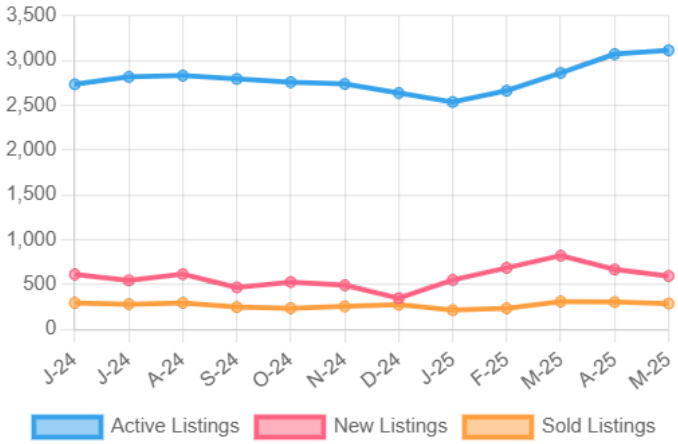
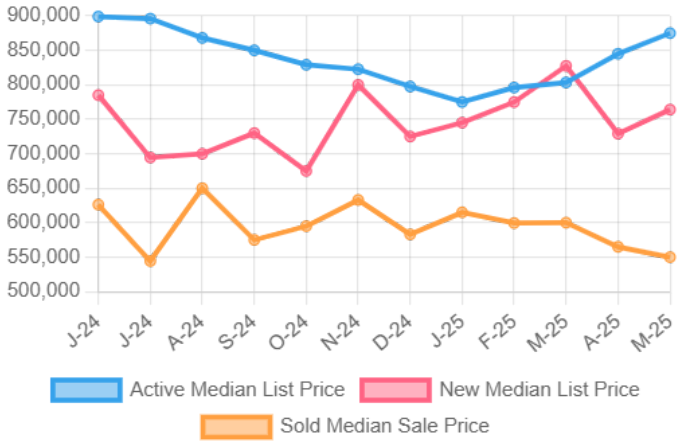
Market Summary

Polygon Residential, May 2025

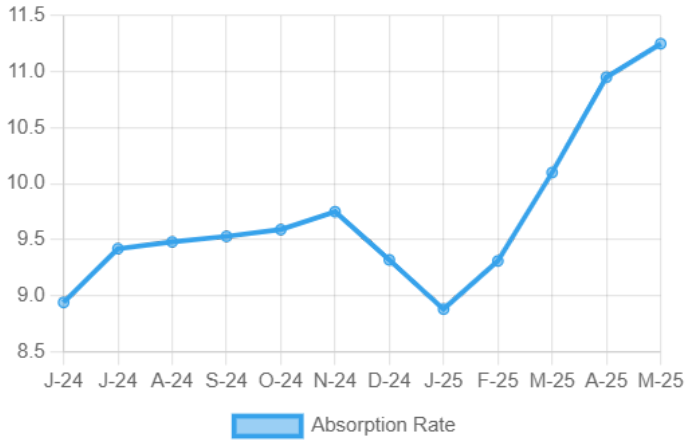
Number of Listings



Listing Prices



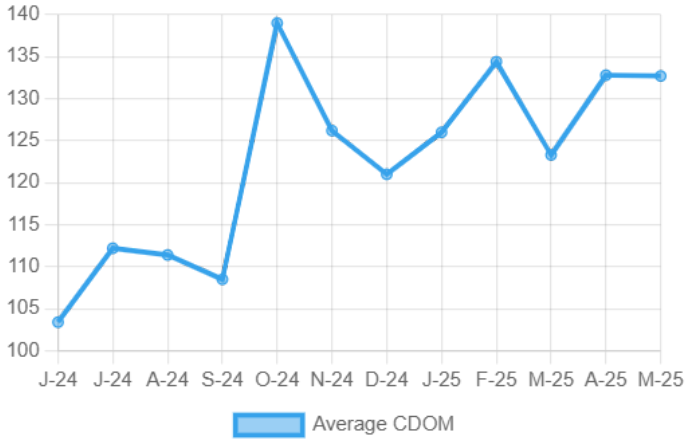
Absorption Rate, in Months



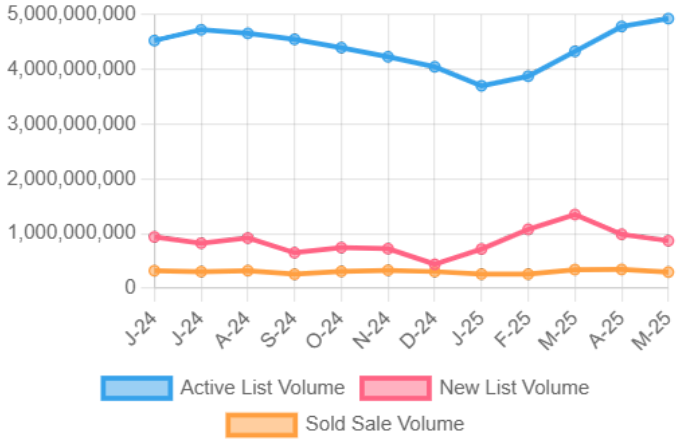
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	May-25	May-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	11.25	8.48	32.67	10.1	7.77	29.99
Average List Price	$1,582,511	$1,631,701	-3.01	$1,502,135	$1,527,012	-1.63
Median List Price	$874,900	$899,977	-2.79	$785,000	$812,900	-3.43
Average Sale Price	$1,034,735	$1,358,091	-23.81	$1,117,971	$1,161,519	-3.75
Median Sale Price	$550,000	$717,000	-23.29	$575,856	$633,400	-9.09
Average CDOM	132	103	28.16	129	108	19.44
Median CDOM	57	44	29.55	75	64	17.19

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	2	-100.0	8	6	33.3
100,000-149,999	3	1	200.0	17	13	30.8
150,000-199,999	7	8	-12.5	25	37	-32.4
200,000-249,999	9	11	-18.2	55	54	1.9
250,000-299,999	17	21	-19.0	67	77	-13.0
300,000-349,999	18	29	-37.9	100	112	-10.7
350,000-399,999	25	31	-19.4	120	122	-1.6
400,000-449,999	21	21	0.0	83	96	-13.5
450,000-499,999	19	18	5.6	69	76	-9.2
500,000-549,999	23	12	91.7	88	84	4.8
550,000-599,999	15	11	36.4	62	69	-10.1
600,000-649,999	13	14	-7.1	40	46	-13.0
650,000-699,999	12	10	20.0	55	40	37.5
700,000-749,999	10	15	-33.3	32	46	-30.4
750,000-799,999	5	10	-50.0	28	41	-31.7
800,000-849,999	5	12	-58.3	31	46	-32.6
850,000-899,999	5	6	-16.7	35	28	25.0
900,000-949,999	5	2	150.0	20	21	-4.8
950,000-999,999	4	9	-55.6	25	33	-24.2
1,000,000-1,099,999	7	9	-22.2	31	39	-20.5
1,100,000-1,199,999	3	10	-70.0	26	33	-21.2
1,200,000-1,299,999	8	8	0.0	20	34	-41.2
1,300,000-1,399,999	2	8	-75.0	18	31	-41.9

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	1	0.0	7	5	40.0
100,000-149,999	4	5	-20.0	19	18	5.6
150,000-199,999	12	7	71.4	34	38	-10.5
200,000-249,999	14	13	7.7	63	51	23.5
250,000-299,999	13	10	30.0	69	72	-4.2
300,000-349,999	21	23	-8.7	106	113	-6.2
350,000-399,999	28	18	55.6	137	141	-2.8
400,000-449,999	18	16	12.5	83	102	-18.6
450,000-499,999	22	18	22.2	80	105	-23.8
500,000-549,999	20	18	11.1	94	80	17.5
550,000-599,999	20	13	53.8	85	81	4.9
600,000-649,999	8	12	-33.3	41	53	-22.6
650,000-699,999	21	13	61.5	67	60	11.7
700,000-749,999	8	7	14.3	37	39	-5.1
750,000-799,999	8	13	-38.5	34	52	-34.6
800,000-849,999	5	6	-16.7	22	34	-35.3
850,000-899,999	6	10	-40.0	39	47	-17.0
900,000-949,999	4	4	0.0	18	17	5.9
950,000-999,999	9	5	80.0	31	33	-6.1
1,000,000-1,099,999	3	10	-70.0	18	35	-48.6
1,100,000-1,199,999	4	3	33.3	34	34	0.0
1,200,000-1,299,999	6	6	0.0	30	40	-25.0
1,300,000-1,399,999	6	10	-40.0	26	36	-27.8

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	3	5	-40.0	22	24	-8.3
1,500,000-1,599,999	3	8	-62.5	17	24	-29.2
1,600,000-1,699,999	3	4	-25.0	15	24	-37.5
1,700,000-1,799,999	3	6	-50.0	20	24	-16.7
1,800,000-1,899,999	3	2	50.0	21	17	23.5
1,900,000-1,999,999	2	3	-33.3	18	14	28.6
2,000,000-2,249,999	2	7	-71.4	16	34	-52.9
2,250,000-2,499,999	5	4	25.0	22	22	0.0
2,500,000-2,749,999	2	9	-77.8	19	28	-32.1
2,750,000-2,999,999	4	9	-55.6	11	23	-52.2
3,000,000-3,249,999	5	11	-54.5	13	20	-35.0
3,250,000-3,499,999	3	8	-62.5	19	14	35.7
3,500,000-3,749,999	0	4	-100.0	6	10	-40.0
3,750,000-3,999,999	4	4	0.0	8	15	-46.7
4,000,000-4,249,999	1	3	-66.7	5	10	-50.0
4,250,000-4,499,999	0	3	-100.0	5	7	-28.6
4,500,000-4,749,999	1	0	N/A	8	2	300.0
4,750,000-4,999,999	0	2	-100.0	5	5	0.0
5,000,000+	7	15	-53.3	41	48	-14.6
Totals	287	385	-25.5	1346	1549	-13.1

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,400,000-1,499,999	7	9	-22.2	22	28	-21.4
1,500,000-1,599,999	3	7	-57.1	25	31	-19.4
1,600,000-1,699,999	2	4	-50.0	17	20	-15.0
1,700,000-1,799,999	7	4	75.0	15	34	-55.9
1,800,000-1,899,999	2	6	-66.7	17	25	-32.0
1,900,000-1,999,999	4	4	0.0	23	18	27.8
2,000,000-2,249,999	0	3	-100.0	12	23	-47.8
2,250,000-2,499,999	6	6	0.0	29	32	-9.4
2,500,000-2,749,999	4	3	33.3	20	21	-4.8
2,750,000-2,999,999	3	6	-50.0	17	25	-32.0
3,000,000-3,249,999	4	1	300.0	10	6	66.7
3,250,000-3,499,999	1	3	-66.7	18	19	-5.3
3,500,000-3,749,999	1	3	-66.7	12	10	20.0
3,750,000-3,999,999	4	3	33.3	8	13	-38.5
4,000,000-4,249,999	3	1	200.0	7	4	75.0
4,250,000-4,499,999	2	2	0.0	5	12	-58.3
4,500,000-4,749,999	0	1	-100.0	2	3	-33.3
4,750,000-4,999,999	0	1	-100.0	14	5	180.0
5,000,000+	4	7	-42.9	45	48	-6.2
Totals	318	315	1.0	1492	1663	-10.3

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	5	5	0.0	18	11	63.6
100,000-149,999	7	18	-61.1	33	49	-32.7
150,000-199,999	67	48	39.6	118	98	20.4
200,000-249,999	88	59	49.2	176	137	28.5
250,000-299,999	89	73	21.9	203	192	5.7
300,000-349,999	88	68	29.4	224	205	9.3
350,000-399,999	177	145	22.1	373	324	15.1
400,000-449,999	134	97	38.1	265	243	9.1
450,000-499,999	161	126	27.8	288	287	0.3
500,000-549,999	141	103	36.9	283	222	27.5
550,000-599,999	159	110	44.5	299	231	29.4
600,000-649,999	95	101	-5.9	178	185	-3.8
650,000-699,999	108	87	24.1	219	180	21.7
700,000-749,999	78	64	21.9	135	133	1.5
750,000-799,999	93	82	13.4	176	169	4.1
800,000-849,999	48	34	41.2	86	89	-3.4
850,000-899,999	95	81	17.3	172	160	7.5
900,000-949,999	43	34	26.5	73	64	14.1
950,000-999,999	96	76	26.3	158	132	19.7
1,000,000-1,099,999	68	58	17.2	97	111	-12.6
1,100,000-1,199,999	117	92	27.2	197	160	23.1
1,200,000-1,299,999	70	92	-23.9	135	161	-16.1
1,300,000-1,399,999	67	55	21.8	129	127	1.6
1,400,000-1,499,999	61	57	7.0	106	108	-1.9
1,500,000-1,599,999	62	61	1.6	115	110	4.5
1,600,000-1,699,999	58	49	18.4	103	94	9.6
1,700,000-1,799,999	53	48	10.4	98	106	-7.5
1,800,000-1,899,999	47	52	-9.6	77	101	-23.8
1,900,000-1,999,999	53	54	-1.9	97	94	3.2
2,000,000-2,249,999	69	46	50.0	105	88	19.3
2,250,000-2,499,999	80	62	29.0	144	121	19.0
2,500,000-2,749,999	53	49	8.2	96	81	18.5
2,750,000-2,999,999	74	61	21.3	113	110	2.7

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	2	4	-50.0	12	11	9.1
100,000-149,999	3	5	-40.0	23	30	-23.3
150,000-199,999	15	13	15.4	66	54	22.2
200,000-249,999	14	32	-56.2	93	90	3.3
250,000-299,999	15	20	-25.0	111	116	-4.3
300,000-349,999	36	27	33.3	128	120	6.7
350,000-399,999	41	47	-12.8	220	203	8.4
400,000-449,999	28	27	3.7	161	156	3.2
450,000-499,999	21	36	-41.7	151	177	-14.7
500,000-549,999	27	35	-22.9	151	133	13.5
550,000-599,999	32	20	60.0	178	128	39.1
600,000-649,999	20	22	-9.1	100	109	-8.3
650,000-699,999	24	17	41.2	137	117	17.1
700,000-749,999	16	18	-11.1	90	84	7.1
750,000-799,999	15	22	-31.8	101	107	-5.6
800,000-849,999	13	14	-7.1	53	57	-7.0
850,000-899,999	24	20	20.0	93	95	-2.1
900,000-949,999	10	7	42.9	51	39	30.8
950,000-999,999	18	17	5.9	87	81	7.4
1,000,000-1,099,999	5	9	-44.4	50	66	-24.2
1,100,000-1,199,999	15	17	-11.8	109	96	13.5
1,200,000-1,299,999	14	18	-22.2	74	99	-25.3
1,300,000-1,399,999	16	14	14.3	79	73	8.2
1,400,000-1,499,999	14	17	-17.6	63	63	0.0
1,500,000-1,599,999	15	5	200.0	66	52	26.9
1,600,000-1,699,999	9	13	-30.8	60	62	-3.2
1,700,000-1,799,999	17	6	183.3	59	63	-6.3
1,800,000-1,899,999	3	13	-76.9	42	61	-31.1
1,900,000-1,999,999	5	13	-61.5	55	52	5.8
2,000,000-2,249,999	7	7	0.0	59	54	9.3
2,250,000-2,499,999	9	9	0.0	78	62	25.8
2,500,000-2,749,999	9	9	0.0	53	47	12.8
2,750,000-2,999,999	8	12	-33.3	60	66	-9.1

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	28	18	55.6	45	38	18.4
3,250,000-3,499,999	46	42	9.5	88	79	11.4
3,500,000-3,749,999	37	28	32.1	65	58	12.1
3,750,000-3,999,999	52	40	30.0	78	74	5.4
4,000,000-4,249,999	12	12	0.0	23	21	9.5
4,250,000-4,499,999	33	14	135.7	47	44	6.8
4,500,000-4,749,999	11	13	-15.4	22	19	15.8
4,750,000-4,999,999	41	25	64.0	74	42	76.2
5,000,000+	151	162	-6.8	274	299	-8.4
Totals	3115	2601	19.8	5805	5357	8.4

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
3,000,000-3,249,999	3	6	-50.0	28	18	55.6
3,250,000-3,499,999	9	9	0.0	52	47	10.6
3,500,000-3,749,999	6	7	-14.3	35	30	16.7
3,750,000-3,999,999	11	13	-15.4	39	47	-17.0
4,000,000-4,249,999	2	3	-33.3	13	12	8.3
4,250,000-4,499,999	4	6	-33.3	23	24	-4.2
4,500,000-4,749,999	1	1	0.0	14	12	16.7
4,750,000-4,999,999	5	3	66.7	39	25	56.0
5,000,000+	33	38	-13.2	162	172	-5.8
Totals	594	651	-8.8	3318	3210	3.4

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