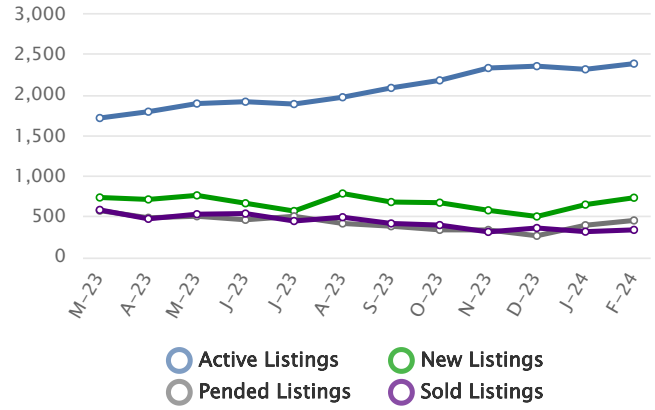
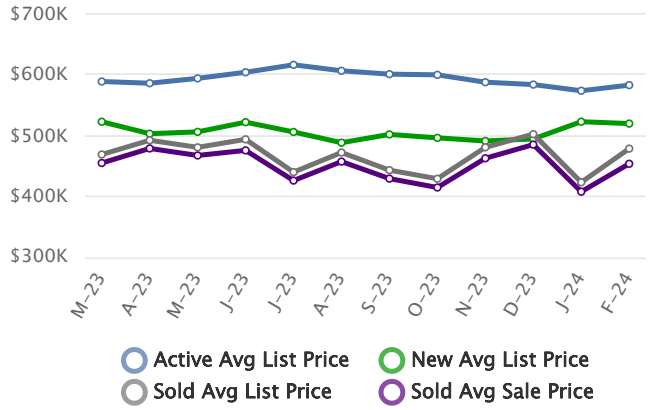
Market Summary

Polygon Residential, February 2024

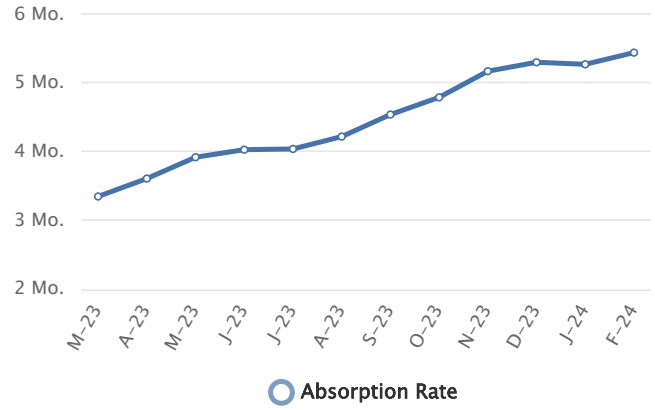
Number of Listings



Listing Prices



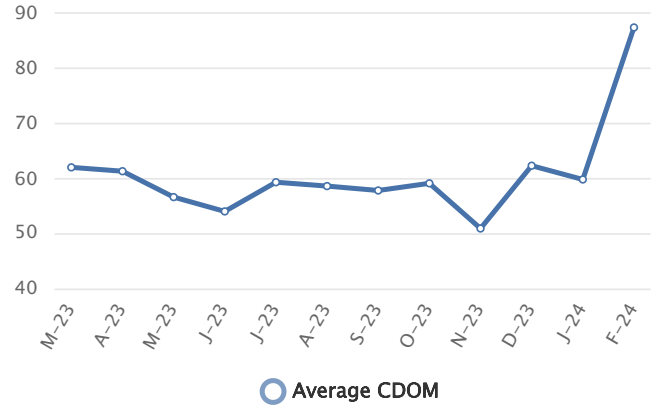
Absorption Rate, in Months



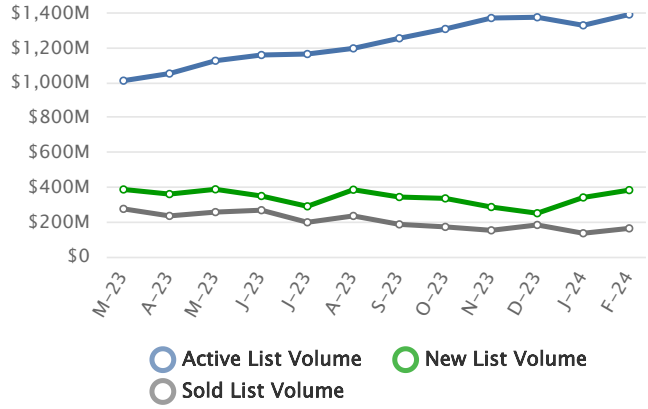
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Feb-24	Feb-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	5.44	3.23	68.42	5.36	3.23	65.94
Average List Price	$583,110	$573,561	1.66	$556,356	$540,727	2.89
Median List Price	$425,000	$413,438	2.80	$410,000	$399,900	2.53
Average Sale Price	$453,938	$432,291	5.01	$431,761	$435,335	-0.82
Median Sale Price	$360,000	$345,000	4.35	$349,950	$345,000	1.43
Average CDOM	87	71	22.54	74	67	10.45
Median CDOM	65	56	16.07	53	52	1.92

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	0	0.0	0	1	-100.0
40,000-49,999	1	0	N/A	2	0	N/A
50,000-59,999	0	0	0.0	0	0	0.0
60,000-69,999	1	2	-50.0	1	3	-66.7
70,000-79,999	0	1	-100.0	1	3	-66.7
80,000-89,999	0	1	-100.0	2	3	-33.3
90,000-99,999	4	2	100.0	4	2	100.0
100,000-119,999	2	2	0.0	5	5	0.0
120,000-139,999	4	3	33.3	11	5	120.0
140,000-159,999	4	8	-50.0	7	13	-46.2
160,000-179,999	3	8	-62.5	12	21	-42.9
180,000-199,999	3	10	-70.0	8	17	-52.9
200,000-249,999	37	33	12.1	65	71	-8.5
250,000-299,999	51	58	-12.1	112	105	6.7
300,000-399,999	92	106	-13.2	176	187	-5.9
400,000-499,999	45	54	-16.7	84	108	-22.2
500,000+	93	86	8.1	168	162	3.7
Totals	340	374	-9.1	658	706	-6.8

Pending 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	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	1	-100.0	2	1	100.0
70,000-79,999	1	2	-50.0	3	5	-40.0
80,000-89,999	2	2	0.0	3	3	0.0
90,000-99,999	2	0	N/A	4	2	100.0
100,000-119,999	6	3	100.0	8	8	0.0
120,000-139,999	6	5	20.0	10	10	0.0
140,000-159,999	11	4	175.0	14	12	16.7
160,000-179,999	8	11	-27.3	15	22	-31.8
180,000-199,999	10	9	11.1	14	19	-26.3
200,000-249,999	34	34	0.0	69	73	-5.5
250,000-299,999	90	62	45.2	161	131	22.9
300,000-399,999	117	142	-17.6	214	274	-21.9
400,000-499,999	64	78	-17.9	118	146	-19.2
500,000+	105	143	-26.6	218	264	-17.4
Totals	456	496	-8.1	853	970	-12.1

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	0	0.0	1	2	-50.0
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	0	1	-100.0	1	1	0.0
60,000-69,999	2	1	100.0	4	1	300.0
70,000-79,999	2	1	100.0	6	7	-14.3
80,000-89,999	2	4	-50.0	5	7	-28.6
90,000-99,999	4	1	300.0	7	3	133.3
100,000-119,999	12	5	140.0	18	13	38.5
120,000-139,999	8	10	-20.0	19	21	-9.5
140,000-159,999	22	18	22.2	33	40	-17.5
160,000-179,999	20	14	42.9	35	40	-12.5
180,000-199,999	31	33	-6.1	44	55	-20.0
200,000-249,999	128	85	50.6	213	174	22.4
250,000-299,999	269	181	48.6	471	315	49.5
300,000-399,999	600	472	27.1	911	799	14.0
400,000-499,999	417	274	52.2	598	464	28.9
500,000+	871	614	41.9	1273	978	30.2
Totals	2388	1714	39.3	3639	2921	24.6

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	1	-100.0	1	2	-50.0
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	1	1	0.0
60,000-69,999	1	1	0.0	2	1	100.0
70,000-79,999	1	0	N/A	2	3	-33.3
80,000-89,999	4	2	100.0	4	5	-20.0
90,000-99,999	1	1	0.0	1	1	0.0
100,000-119,999	3	2	50.0	5	6	-16.7
120,000-139,999	9	5	80.0	12	9	33.3
140,000-159,999	7	11	-36.4	20	24	-16.7
160,000-179,999	8	10	-20.0	16	25	-36.0
180,000-199,999	7	13	-46.2	18	26	-30.8
200,000-249,999	44	51	-13.7	89	92	-3.3
250,000-299,999	97	55	76.4	179	135	32.6
300,000-399,999	198	152	30.3	366	302	21.2
400,000-499,999	127	88	44.3	224	196	14.3
500,000+	229	166	38.0	447	367	21.8
Totals	736	560	31.4	1387	1196	16.0

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