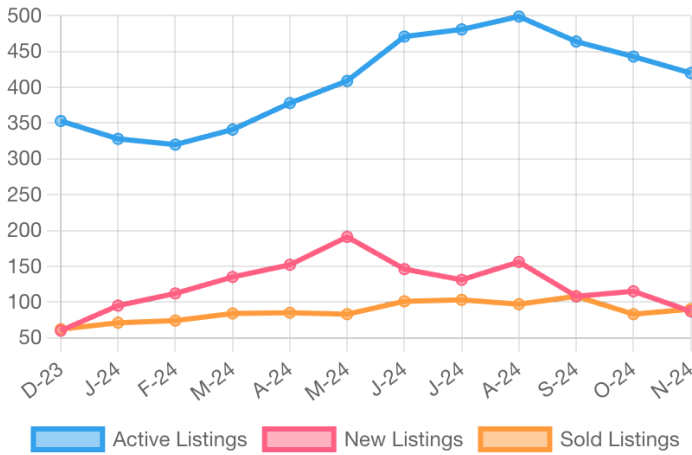


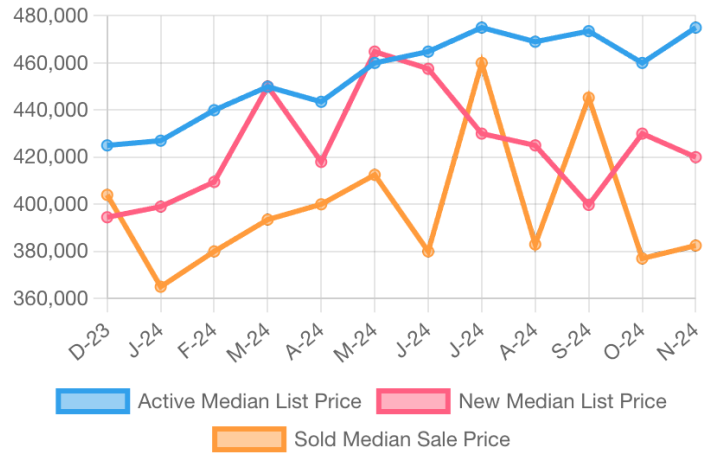
Market Summary

Josephine Residential, November 2024

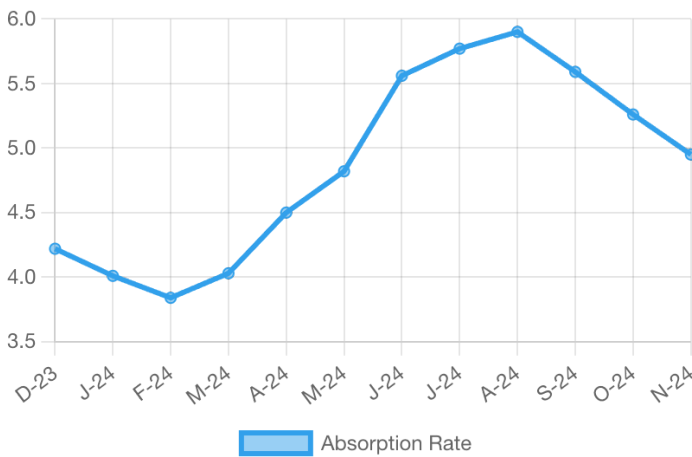
Number of Listings



Listing Prices



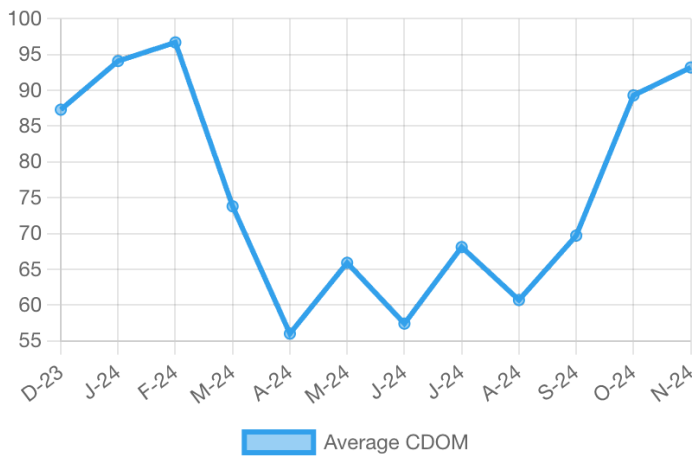
Absorption Rate, in Months



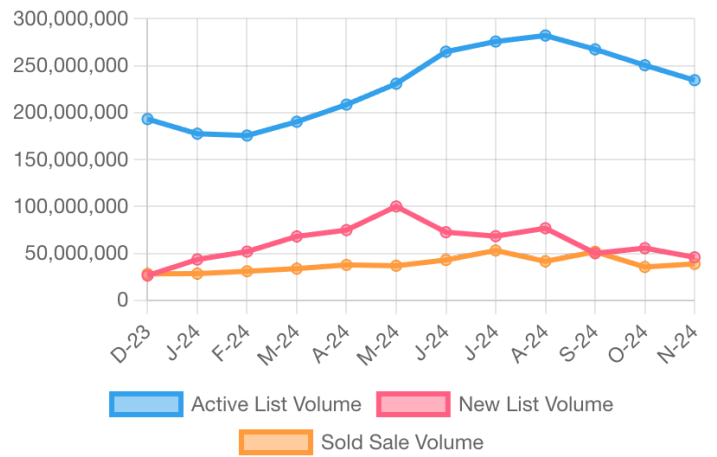
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Nov-24	Nov-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	4.95	4.67	6.00	4.93	3.94	25.13
Average List Price	\$558,516	\$552,077	1.17	\$503,527	\$493,137	2.11
Median List Price	\$475,000	\$425,000	11.76	\$429,000	\$417,000	2.88
Average Sale Price	\$431,214	\$466,982	-7.66	\$440,427	\$427,262	3.08
Median Sale Price	\$382,500	\$400,000	-4.37	\$399,000	\$385,000	3.64
Average CDOM	93	76	22.37	74	67	10.45
Median CDOM	42	40	5.00	37	31	19.35

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	5	1	400.0
100,000-149,999	1	0	N/A	16	16	0.0
150,000-199,999	1	2	-50.0	26	30	-13.3
200,000-249,999	7	6	16.7	58	53	9.4
250,000-299,999	8	6	33.3	87	92	-5.4
300,000-349,999	16	12	33.3	136	124	9.7
350,000-399,999	16	8	100.0	163	180	-9.4
400,000-449,999	13	10	30.0	122	130	-6.2
450,000-499,999	4	5	-20.0	93	72	29.2
500,000-549,999	9	3	200.0	69	61	13.1
550,000-599,999	2	0	N/A	40	35	14.3
600,000-649,999	2	7	-71.4	36	36	0.0
650,000-699,999	3	3	0.0	29	25	16.0
700,000-749,999	1	2	-50.0	26	14	85.7
750,000-799,999	2	0	N/A	17	8	112.5
800,000-849,999	1	0	N/A	15	6	150.0
850,000-899,999	2	2	0.0	11	9	22.2
900,000-949,999	0	0	0.0	5	5	0.0
950,000-999,999	1	0	N/A	12	7	71.4
1,000,000-1,099,999	0	0	0.0	5	1	400.0

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	2	1	100.0
100,000-149,999	0	0	0.0	9	8	12.5
150,000-199,999	2	2	0.0	25	35	-28.6
200,000-249,999	6	8	-25.0	53	52	1.9
250,000-299,999	8	5	60.0	86	91	-5.5
300,000-349,999	11	7	57.1	139	122	13.9
350,000-399,999	10	13	-23.1	166	193	-14.0
400,000-449,999	9	9	0.0	118	122	-3.3
450,000-499,999	8	5	60.0	106	85	24.7
500,000-549,999	3	2	50.0	58	52	11.5
550,000-599,999	7	2	250.0	49	47	4.3
600,000-649,999	1	1	0.0	32	29	10.3
650,000-699,999	2	1	100.0	35	36	-2.8
700,000-749,999	2	1	100.0	19	13	46.2
750,000-799,999	2	2	0.0	27	16	68.8
800,000-849,999	1	0	N/A	10	6	66.7
850,000-899,999	0	0	0.0	11	8	37.5
900,000-949,999	0	1	-100.0	6	3	100.0
950,000-999,999	2	0	N/A	14	10	40.0
1,000,000-1,099,999	0	1	-100.0	2	3	-33.3

Sold Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	1	-100.0	3	9	-66.7
1,200,000-1,299,999	1	0	N/A	2	1	100.0
1,300,000-1,399,999	0	0	0.0	1	1	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	1	1	0.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	0	0.0
1,800,000-1,899,999	0	0	0.0	0	1	-100.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	1	0	N/A
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
2,750,000-2,999,999	0	0	0.0	0	0	0.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	90	68	32.4	979	919	6.5

Pending Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	1	-100.0	4	4	0.0
1,200,000-1,299,999	0	0	0.0	4	5	-20.0
1,300,000-1,399,999	1	1	0.0	1	1	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	0	0.0	1	2	-50.0
1,600,000-1,699,999	0	0	0.0	0	0	0.0
1,700,000-1,799,999	0	0	0.0	0	1	-100.0
1,800,000-1,899,999	0	0	0.0	0	1	-100.0
1,900,000-1,999,999	0	0	0.0	0	1	-100.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	1	0	N/A
2,500,000-2,749,999	0	0	0.0	0	0	0.0
2,750,000-2,999,999	0	0	0.0	0	1	-100.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	0	0	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	0	0	0.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	75	62	21.0	978	948	3.2

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	1	1	0.0	3	2	50.0
100,000-149,999	2	6	-66.7	14	17	-17.6
150,000-199,999	12	11	9.1	46	56	-17.9
200,000-249,999	18	26	-30.8	85	89	-4.5
250,000-299,999	32	30	6.7	143	148	-3.4
300,000-349,999	47	37	27.0	208	196	6.1
350,000-399,999	41	62	-33.9	253	291	-13.1
400,000-449,999	45	42	7.1	207	198	4.5
450,000-499,999	39	31	25.8	179	152	17.8
500,000-549,999	22	22	0.0	100	102	-2.0
550,000-599,999	32	19	68.4	104	90	15.6
600,000-649,999	15	14	7.1	64	56	14.3
650,000-699,999	18	17	5.9	73	64	14.1
700,000-749,999	23	9	155.6	50	31	61.3
750,000-799,999	13	10	30.0	54	44	22.7
800,000-849,999	7	6	16.7	25	18	38.9
850,000-899,999	6	9	-33.3	27	22	22.7
900,000-949,999	6	4	50.0	14	10	40.0
950,000-999,999	8	10	-20.0	34	25	36.0
1,000,000-1,099,999	5	4	25.0	12	11	9.1
1,100,000-1,199,999	11	5	120.0	18	12	50.0
1,200,000-1,299,999	6	7	-14.3	14	19	-26.3
1,300,000-1,399,999	2	3	-33.3	5	4	25.0
1,400,000-1,499,999	0	0	0.0	0	3	-100.0
1,500,000-1,599,999	2	1	100.0	3	3	0.0
1,600,000-1,699,999	1	1	0.0	3	4	-25.0
1,700,000-1,799,999	1	0	N/A	1	3	-66.7
1,800,000-1,899,999	0	1	-100.0	1	2	-50.0
1,900,000-1,999,999	2	0	N/A	2	1	100.0
2,000,000-2,249,999	0	1	-100.0	2	4	-50.0

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
0-99,999	0	0	0.0	3	2	50.0
100,000-149,999	0	1	-100.0	7	16	-56.2
150,000-199,999	3	4	-25.0	35	42	-16.7
200,000-249,999	4	9	-55.6	67	72	-6.9
250,000-299,999	8	6	33.3	118	121	-2.5
300,000-349,999	8	11	-27.3	176	167	5.4
350,000-399,999	16	12	33.3	206	235	-12.3
400,000-449,999	13	14	-7.1	171	163	4.9
450,000-499,999	8	7	14.3	150	121	24.0
500,000-549,999	2	3	-33.3	84	81	3.7
550,000-599,999	5	6	-16.7	89	71	25.4
600,000-649,999	3	0	N/A	51	47	8.5
650,000-699,999	4	4	0.0	57	55	3.6
700,000-749,999	3	2	50.0	41	23	78.3
750,000-799,999	2	3	-33.3	47	32	46.9
800,000-849,999	1	1	0.0	18	13	38.5
850,000-899,999	1	1	0.0	22	18	22.2
900,000-949,999	2	1	100.0	12	10	20.0
950,000-999,999	1	0	N/A	25	20	25.0
1,000,000-1,099,999	0	1	-100.0	8	6	33.3
1,100,000-1,199,999	0	1	-100.0	16	12	33.3
1,200,000-1,299,999	1	1	0.0	10	18	-44.4
1,300,000-1,399,999	0	0	0.0	3	3	0.0
1,400,000-1,499,999	0	0	0.0	0	1	-100.0
1,500,000-1,599,999	0	0	0.0	3	1	200.0
1,600,000-1,699,999	0	0	0.0	2	3	-33.3
1,700,000-1,799,999	0	0	0.0	1	1	0.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	2	1	100.0
2,000,000-2,249,999	1	0	N/A	1	4	-75.0

Active Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	0	1	-100.0	1	1	0.0
2,500,000-2,749,999	1	2	-50.0	1	2	-50.0
2,750,000-2,999,999	1	1	0.0	1	2	-50.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	1	0	N/A	1	1	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	1	0	N/A
4,000,000-4,249,999	0	2	-100.0	2	2	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	420	395	6.3	1751	1685	3.9

New Listings

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
2,250,000-2,499,999	0	0	0.0	0	0	0.0
2,500,000-2,749,999	0	0	0.0	0	1	-100.0
2,750,000-2,999,999	0	0	0.0	1	2	-50.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	0	0	0.0	1	0	N/A
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	1	0	N/A	1	0	N/A
4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	87	88	-1.1	1428	1362	4.8

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