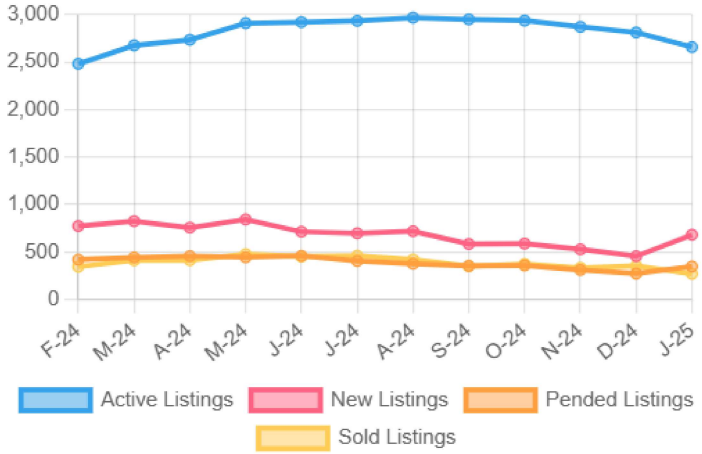
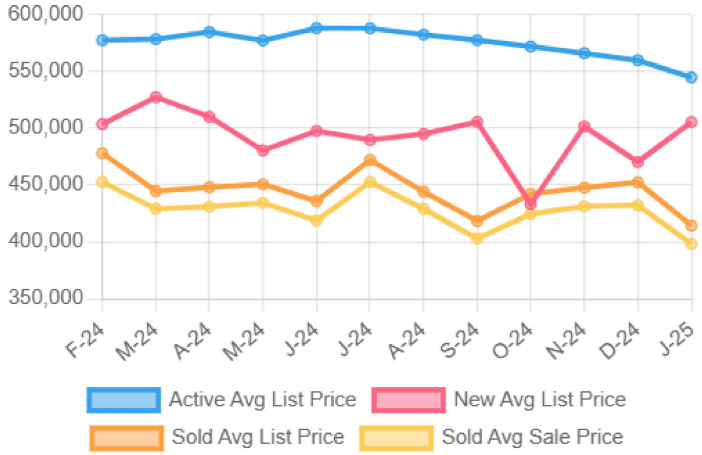
Market Summary

Polygon Residential, January 2025

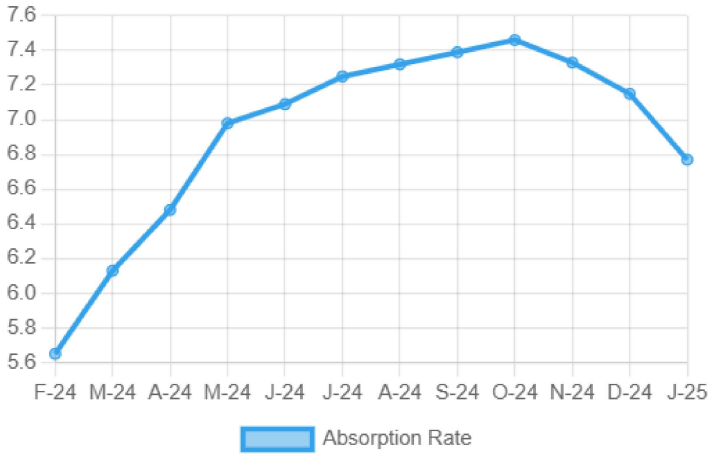
Number of Listings



Listing Prices



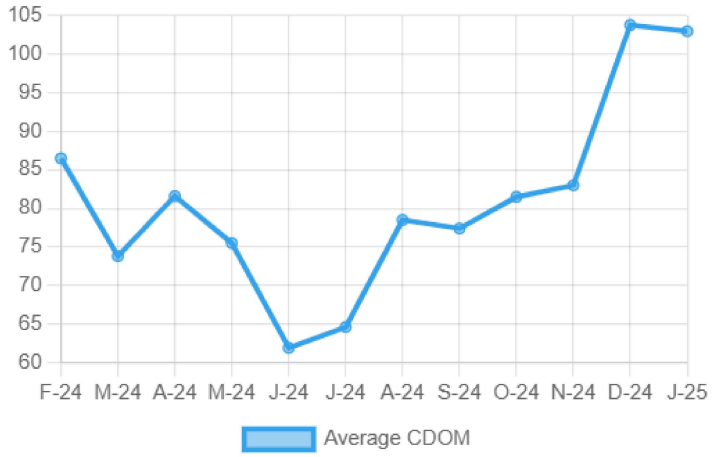
Absorption Rate, in Months



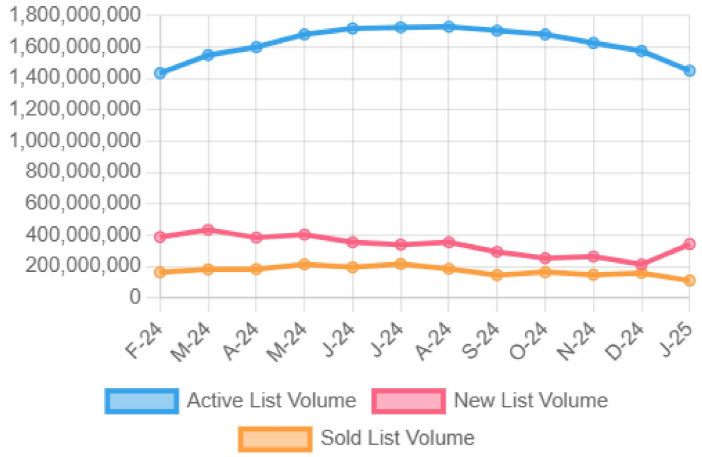
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jan-25	Jan-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	6.77	5.38	25.84	6.77	5.38	25.84
Average List Price	$544,928	$572,944	-4.89	$540,081	$562,821	-4.04
Median List Price	$399,900	$415,000	-3.64	$399,000	$410,000	-2.68
Average Sale Price	$398,385	$407,945	-2.34	$398,385	$407,945	-2.34
Median Sale Price	$324,900	$340,250	-4.51	$324,900	$340,250	-4.51
Average CDOM	103	58	77.59	103	57	80.70
Median CDOM	60	43	39.53	61	43	41.86

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	0	0	0.0	0	0	0.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	1	-100.0	0	1	-100.0
50,000-59,999	1	0	N/A	1	0	N/A
60,000-69,999	0	0	0.0	0	0	0.0
70,000-79,999	0	1	-100.0	0	1	-100.0
80,000-89,999	2	2	0.0	2	2	0.0
90,000-99,999	3	0	N/A	3	0	N/A
100,000-119,999	1	3	-66.7	1	3	-66.7
120,000-139,999	6	7	-14.3	6	7	-14.3
140,000-159,999	5	3	66.7	5	3	66.7
160,000-179,999	6	9	-33.3	6	9	-33.3
180,000-199,999	14	5	180.0	14	5	180.0
200,000-249,999	22	28	-21.4	22	28	-21.4
250,000-299,999	47	61	-23.0	47	61	-23.0
300,000-399,999	76	85	-10.6	76	85	-10.6
400,000-499,999	31	39	-20.5	31	39	-20.5
500,000+	57	75	-24.0	57	75	-24.0
Totals	271	319	-15.0	271	319	-15.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	0	0	0.0	0	0	0.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	1	0	N/A	1	0	N/A
60,000-69,999	0	2	-100.0	0	2	-100.0
70,000-79,999	0	2	-100.0	0	2	-100.0
80,000-89,999	0	1	-100.0	0	1	-100.0
90,000-99,999	0	2	-100.0	0	2	-100.0
100,000-119,999	2	2	0.0	2	2	0.0
120,000-139,999	5	4	25.0	5	4	25.0
140,000-159,999	2	3	-33.3	2	3	-33.3
160,000-179,999	7	7	0.0	7	7	0.0
180,000-199,999	11	4	175.0	11	4	175.0
200,000-249,999	34	34	0.0	34	34	0.0
250,000-299,999	50	72	-30.6	50	72	-30.6
300,000-399,999	111	99	12.1	111	99	12.1
400,000-499,999	50	56	-10.7	50	56	-10.7
500,000+	74	113	-34.5	74	113	-34.5
Totals	347	401	-13.5	347	401	-13.5

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	1	0	N/A	1	1	0.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	1	-100.0	2	2	0.0
60,000-69,999	1	3	-66.7	1	4	-75.0
70,000-79,999	1	3	-66.7	1	4	-75.0
80,000-89,999	2	3	-33.3	2	4	-50.0
90,000-99,999	2	3	-33.3	2	4	-50.0
100,000-119,999	7	12	-41.7	10	14	-28.6
120,000-139,999	8	9	-11.1	11	12	-8.3
140,000-159,999	28	17	64.7	40	26	53.8
160,000-179,999	29	19	52.6	40	26	53.8
180,000-199,999	50	40	25.0	64	50	28.0
200,000-249,999	175	126	38.9	229	174	31.6
250,000-299,999	343	317	8.2	425	395	7.6
300,000-399,999	702	582	20.6	888	736	20.7
400,000-499,999	397	394	0.8	490	480	2.1
500,000+	914	838	9.1	1118	1030	8.5
Totals	2660	2367	12.4	3324	2962	12.2

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-29,999	1	1	0.0	1	1	0.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	2	1	100.0	2	1	100.0
60,000-69,999	1	1	0.0	1	1	0.0
70,000-79,999	0	1	-100.0	0	1	-100.0
80,000-89,999	0	0	0.0	0	0	0.0
90,000-99,999	0	0	0.0	0	0	0.0
100,000-119,999	1	3	-66.7	1	3	-66.7
120,000-139,999	3	5	-40.0	3	5	-40.0
140,000-159,999	11	13	-15.4	11	13	-15.4
160,000-179,999	9	7	28.6	9	7	28.6
180,000-199,999	11	12	-8.3	11	12	-8.3
200,000-249,999	53	50	6.0	53	50	6.0
250,000-299,999	104	89	16.9	104	89	16.9
300,000-399,999	170	174	-2.3	170	174	-2.3
400,000-499,999	93	101	-7.9	93	101	-7.9
500,000+	223	215	3.7	223	215	3.7
Totals	682	673	1.3	682	673	1.3

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