999,999	4	2	100.0	4	2	100.0
2,000,000-2,249,999	5	4	25.0	5	4	25.0
2,250,000-2,499,999	4	7	-42.9	4	7	-42.9
2,500,000-2,749,999	3	5	-40.0	3	5	-40.0
2,750,000-2,999,999	6	6	0.0	6	6	0.0
3,000,000-3,249,999	0	2	-100.0	0	2	-100.0
3,250,000-3,499,999	2	1	100.0	2	1	100.0
3,500,000-3,749,999	2	2	0.0	2	2	0.0
3,750,000-3,999,999	0	2	-100.0	0	2	-100.0
4,000,000-4,249,999	1	2	-50.0	1	2	-50.0
4,250,000-4,499,999	0	1	-100.0	0	1	-100.0
4,500,000-4,749,999	1	0	N/A	1	0	N/A
4,750,000-4,999,999	2	0	N/A	2	0	N/A
5,000,000+	7	6	16.7	7	6	16.7
Totals	252	316	-20.3	252	316	-20.3

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	5	1	400.0	6	1	500.0
100,000-149,999	13	16	-18.7	15	25	-40.0
150,000-199,999	47	43	9.3	57	49	16.3
200,000-249,999	83	58	43.1	101	63	60.3
250,000-299,999	87	77	13.0	101	90	12.2
300,000-349,999	89	95	-6.3	108	112	-3.6
350,000-399,999	139	126	10.3	177	167	6.0
400,000-449,999	112	91	23.1	128	119	7.6
450,000-499,999	144	109	32.1	170	132	28.8
500,000-549,999	128	87	47.1	144	109	32.1
550,000-599,999	126	100	26.0	148	121	22.3
600,000-649,999	77	81	-4.9	94	91	3.3
650,000-699,999	80	67	19.4	103	82	25.6
700,000-749,999	45	47	-4.3	56	59	-5.1
750,000-799,999	81	59	37.3	93	75	24.0
800,000-849,999	31	35	-11.4	42	45	-6.7
850,000-899,999	73	67	9.0	94	74	27.0
900,000-949,999	20	26	-23.1	27	34	-20.6
950,000-999,999	71	52	36.5	82	61	34.4
1,000,000-1,099,999	44	49	-10.2	53	60	-11.7
1,100,000-1,199,999	88	67	31.3	107	83	28.9
1,200,000-1,299,999	59	65	-9.2	79	82	-3.7
1,300,000-1,399,999	48	55	-12.7	57	65	-12.3
1,400,000-1,499,999	47	44	6.8	55	49	12.2
1,500,000-1,599,999	47	57	-17.5	58	65	-10.8
1,600,000-1,699,999	49	41	19.5	57	51	11.8
1,700,000-1,799,999	41	44	-6.8	55	55	0.0
1,800,000-1,899,999	30	40	-25.0	38	51	-25.5
1,900,000-1,999,999	42	46	-8.7	50	52	-3.8
2,000,000-2,249,999	40	37	8.1	49	45	8.9

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	2	1	100.0	2	1	100.0
100,000-149,999	7	6	16.7	7	6	16.7
150,000-199,999	12	6	100.0	12	6	100.0
200,000-249,999	21	16	31.3	21	16	31.3
250,000-299,999	17	14	21.4	17	14	21.4
300,000-349,999	14	28	-50.0	14	28	-50.0
350,000-399,999	35	48	-27.1	35	48	-27.1
400,000-449,999	28	31	-9.7	28	31	-9.7
450,000-499,999	32	24	33.3	32	24	33.3
500,000-549,999	17	21	-19.0	17	21	-19.0
550,000-599,999	30	18	66.7	30	18	66.7
600,000-649,999	19	14	35.7	19	14	35.7
650,000-699,999	20	20	0.0	20	20	0.0
700,000-749,999	10	11	-9.1	10	11	-9.1
750,000-799,999	22	14	57.1	22	14	57.1
800,000-849,999	11	12	-8.3	11	12	-8.3
850,000-899,999	17	9	88.9	17	9	88.9
900,000-949,999	7	8	-12.5	7	8	-12.5
950,000-999,999	14	11	27.3	14	11	27.3
1,000,000-1,099,999	6	15	-60.0	6	15	-60.0
1,100,000-1,199,999	19	19	0.0	19	19	0.0
1,200,000-1,299,999	20	20	0.0	20	20	0.0
1,300,000-1,399,999	11	11	0.0	11	11	0.0
1,400,000-1,499,999	7	4	75.0	7	4	75.0
1,500,000-1,599,999	15	7	114.3	15	7	114.3
1,600,000-1,699,999	8	18	-55.6	8	18	-55.6
1,700,000-1,799,999	13	12	8.3	13	12	8.3
1,800,000-1,899,999	4	11	-63.6	4	11	-63.6
1,900,000-1,999,999	9	10	-10.0	9	10	-10.0
2,000,000-2,249,999	9	11	-18.2	9	11	-18.2

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	73	60	21.7	84	69	21.7
2,500,000-2,749,999	38	33	15.2	49	39	25.6
2,750,000-2,999,999	55	42	31.0	60	53	13.2
3,000,000-3,249,999	16	17	-5.9	18	19	-5.3
3,250,000-3,499,999	38	38	0.0	52	42	23.8
3,500,000-3,749,999	22	28	-21.4	30	34	-11.8
3,750,000-3,999,999	42	27	55.6	48	38	26.3
4,000,000-4,249,999	10	8	25.0	13	10	30.0
4,250,000-4,499,999	26	19	36.8	27	22	22.7
4,500,000-4,749,999	13	8	62.5	13	9	44.4
4,750,000-4,999,999	33	19	73.7	37	22	68.2
5,000,000+	110	127	-13.4	127	148	-14.2
Totals	2462	2208	11.5	2962	2672	10.9

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	14	11	27.3	14	11	27.3
2,500,000-2,749,999	8	5	60.0	8	5	60.0
2,750,000-2,999,999	5	8	-37.5	5	8	-37.5
3,000,000-3,249,999	5	0	N/A	5	0	N/A
3,250,000-3,499,999	12	10	20.0	12	10	20.0
3,500,000-3,749,999	6	7	-14.3	6	7	-14.3
3,750,000-3,999,999	7	11	-36.4	7	11	-36.4
4,000,000-4,249,999	3	2	50.0	3	2	50.0
4,250,000-4,499,999	1	1	0.0	1	1	0.0
4,500,000-4,749,999	1	2	-50.0	1	2	-50.0
4,750,000-4,999,999	7	4	75.0	7	4	75.0
5,000,000+	14	22	-36.4	14	22	-36.4
Totals	539	533	1.1	539	533	1.1

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