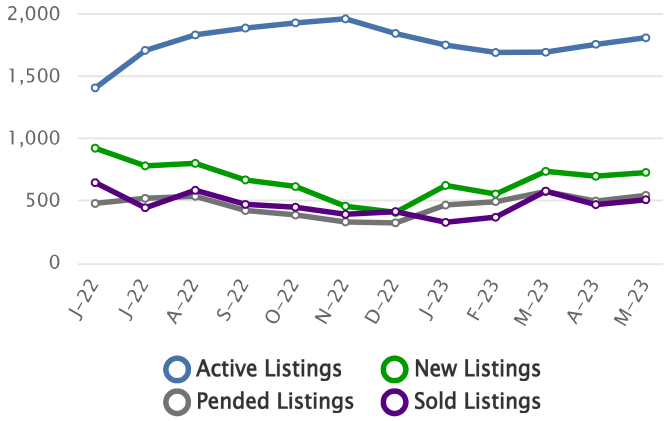
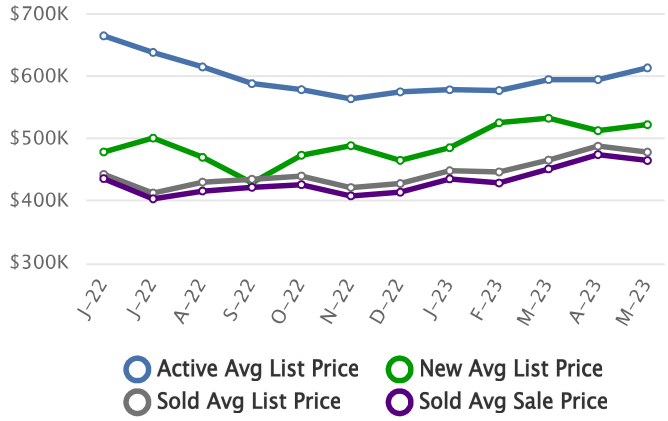
Market Summary

Polygon Residential, May 2023

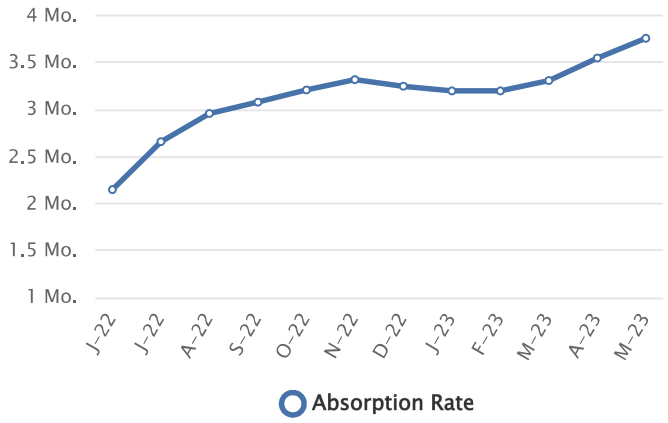
Number of Listings



Listing Prices



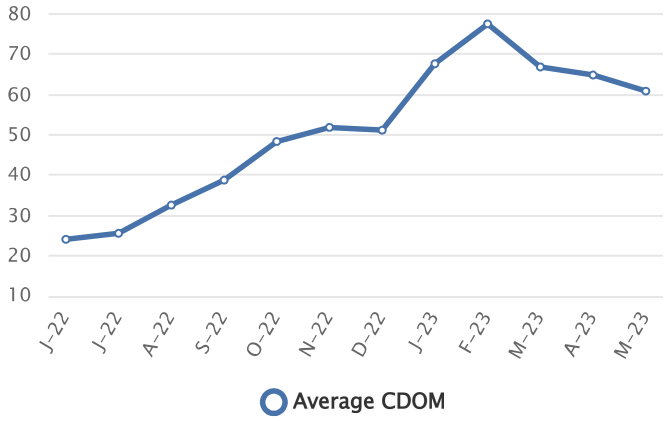
Absorption Rate, in Months



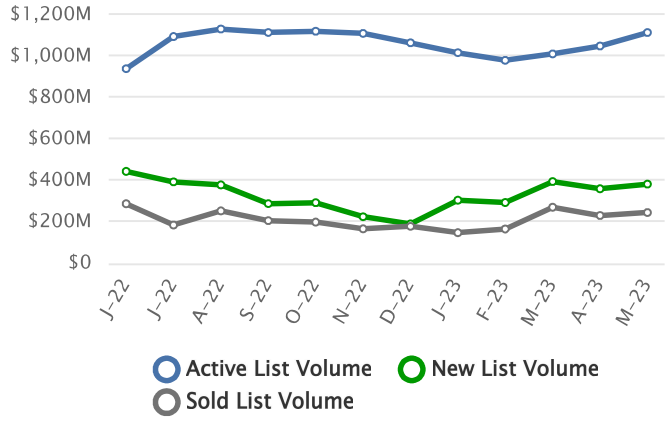
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	May-23	May-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	3.76	1.75	114.86	3.4	1.43	137.76
Average List Price	$613,874	$680,548	-9.80	$534,569	$516,222	3.55
Median List Price	$429,900	$439,000	-2.07	$399,000	$380,166	4.95
Average Sale Price	$465,100	$454,749	2.28	$453,473	$417,629	8.58
Median Sale Price	$369,900	$370,000	-0.03	$359,900	$350,000	2.83
Average CDOM	60	22	172.73	66	33	100.00
Median CDOM	30	8	275.00	39	10	290.00

Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	0	0	0.0	2	2	0.0
30,000-39,999	0	0	0.0	2	1	100.0
40,000-49,999	1	0	N/A	2	3	-33.3
50,000-59,999	0	1	-100.0	1	10	-90.0
60,000-69,999	0	2	-100.0	7	8	-12.5
70,000-79,999	0	2	-100.0	4	10	-60.0
80,000-89,999	0	1	-100.0	6	8	-25.0
90,000-99,999	0	0	0.0	5	9	-44.4
100,000-119,999	2	9	-77.8	13	36	-63.9
120,000-139,999	5	12	-58.3	26	47	-44.7
140,000-159,999	7	7	0.0	36	57	-36.8
160,000-179,999	10	12	-16.7	50	84	-40.5
180,000-199,999	16	23	-30.4	54	106	-49.1
200,000-249,999	39	53	-26.4	186	258	-27.9
250,000-299,999	67	64	4.7	326	385	-15.3
300,000-399,999	161	154	4.5	620	904	-31.4
400,000-499,999	75	95	-21.1	344	493	-30.2
500,000+	128	184	-30.4	578	743	-22.2
Totals	511	619	-17.4	2262	3164	-28.5

Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	0	1	-100.0	2	2	0.0
30,000-39,999	0	0	0.0	1	2	-50.0
40,000-49,999	0	0	0.0	0	8	-100.0
50,000-59,999	1	1	0.0	3	6	-50.0
60,000-69,999	0	0	0.0	2	7	-71.4
70,000-79,999	1	1	0.0	7	10	-30.0
80,000-89,999	4	1	300.0	8	9	-11.1
90,000-99,999	2	1	100.0	7	7	0.0
100,000-119,999	4	7	-42.9	17	27	-37.0
120,000-139,999	3	8	-62.5	19	55	-65.5
140,000-159,999	15	11	36.4	41	54	-24.1
160,000-179,999	7	15	-53.3	47	89	-47.2
180,000-199,999	21	23	-8.7	66	109	-39.4
200,000-249,999	45	42	7.1	199	258	-22.9
250,000-299,999	103	63	63.5	367	377	-2.7
300,000-399,999	148	143	3.5	736	957	-23.1
400,000-499,999	67	80	-16.2	394	495	-20.4
500,000+	125	155	-19.4	671	820	-18.2
Totals	546	552	-1.1	2587	3292	-21.4

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	1	0	N/A	4	2	100.0
30,000-39,999	0	0	0.0	1	3	-66.7
40,000-49,999	1	0	N/A	1	13	-92.3
50,000-59,999	1	1	0.0	4	8	-50.0
60,000-69,999	0	2	-100.0	4	14	-71.4
70,000-79,999	1	0	N/A	9	12	-25.0
80,000-89,999	3	2	50.0	12	12	0.0
90,000-99,999	3	3	0.0	9	13	-30.8
100,000-119,999	5	7	-28.6	24	35	-31.4
120,000-139,999	7	23	-69.6	30	93	-67.7
140,000-159,999	23	12	91.7	67	83	-19.3
160,000-179,999	16	21	-23.8	72	114	-36.8
180,000-199,999	29	21	38.1	100	135	-25.9
200,000-249,999	74	59	25.4	290	340	-14.7
250,000-299,999	202	95	112.6	604	506	19.4
300,000-399,999	469	264	77.7	1380	1316	4.9
400,000-499,999	276	190	45.3	799	745	7.2
500,000+	700	468	49.6	1653	1493	10.7
Totals	1811	1168	55.1	5063	4937	2.6

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	0	1	-100.0	4	2	100.0
30,000-39,999	0	1	-100.0	1	3	-66.7
40,000-49,999	0	0	0.0	1	9	-88.9
50,000-59,999	1	2	-50.0	4	6	-33.3
60,000-69,999	1	1	0.0	4	9	-55.6
70,000-79,999	1	0	N/A	5	6	-16.7
80,000-89,999	3	0	N/A	10	10	0.0
90,000-99,999	3	4	-25.0	7	9	-22.2
100,000-119,999	3	7	-57.1	17	27	-37.0
120,000-139,999	2	15	-86.7	19	72	-73.6
140,000-159,999	13	19	-31.6	50	62	-19.4
160,000-179,999	9	13	-30.8	57	85	-32.9
180,000-199,999	16	15	6.7	71	107	-33.6
200,000-249,999	30	44	-31.8	213	295	-27.8
250,000-299,999	115	83	38.6	429	390	10.0
300,000-399,999	194	210	-7.6	883	1064	-17.0
400,000-499,999	125	113	10.6	532	634	-16.1
500,000+	214	286	-25.2	1045	1198	-12.8
Totals	730	814	-10.3	3352	3988	-15.9

Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Rachel N Warrell, Rachel Warrell - The Hardest Working Realtor in NW Florida on Tuesday, June 06, 2023 11:47 AM.