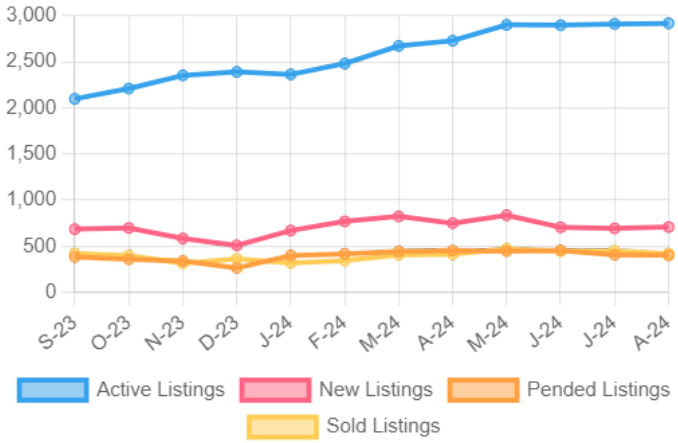
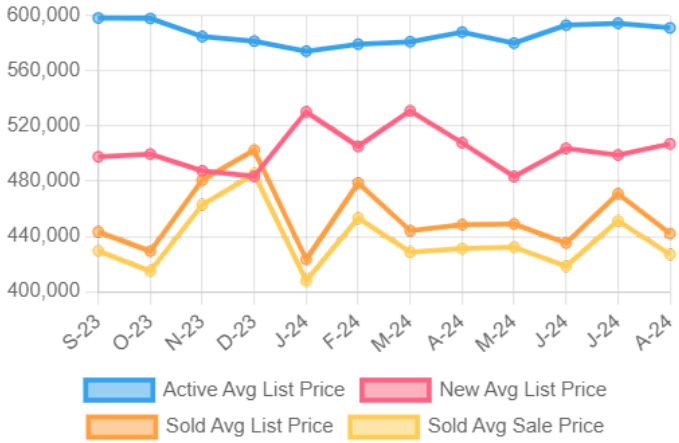
Market Summary

Polygon Residential, August 2024

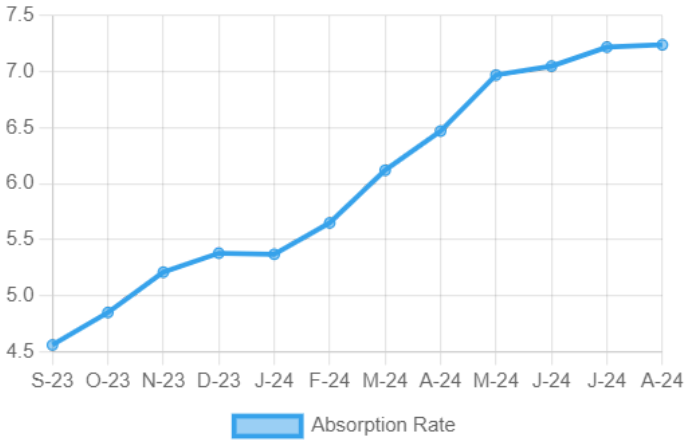
Number of Listings



Listing Prices



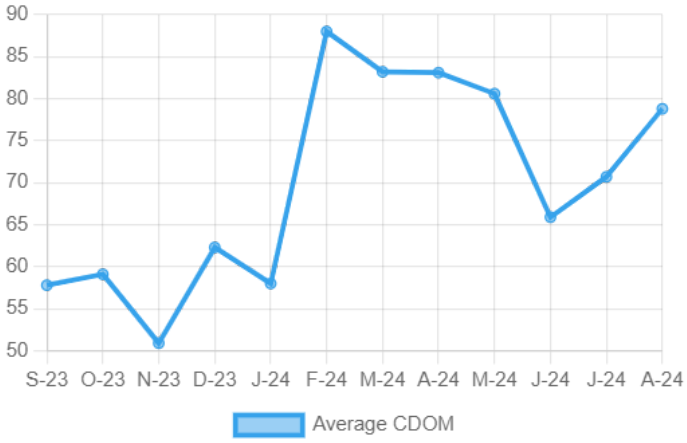
Absorption Rate, in Months



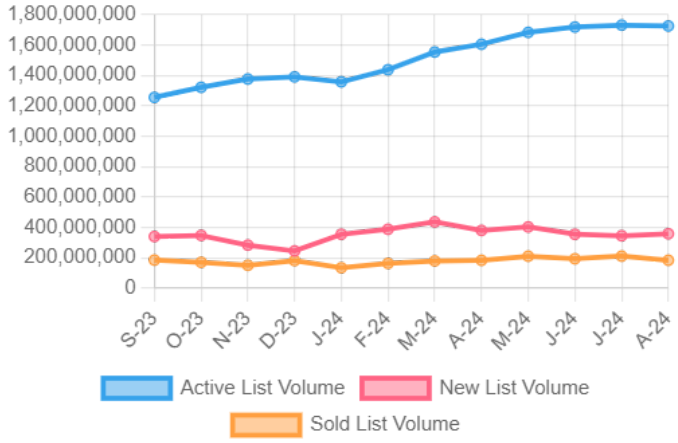
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Aug-24	Aug-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	7.24	4.22	71.56	6.51	3.71	75.47
Average List Price	$591,244	$603,379	-2.01	$526,599	$520,404	1.19
Median List Price	$422,000	$429,900	-1.84	$395,000	$395,000	0.00
Average Sale Price	$427,010	$457,511	-6.67	$431,547	$456,064	-5.38
Median Sale Price	$350,450	$369,000	-5.03	$350,000	$361,400	-3.15
Average CDOM	78	58	34.48	76	60	26.67
Median CDOM	45	39	15.38	49	37	32.43

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	1	-100.0	1	3	-66.7
30,000-39,999	0	0	0.0	1	2	-50.0
40,000-49,999	0	0	0.0	2	2	0.0
50,000-59,999	0	1	-100.0	2	4	-50.0
60,000-69,999	1	1	0.0	7	9	-22.2
70,000-79,999	1	1	0.0	8	8	0.0
80,000-89,999	0	3	-100.0	9	12	-25.0
90,000-99,999	1	2	-50.0	10	12	-16.7
100,000-119,999	1	1	0.0	27	23	17.4
120,000-139,999	4	6	-33.3	40	42	-4.8
140,000-159,999	5	7	-28.6	42	57	-26.3
160,000-179,999	9	10	-10.0	64	85	-24.7
180,000-199,999	5	14	-64.3	49	85	-42.4
200,000-249,999	29	38	-23.7	275	291	-5.5
250,000-299,999	83	83	0.0	554	571	-3.0
300,000-399,999	102	121	-15.7	882	1032	-14.5
400,000-499,999	71	80	-11.2	497	579	-14.2
500,000+	106	127	-16.5	795	971	-18.1
Totals	418	496	-15.7	3265	3788	-13.8

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	2	-100.0	1	5	-80.0
30,000-39,999	0	0	0.0	0	1	-100.0
40,000-49,999	1	0	N/A	1	0	N/A
50,000-59,999	0	0	0.0	3	4	-25.0
60,000-69,999	1	0	N/A	8	3	166.7
70,000-79,999	0	1	-100.0	5	9	-44.4
80,000-89,999	4	0	N/A	13	13	0.0
90,000-99,999	0	2	-100.0	4	11	-63.6
100,000-119,999	1	0	N/A	21	20	5.0
120,000-139,999	5	9	-44.4	33	35	-5.7
140,000-159,999	5	7	-28.6	46	58	-20.7
160,000-179,999	9	7	28.6	62	79	-21.5
180,000-199,999	19	12	58.3	77	102	-24.5
200,000-249,999	24	32	-25.0	249	288	-13.5
250,000-299,999	68	68	0.0	584	578	1.0
300,000-399,999	110	123	-10.6	930	1109	-16.1
400,000-499,999	59	64	-7.8	536	614	-12.7
500,000+	94	90	4.4	842	1007	-16.4
Totals	400	417	-4.1	3415	3936	-13.2

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	0	0.0	4	6	-33.3
30,000-39,999	0	0	0.0	1	1	0.0
40,000-49,999	0	0	0.0	1	1	0.0
50,000-59,999	0	0	0.0	6	6	0.0
60,000-69,999	2	1	100.0	13	6	116.7
70,000-79,999	1	4	-75.0	6	14	-57.1
80,000-89,999	6	2	200.0	20	17	17.6
90,000-99,999	3	1	200.0	10	14	-28.6
100,000-119,999	6	4	50.0	34	32	6.3
120,000-139,999	10	9	11.1	49	49	0.0
140,000-159,999	15	15	0.0	70	91	-23.1
160,000-179,999	33	21	57.1	113	119	-5.0
180,000-199,999	58	34	70.6	162	149	8.7
200,000-249,999	175	96	82.3	528	442	19.5
250,000-299,999	353	231	52.8	1171	906	29.2
300,000-399,999	704	478	47.3	2105	1922	9.5
400,000-499,999	466	341	36.7	1306	1123	16.3
500,000+	1087	739	47.1	2643	2278	16.0
Totals	2919	1976	47.7	8242	7176	14.9

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-29,999	0	1	-100.0	4	6	-33.3
30,000-39,999	0	0	0.0	1	1	0.0
40,000-49,999	1	0	N/A	1	1	0.0
50,000-59,999	1	0	N/A	5	6	-16.7
60,000-69,999	2	2	0.0	11	6	83.3
70,000-79,999	0	2	-100.0	3	10	-70.0
80,000-89,999	2	0	N/A	17	15	13.3
90,000-99,999	0	3	-100.0	6	12	-50.0
100,000-119,999	2	5	-60.0	21	25	-16.0
120,000-139,999	7	7	0.0	42	36	16.7
140,000-159,999	4	13	-69.2	56	76	-26.3
160,000-179,999	12	18	-33.3	94	104	-9.6
180,000-199,999	21	14	50.0	124	117	6.0
200,000-249,999	46	54	-14.8	406	362	12.2
250,000-299,999	106	108	-1.9	866	726	19.3
300,000-399,999	191	219	-12.8	1548	1425	8.6
400,000-499,999	113	116	-2.6	926	855	8.3
500,000+	200	229	-12.7	1823	1667	9.4
Totals	708	791	-10.5	5954	5450	9.2

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