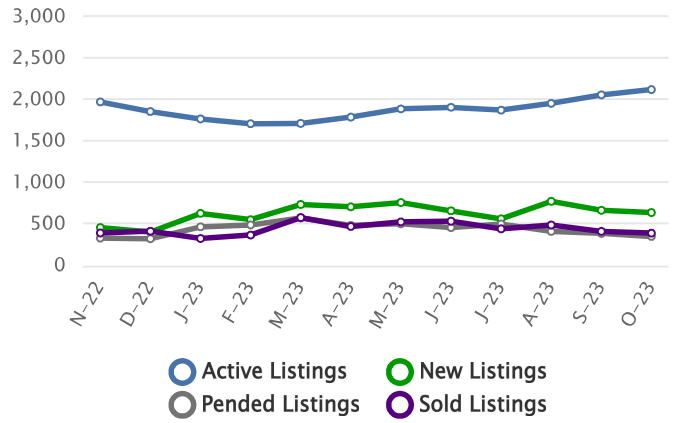
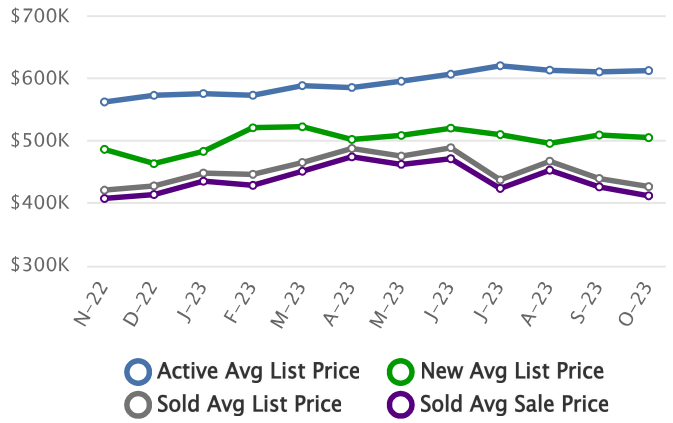
Market Summary

Polygon Residential, October 2023

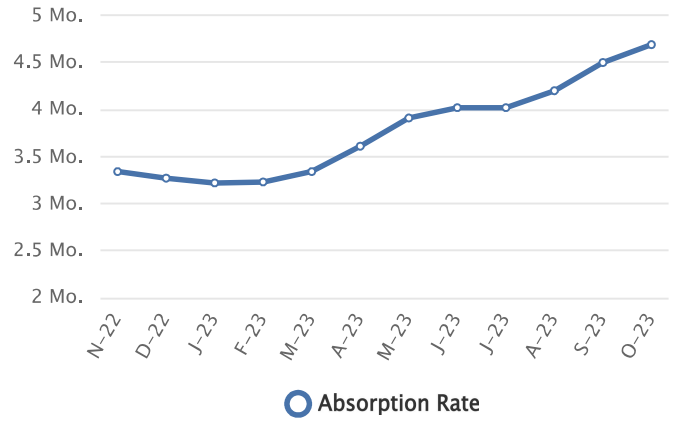
Number of Listings



Listing Prices



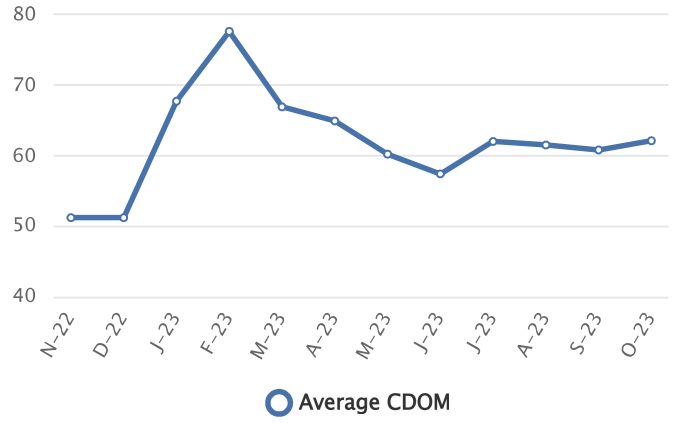
Absorption Rate, in Months



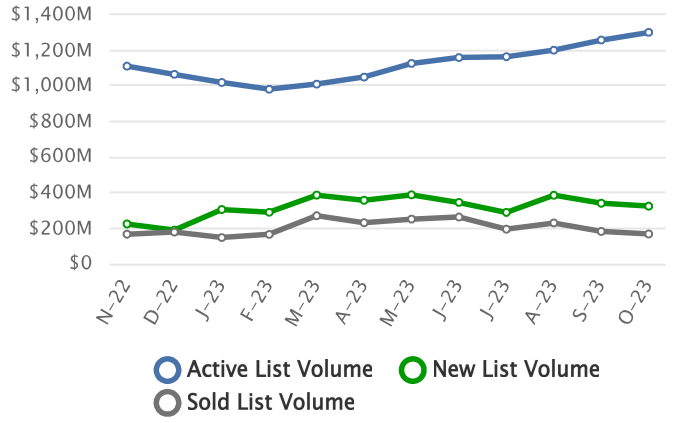
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Oct-23	Oct-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	4.69	3.22	45.65	3.87	2.13	81.69
Average List Price	$613,120	$578,950	5.90	$520,278	$497,843	4.51
Median List Price	$439,450	$419,000	4.88	$396,225	$384,900	2.94
Average Sale Price	$412,293	$426,392	-3.31	$446,562	$419,535	6.44
Median Sale Price	$340,000	$350,000	-2.86	$359,900	$354,900	1.41
Average CDOM	62	48	29.17	63	33	90.91
Median CDOM	39	25	56.00	38	13	192.31

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	0	0.0	2	1	100.0
40,000-49,999	0	1	-100.0	3	6	-50.0
50,000-59,999	1	1	0.0	5	15	-66.7
60,000-69,999	0	2	-100.0	11	13	-15.4
70,000-79,999	1	1	0.0	10	17	-41.2
80,000-89,999	1	1	0.0	13	19	-31.6
90,000-99,999	0	1	-100.0	12	13	-7.7
100,000-119,999	1	3	-66.7	25	59	-57.6
120,000-139,999	4	7	-42.9	51	87	-41.4
140,000-159,999	10	11	-9.1	72	102	-29.4
160,000-179,999	10	12	-16.7	104	164	-36.6
180,000-199,999	10	8	25.0	102	168	-39.3
200,000-249,999	44	36	22.2	372	488	-23.8
250,000-299,999	59	59	0.0	697	678	2.8
300,000-399,999	106	131	-19.1	1247	1665	-25.1
400,000-499,999	58	51	13.7	693	870	-20.3
500,000+	88	126	-30.2	1136	1400	-18.9
Totals	393	451	-12.9	4560	5770	-21.0

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	3	-66.7
40,000-49,999	0	0	0.0	0	10	-100.0
50,000-59,999	0	0	0.0	5	9	-44.4
60,000-69,999	2	0	N/A	6	11	-45.5
70,000-79,999	0	1	-100.0	11	12	-8.3
80,000-89,999	0	0	0.0	14	18	-22.2
90,000-99,999	0	2	-100.0	11	22	-50.0
100,000-119,999	2	2	0.0	23	43	-46.5
120,000-139,999	5	8	-37.5	45	87	-48.3
140,000-159,999	5	5	0.0	65	98	-33.7
160,000-179,999	12	13	-7.7	104	150	-30.7
180,000-199,999	11	13	-15.4	125	182	-31.3
200,000-249,999	30	42	-28.6	346	469	-26.2
250,000-299,999	43	58	-25.9	687	665	3.3
300,000-399,999	96	109	-11.9	1296	1605	-19.3
400,000-499,999	52	51	2.0	718	843	-14.8
500,000+	96	85	12.9	1189	1431	-16.9
Totals	354	390	-9.2	4651	5662	-17.9

Active Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	0	0	0.0	8	5	60.0
30,000-39,999	0	1	-100.0	1	4	-75.0
40,000-49,999	0	0	0.0	1	16	-93.7
50,000-59,999	0	0	0.0	7	12	-41.7
60,000-69,999	3	0	N/A	8	17	-52.9
70,000-79,999	0	2	-100.0	14	18	-22.2
80,000-89,999	2	5	-60.0	19	29	-34.5
90,000-99,999	2	1	100.0	17	28	-39.3
100,000-119,999	4	9	-55.6	33	57	-42.1
120,000-139,999	9	21	-57.1	62	128	-51.6
140,000-159,999	10	25	-60.0	104	138	-24.6
160,000-179,999	22	24	-8.3	143	190	-24.7
180,000-199,999	18	29	-37.9	162	230	-29.6
200,000-249,999	96	100	-4.0	508	622	-18.3
250,000-299,999	226	179	26.3	1045	927	12.7
300,000-399,999	540	530	1.9	2277	2388	-4.6
400,000-499,999	372	324	14.8	1338	1352	-1.0
500,000+	816	690	18.3	2682	2595	3.4
Totals	2120	1940	9.3	8429	8756	-3.7

New Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-29,999	2	0	N/A	8	5	60.0
30,000-39,999	0	1	-100.0	1	4	-75.0
40,000-49,999	0	0	0.0	1	12	-91.7
50,000-59,999	0	2	-100.0	7	10	-30.0
60,000-69,999	2	0	N/A	8	12	-33.3
70,000-79,999	0	1	-100.0	10	12	-16.7
80,000-89,999	1	2	-50.0	17	27	-37.0
90,000-99,999	3	2	50.0	15	24	-37.5
100,000-119,999	2	3	-33.3	26	49	-46.9
120,000-139,999	8	7	14.3	51	107	-52.3
140,000-159,999	7	11	-36.4	87	117	-25.6
160,000-179,999	16	7	128.6	128	161	-20.5
180,000-199,999	8	12	-33.3	133	202	-34.2
200,000-249,999	31	54	-42.6	428	576	-25.7
250,000-299,999	66	71	-7.0	867	811	6.9
300,000-399,999	183	183	0.0	1779	2136	-16.7
400,000-499,999	112	93	20.4	1069	1241	-13.9
500,000+	200	172	16.3	2073	2300	-9.9
Totals	641	621	3.2	6708	7806	-14.1

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