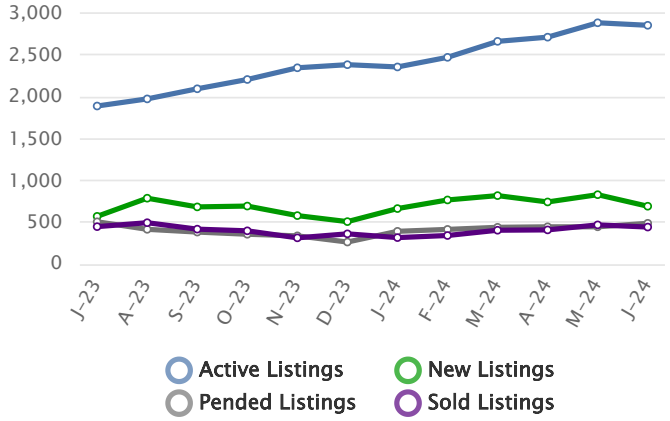
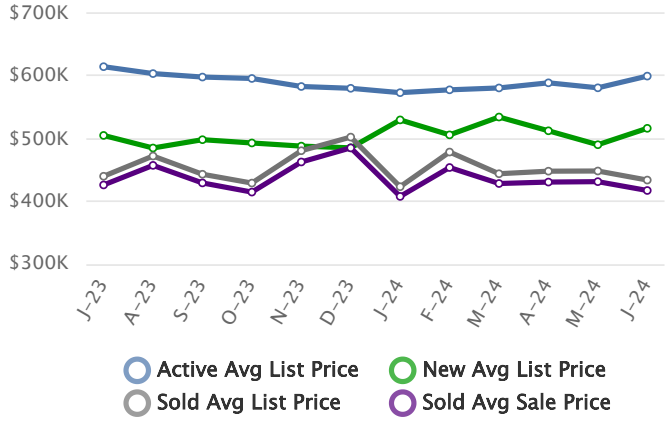
Market Summary

Polygon Residential, June 2024

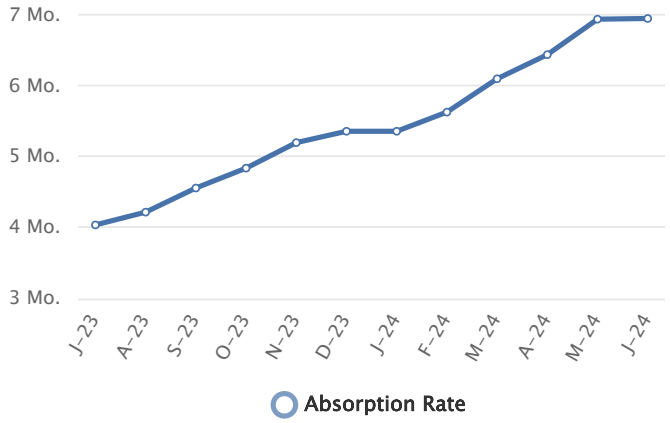
Number of Listings



Listing Prices



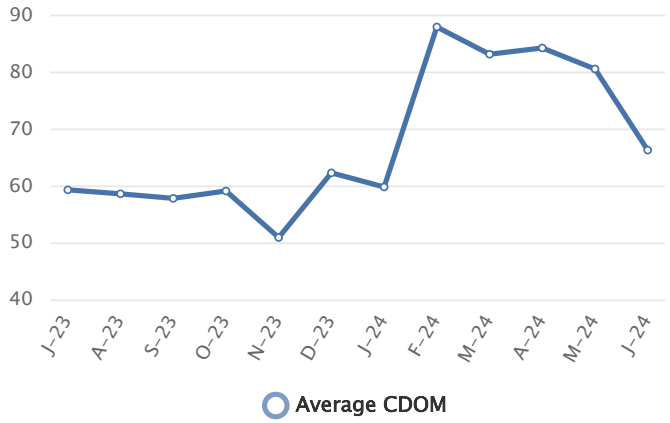
Absorption Rate, in Months



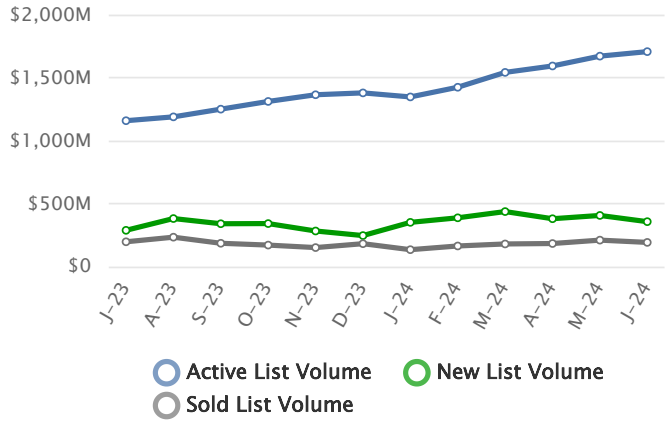
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jun-24	Jun-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	6.95	4.03	72.46	6.24	3.56	75.28
Average List Price	$599,807	$603,370	-0.59	$534,204	$526,578	1.45
Median List Price	$434,950	$429,900	1.17	$399,000	$399,000	0.00
Average Sale Price	$417,485	$475,907	-12.28	$428,440	$460,512	-6.96
Median Sale Price	$347,700	$370,000	-6.03	$350,000	$362,000	-3.31
Average CDOM	66	54	22.22	77	60	28.33
Median CDOM	32	32	0.00	50	37	35.14

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	1	0	N/A	1	2	-50.0
30,000-39,999	0	0	0.0	0	2	-100.0
40,000-49,999	0	0	0.0	2	2	0.0
50,000-59,999	0	1	-100.0	2	2	0.0
60,000-69,999	3	0	N/A	6	7	-14.3
70,000-79,999	3	1	200.0	7	5	40.0
80,000-89,999	0	0	0.0	9	6	50.0
90,000-99,999	2	3	-33.3	9	8	12.5
100,000-119,999	7	3	133.3	26	16	62.5
120,000-139,999	4	7	-42.9	32	33	-3.0
140,000-159,999	6	7	-14.3	28	43	-34.9
160,000-179,999	10	14	-28.6	48	64	-25.0
180,000-199,999	8	8	0.0	35	62	-43.5
200,000-249,999	49	32	53.1	218	219	-0.5
250,000-299,999	62	81	-23.5	399	413	-3.4
300,000-399,999	128	156	-17.9	662	787	-15.9
400,000-499,999	65	80	-18.7	348	428	-18.7
500,000+	96	148	-35.1	559	744	-24.9
Totals	444	541	-17.9	2391	2843	-15.9

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	1	1	0.0	1	3	-66.7
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	1	1	0.0	3	3	0.0
60,000-69,999	2	0	N/A	7	2	250.0
70,000-79,999	0	0	0.0	5	7	-28.6
80,000-89,999	1	2	-50.0	8	9	-11.1
90,000-99,999	0	2	-100.0	4	9	-55.6
100,000-119,999	1	2	-50.0	19	19	0.0
120,000-139,999	8	5	60.0	28	24	16.7
140,000-159,999	7	6	16.7	39	43	-9.3
160,000-179,999	10	14	-28.6	45	60	-25.0
180,000-199,999	10	11	-9.1	50	74	-32.4
200,000-249,999	48	25	92.0	212	218	-2.8
250,000-299,999	72	71	1.4	443	427	3.7
300,000-399,999	128	124	3.2	708	848	-16.5
400,000-499,999	72	77	-6.5	406	475	-14.5
500,000+	128	123	4.1	655	787	-16.8
Totals	489	464	5.4	2633	3009	-12.5

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	0	0.0	2	4	-50.0
30,000-39,999	0	0	0.0	1	1	0.0
40,000-49,999	0	0	0.0	0	1	-100.0
50,000-59,999	1	2	-50.0	5	6	-16.7
60,000-69,999	2	0	N/A	10	4	150.0
70,000-79,999	1	1	0.0	6	9	-33.3
80,000-89,999	3	5	-40.0	11	16	-31.2
90,000-99,999	5	3	66.7	13	12	8.3
100,000-119,999	11	5	120.0	35	26	34.6
120,000-139,999	7	8	-12.5	36	35	2.9
140,000-159,999	14	14	0.0	58	74	-21.6
160,000-179,999	30	19	57.9	87	89	-2.2
180,000-199,999	42	31	35.5	112	118	-5.1
200,000-249,999	147	81	81.5	429	350	22.6
250,000-299,999	313	219	42.9	951	709	34.1
300,000-399,999	703	483	45.5	1717	1550	10.8
400,000-499,999	479	327	46.5	1091	935	16.7
500,000+	1098	722	52.1	2238	1871	19.6
Totals	2856	1920	48.8	6802	5810	17.1

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	1	0	N/A	2	4	-50.0
30,000-39,999	0	0	0.0	1	1	0.0
40,000-49,999	0	0	0.0	0	1	-100.0
50,000-59,999	0	1	-100.0	4	6	-33.3
60,000-69,999	0	1	-100.0	8	4	100.0
70,000-79,999	0	0	0.0	3	5	-40.0
80,000-89,999	1	3	-66.7	9	14	-35.7
90,000-99,999	1	2	-50.0	8	10	-20.0
100,000-119,999	1	1	0.0	22	19	15.8
120,000-139,999	6	5	20.0	30	23	30.4
140,000-159,999	4	8	-50.0	43	58	-25.9
160,000-179,999	8	11	-27.3	69	74	-6.8
180,000-199,999	9	15	-40.0	74	87	-14.9
200,000-249,999	48	48	0.0	309	269	14.9
250,000-299,999	132	78	69.2	648	529	22.5
300,000-399,999	169	146	15.8	1161	1053	10.3
400,000-499,999	111	123	-9.8	709	667	6.3
500,000+	202	226	-10.6	1421	1260	12.8
Totals	693	668	3.7	4521	4084	10.7

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