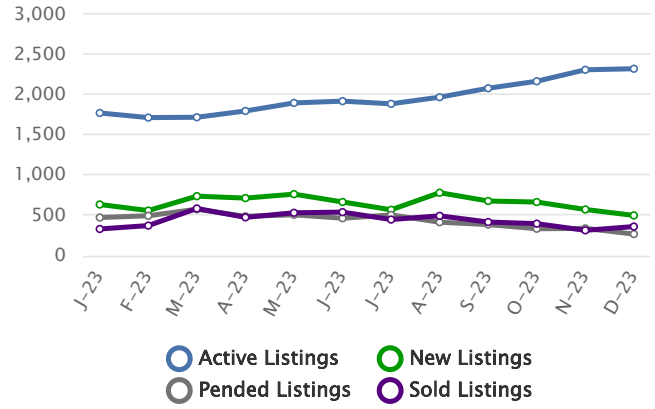
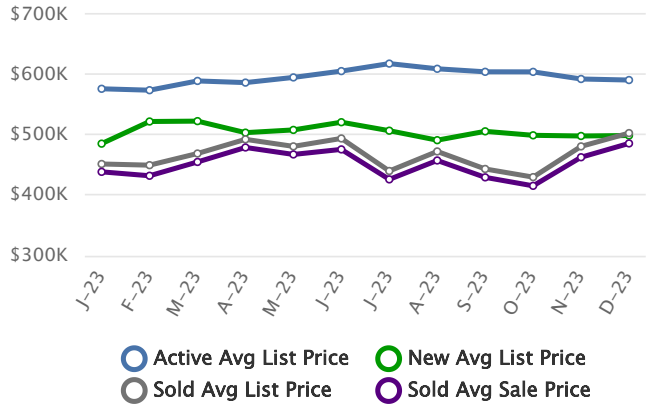
Market Summary

Polygon Residential, December 2023

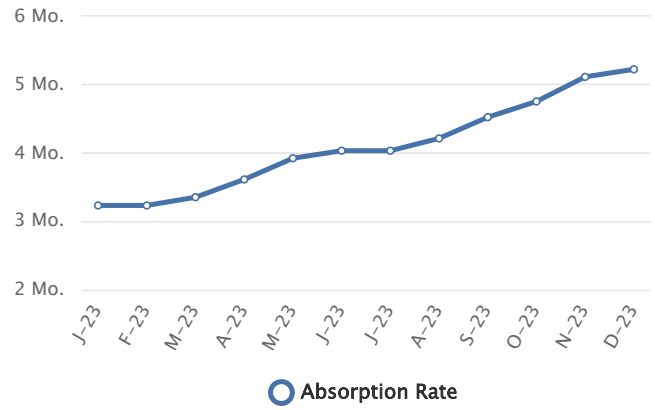
Number of Listings



Listing Prices



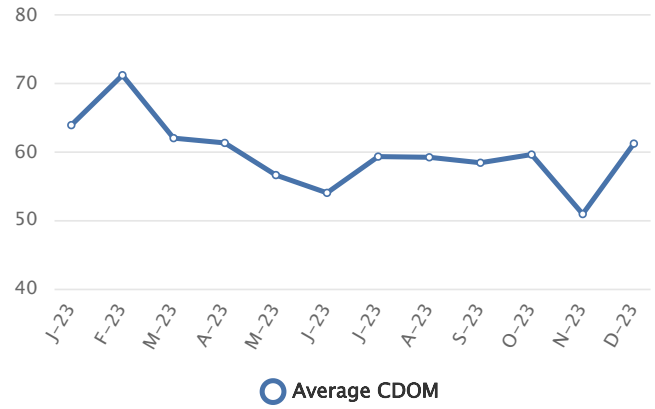
Absorption Rate, in Months



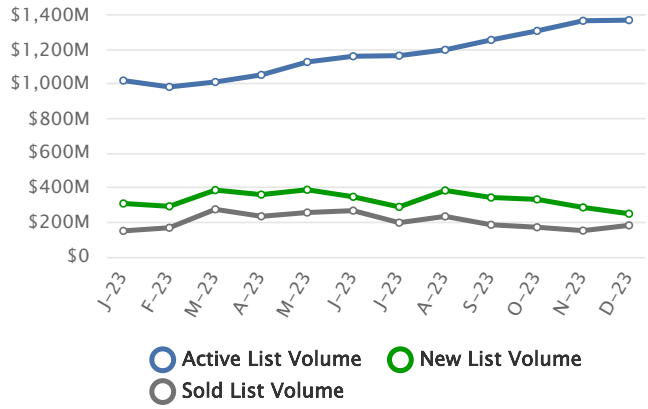
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Dec-23	Dec-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	5.22	3.28	59.15	4.1	2.33	75.97
Average List Price	$590,646	$573,106	3.06	$516,448	$497,683	3.77
Median List Price	$427,375	$419,000	2.00	$395,000	$383,200	3.08
Average Sale Price	$485,820	$414,295	17.26	$453,383	$418,509	8.33
Median Sale Price	$361,963	$352,000	2.83	$360,000	$353,656	1.79
Average CDOM	61	51	19.61	59	35	68.57
Median CDOM	43	37	16.22	37	15	146.67

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	0	0	0.0	5	5	0.0
30,000-39,999	0	1	-100.0	2	2	0.0
40,000-49,999	0	0	0.0	3	8	-62.5
50,000-59,999	0	1	-100.0	6	16	-62.5
60,000-69,999	1	1	0.0	13	15	-13.3
70,000-79,999	1	2	-50.0	13	21	-38.1
80,000-89,999	2	2	0.0	15	22	-31.8
90,000-99,999	0	2	-100.0	13	15	-13.3
100,000-119,999	6	5	20.0	32	67	-52.2
120,000-139,999	4	6	-33.3	62	100	-38.0
140,000-159,999	7	12	-41.7	83	122	-32.0
160,000-179,999	12	6	100.0	125	177	-29.4
180,000-199,999	2	6	-66.7	118	182	-35.2
200,000-249,999	27	41	-34.1	420	576	-27.1
250,000-299,999	49	52	-5.8	792	787	0.6
300,000-399,999	102	113	-9.7	1440	1883	-23.5
400,000-499,999	59	62	-4.8	792	991	-20.1
500,000+	90	104	-13.5	1345	1592	-15.5
Totals	362	416	-13.0	5279	6581	-19.8

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	0	0	0.0	5	4	25.0
30,000-39,999	0	1	-100.0	1	4	-75.0
40,000-49,999	0	0	0.0	1	11	-90.9
50,000-59,999	0	2	-100.0	5	11	-54.5
60,000-69,999	0	0	0.0	6	12	-50.0
70,000-79,999	0	0	0.0	11	12	-8.3
80,000-89,999	0	2	-100.0	16	24	-33.3
90,000-99,999	2	2	0.0	16	26	-38.5
100,000-119,999	4	4	0.0	27	49	-44.9
120,000-139,999	4	1	300.0	54	93	-41.9
140,000-159,999	3	9	-66.7	76	116	-34.5
160,000-179,999	5	4	25.0	119	164	-27.4
180,000-199,999	7	7	0.0	140	191	-26.7
200,000-249,999	24	33	-27.3	389	534	-27.2
250,000-299,999	41	50	-18.0	785	754	4.1
300,000-399,999	77	90	-14.4	1477	1804	-18.1
400,000-499,999	37	56	-33.9	797	950	-16.1
500,000+	65	66	-1.5	1336	1580	-15.4
Totals	269	327	-17.7	5261	6339	-17.0

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	0	0	0.0	8	6	33.3
30,000-39,999	0	1	-100.0	1	4	-75.0
40,000-49,999	0	0	0.0	2	17	-88.2
50,000-59,999	0	1	-100.0	7	13	-46.2
60,000-69,999	2	0	N/A	9	18	-50.0
70,000-79,999	1	3	-66.7	16	21	-23.8
80,000-89,999	2	4	-50.0	22	30	-26.7
90,000-99,999	5	3	66.7	21	33	-36.4
100,000-119,999	11	8	37.5	43	61	-29.5
120,000-139,999	13	11	18.2	69	140	-50.7
140,000-159,999	14	22	-36.4	114	151	-24.5
160,000-179,999	22	15	46.7	163	203	-19.7
180,000-199,999	25	31	-19.4	182	244	-25.4
200,000-249,999	122	84	45.2	592	696	-14.9
250,000-299,999	280	197	42.1	1244	1050	18.5
300,000-399,999	557	518	7.5	2553	2636	-3.1
400,000-499,999	391	300	30.3	1494	1483	0.7
500,000+	875	662	32.2	3037	2837	7.0
Totals	2320	1860	24.7	9577	9643	-0.7

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	0	0	0.0	8	6	33.3
30,000-39,999	0	0	0.0	1	4	-75.0
40,000-49,999	0	0	0.0	2	13	-84.6
50,000-59,999	0	1	-100.0	7	11	-36.4
60,000-69,999	0	0	0.0	9	13	-30.8
70,000-79,999	0	2	-100.0	12	15	-20.0
80,000-89,999	3	1	200.0	20	28	-28.6
90,000-99,999	1	3	-66.7	19	29	-34.5
100,000-119,999	2	2	0.0	36	53	-32.1
120,000-139,999	3	3	0.0	57	119	-52.1
140,000-159,999	4	3	33.3	98	130	-24.6
160,000-179,999	5	5	0.0	148	174	-14.9
180,000-199,999	9	5	80.0	153	216	-29.2
200,000-249,999	25	32	-21.9	511	649	-21.3
250,000-299,999	94	55	70.9	1064	934	13.9
300,000-399,999	119	130	-8.5	2055	2385	-13.8
400,000-499,999	70	72	-2.8	1226	1372	-10.6
500,000+	165	96	71.9	2426	2542	-4.6
Totals	500	410	22.0	7852	8693	-9.7

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