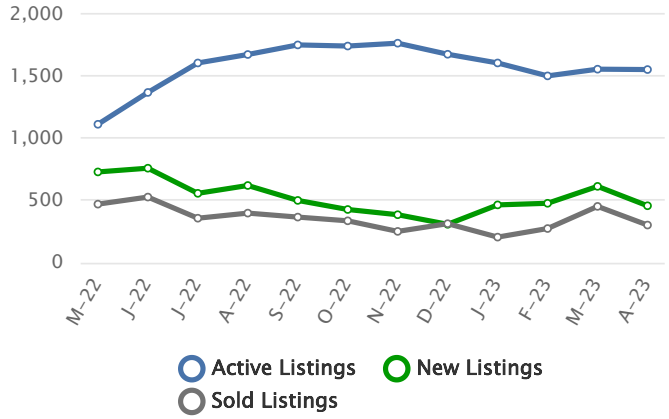
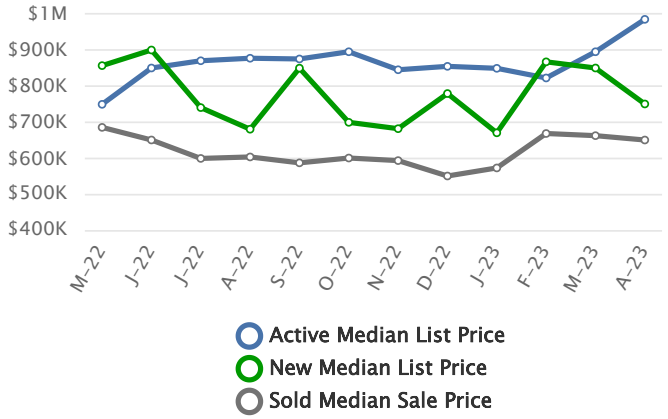
Market Summary

Polygon Residential, April 2023

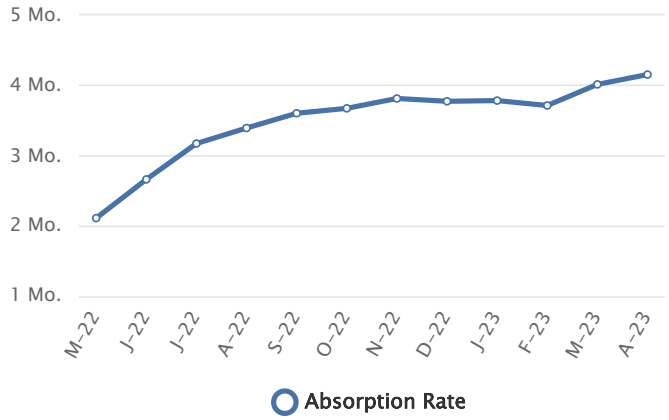
Number of Listings



Listing Prices



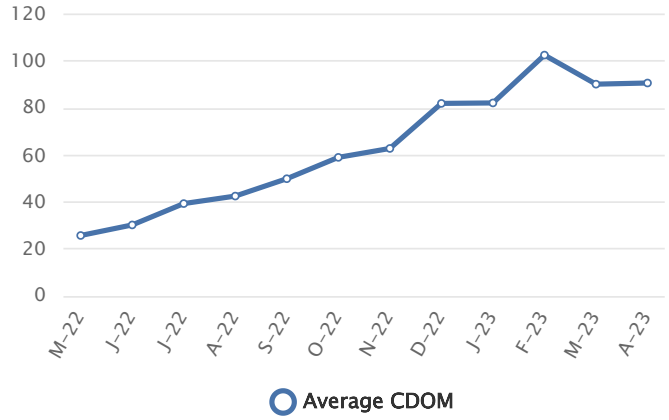
Absorption Rate, in Months



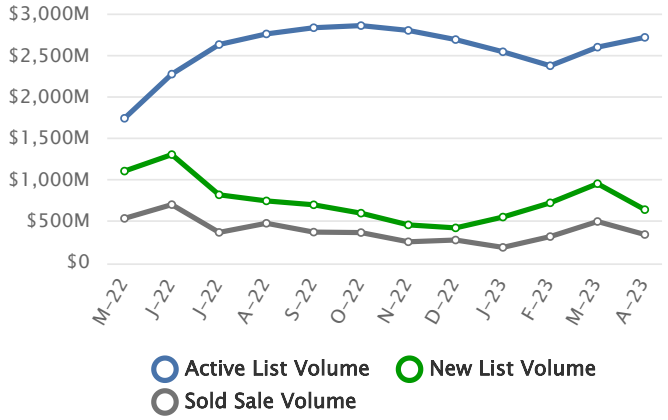
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Apr-23	Apr-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	4.15	1.8	130.56	3.91	1.51	158.94
Average List Price	$1,754,050	$1,511,194	16.07	$1,529,173	$1,348,867	13.37
Median List Price	$985,000	$699,590	40.80	$799,950	$698,750	14.48
Average Sale Price	$1,144,925	$1,205,805	-5.05	$1,103,015	$1,104,107	-0.10
Median Sale Price	$649,900	$654,000	-0.63	$639,900	$629,500	1.65
Average CDOM	90	37	143.24	91	44	106.82
Median CDOM	46	6	666.67	59	11	436.36

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	3	3	0.0	11	15	-26.7
100,000-149,999	1	8	-87.5	13	31	-58.1
150,000-199,999	5	10	-50.0	24	56	-57.1
200,000-249,999	12	11	9.1	49	86	-43.0
250,000-299,999	20	19	5.3	70	87	-19.5
300,000-349,999	12	30	-60.0	51	102	-50.0
350,000-399,999	23	30	-23.3	89	123	-27.6
400,000-449,999	16	22	-27.3	62	117	-47.0
450,000-499,999	15	40	-62.5	90	148	-39.2
500,000-549,999	15	30	-50.0	73	106	-31.1
550,000-599,999	14	31	-54.8	43	114	-62.3
600,000-649,999	16	25	-36.0	54	81	-33.3
650,000-699,999	11	17	-35.3	41	57	-28.1
700,000-749,999	11	15	-26.7	36	59	-39.0
750,000-799,999	3	13	-76.9	33	59	-44.1
800,000-849,999	11	8	37.5	34	49	-30.6
850,000-899,999	7	7	0.0	36	40	-10.0
900,000-949,999	5	4	25.0	24	45	-46.7
950,000-999,999	4	10	-60.0	20	46	-56.5
1,000,000-1,099,999	9	15	-40.0	33	50	-34.0

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	3	-66.7	9	18	-50.0
100,000-149,999	3	6	-50.0	12	21	-42.9
150,000-199,999	6	15	-60.0	27	62	-56.5
200,000-249,999	12	19	-36.8	46	71	-35.2
250,000-299,999	25	22	13.6	89	87	2.3
300,000-349,999	23	11	109.1	45	88	-48.9
350,000-399,999	33	19	73.7	111	105	5.7
400,000-449,999	33	17	94.1	94	106	-11.3
450,000-499,999	23	32	-28.1	105	148	-29.1
500,000-549,999	23	17	35.3	94	122	-23.0
550,000-599,999	20	28	-28.6	78	138	-43.5
600,000-649,999	12	31	-61.3	54	117	-53.8
650,000-699,999	18	24	-25.0	66	90	-26.7
700,000-749,999	8	20	-60.0	32	60	-46.7
750,000-799,999	11	15	-26.7	43	63	-31.7
800,000-849,999	6	8	-25.0	27	37	-27.0
850,000-899,999	11	16	-31.2	35	56	-37.5
900,000-949,999	1	12	-91.7	16	46	-65.2
950,000-999,999	7	14	-50.0	32	62	-48.4
1,000,000-1,099,999	4	11	-63.6	29	44	-34.1

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	7	24	-70.8	26	65	-60.0
1,200,000-1,299,999	3	15	-80.0	23	57	-59.6
1,300,000-1,399,999	5	11	-54.5	31	44	-29.5
1,400,000-1,499,999	8	8	0.0	23	28	-17.9
1,500,000-1,599,999	3	6	-50.0	20	33	-39.4
1,600,000-1,699,999	8	8	0.0	22	28	-21.4
1,700,000-1,799,999	3	13	-76.9	12	30	-60.0
1,800,000-1,899,999	8	5	60.0	19	19	0.0
1,900,000-1,999,999	5	4	25.0	15	19	-21.1
2,000,000-2,249,999	5	13	-61.5	30	37	-18.9
2,250,000-2,499,999	1	7	-85.7	19	32	-40.6
2,500,000-2,749,999	3	6	-50.0	13	28	-53.6
2,750,000-2,999,999	7	14	-50.0	15	28	-46.4
3,000,000-3,249,999	3	8	-62.5	14	24	-41.7
3,250,000-3,499,999	1	4	-75.0	8	12	-33.3
3,500,000-3,749,999	3	6	-50.0	4	19	-78.9
3,750,000-3,999,999	2	4	-50.0	5	19	-73.7
4,000,000-4,249,999	3	2	50.0	5	11	-54.5
4,250,000-4,499,999	0	3	-100.0	4	12	-66.7
4,500,000-4,749,999	4	4	0.0	7	9	-22.2
4,750,000-4,999,999	2	2	0.0	3	5	-40.0
5,000,000+	6	12	-50.0	33	42	-21.4
Totals	303	527	-42.5	1237	2072	-40.3

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
1,100,000-1,199,999	8	20	-60.0	32	70	-54.3
1,200,000-1,299,999	12	17	-29.4	32	66	-51.5
1,300,000-1,399,999	9	9	0.0	34	41	-17.1
1,400,000-1,499,999	4	8	-50.0	28	33	-15.2
1,500,000-1,599,999	6	13	-53.8	20	41	-51.2
1,600,000-1,699,999	5	5	0.0	22	31	-29.0
1,700,000-1,799,999	7	8	-12.5	22	30	-26.7
1,800,000-1,899,999	1	6	-83.3	12	25	-52.0
1,900,000-1,999,999	5	3	66.7	20	25	-20.0
2,000,000-2,249,999	6	15	-60.0	26	46	-43.5
2,250,000-2,499,999	6	8	-25.0	39	44	-11.4
2,500,000-2,749,999	4	11	-63.6	14	28	-50.0
2,750,000-2,999,999	5	8	-37.5	25	39	-35.9
3,000,000-3,249,999	1	12	-91.7	6	27	-77.8
3,250,000-3,499,999	5	4	25.0	17	19	-10.5
3,500,000-3,749,999	2	3	-33.3	3	21	-85.7
3,750,000-3,999,999	3	4	-25.0	11	20	-45.0
4,000,000-4,249,999	1	2	-50.0	3	10	-70.0
4,250,000-4,499,999	5	4	25.0	8	9	-11.1
4,500,000-4,749,999	2	1	100.0	6	9	-33.3
4,750,000-4,999,999	3	3	0.0	8	14	-42.9
5,000,000+	8	16	-50.0	34	57	-40.4
Totals	388	520	-25.4	1466	2246	-34.7

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	1	9	-88.9	13	26	-50.0
100,000-149,999	8	6	33.3	21	35	-40.0
150,000-199,999	25	24	4.2	60	86	-30.2
200,000-249,999	23	29	-20.7	86	96	-10.4
250,000-299,999	71	52	36.5	185	151	22.5
300,000-349,999	41	24	70.8	92	118	-22.0
350,000-399,999	65	33	97.0	202	151	33.8
400,000-449,999	74	38	94.7	178	155	14.8
450,000-499,999	71	81	-12.3	196	242	-19.0
500,000-549,999	56	49	14.3	169	178	-5.1
550,000-599,999	55	57	-3.5	151	220	-31.4
600,000-649,999	52	50	4.0	119	180	-33.9
650,000-699,999	71	35	102.9	158	150	5.3
700,000-749,999	34	16	112.5	79	84	-6.0
750,000-799,999	41	21	95.2	93	87	6.9
800,000-849,999	27	12	125.0	58	55	5.5
850,000-899,999	28	32	-12.5	80	92	-13.0
900,000-949,999	15	14	7.1	38	65	-41.5
950,000-999,999	38	14	171.4	85	81	4.9
1,000,000-1,099,999	33	14	135.7	77	65	18.5
1,100,000-1,199,999	50	18	177.8	97	98	-1.0
1,200,000-1,299,999	52	25	108.0	97	91	6.6
1,300,000-1,399,999	38	14	171.4	84	55	52.7
1,400,000-1,499,999	40	16	150.0	88	52	69.2
1,500,000-1,599,999	35	7	400.0	66	57	15.8
1,600,000-1,699,999	36	20	80.0	69	56	23.2
1,700,000-1,799,999	37	14	164.3	68	50	36.0
1,800,000-1,899,999	29	9	222.2	56	37	51.4
1,900,000-1,999,999	30	20	50.0	69	52	32.7
2,000,000-2,249,999	23	16	43.8	76	65	16.9

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	2	5	-60.0	10	19	-47.4
100,000-149,999	2	8	-75.0	15	25	-40.0
150,000-199,999	8	17	-52.9	32	62	-48.4
200,000-249,999	19	18	5.6	54	77	-29.9
250,000-299,999	20	30	-33.3	112	101	10.9
300,000-349,999	19	12	58.3	61	81	-24.7
350,000-399,999	37	31	19.4	129	122	5.7
400,000-449,999	14	35	-60.0	86	123	-30.1
450,000-499,999	20	43	-53.5	83	183	-54.6
500,000-549,999	16	28	-42.9	102	142	-28.2
550,000-599,999	24	45	-46.7	87	165	-47.3
600,000-649,999	20	38	-47.4	62	137	-54.7
650,000-699,999	18	44	-59.1	93	117	-20.5
700,000-749,999	9	23	-60.9	49	64	-23.4
750,000-799,999	15	23	-34.8	62	66	-6.1
800,000-849,999	5	6	-16.7	38	41	-7.3
850,000-899,999	8	26	-69.2	48	63	-23.8
900,000-949,999	6	13	-53.8	21	46	-54.3
950,000-999,999	13	15	-13.3	54	57	-5.3
1,000,000-1,099,999	5	13	-61.5	33	50	-34.0
1,100,000-1,199,999	13	23	-43.5	52	75	-30.7
1,200,000-1,299,999	19	23	-17.4	61	75	-18.7
1,300,000-1,399,999	7	8	-12.5	52	44	18.2
1,400,000-1,499,999	10	14	-28.6	47	37	27.0
1,500,000-1,599,999	5	14	-64.3	34	45	-24.4
1,600,000-1,699,999	7	10	-30.0	35	43	-18.6
1,700,000-1,799,999	5	12	-58.3	37	41	-9.8
1,800,000-1,899,999	9	6	50.0	31	29	6.9
1,900,000-1,999,999	11	10	10.0	37	34	8.8
2,000,000-2,249,999	8	16	-50.0	29	52	-44.2

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	45	24	87.5	116	82	41.5
2,500,000-2,749,999	28	20	40.0	53	50	6.0
2,750,000-2,999,999	42	19	121.1	83	71	16.9
3,000,000-3,249,999	17	15	13.3	32	42	-23.8
3,250,000-3,499,999	28	12	133.3	56	36	55.6
3,500,000-3,749,999	9	8	12.5	21	34	-38.2
3,750,000-3,999,999	24	16	50.0	45	39	15.4
4,000,000-4,249,999	5	1	400.0	8	16	-50.0
4,250,000-4,499,999	16	8	100.0	35	17	105.9
4,500,000-4,749,999	11	11	0.0	21	20	5.0
4,750,000-4,999,999	18	8	125.0	33	29	13.8
5,000,000+	111	59	88.1	191	140	36.4
Totals	1553	970	60.1	3604	3506	2.8

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
2,250,000-2,499,999	19	23	-17.4	64	58	10.3
2,500,000-2,749,999	6	11	-45.5	30	41	-26.8
2,750,000-2,999,999	10	18	-44.4	43	57	-24.6
3,000,000-3,249,999	4	13	-69.2	20	32	-37.5
3,250,000-3,499,999	8	7	14.3	36	26	38.5
3,500,000-3,749,999	1	4	-75.0	11	26	-57.7
3,750,000-3,999,999	4	9	-55.6	22	33	-33.3
4,000,000-4,249,999	3	5	-40.0	5	10	-50.0
4,250,000-4,499,999	5	3	66.7	20	13	53.8
4,500,000-4,749,999	4	1	300.0	10	17	-41.2
4,750,000-4,999,999	4	7	-42.9	16	19	-15.8
5,000,000+	16	35	-54.3	92	94	-2.1
Totals	458	745	-38.5	2015	2642	-23.7

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