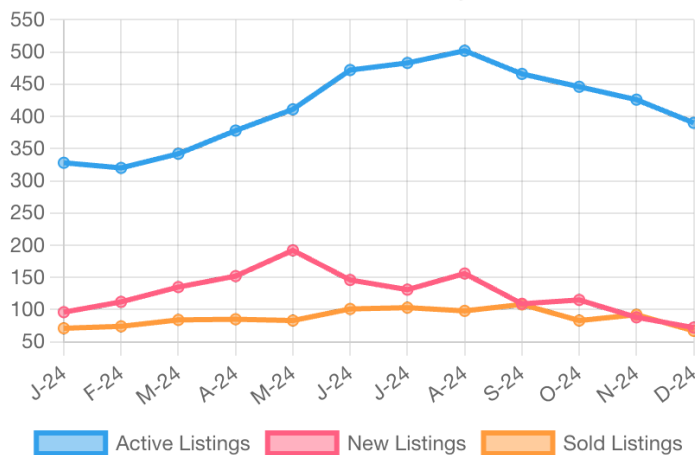


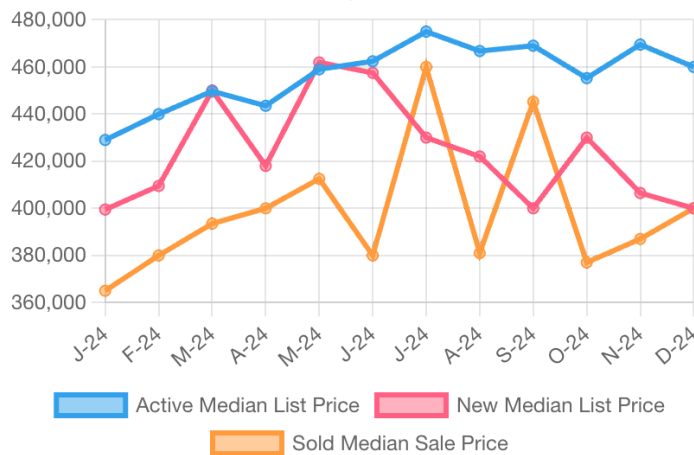
# Market Summary

Josephine Residential, December 2024

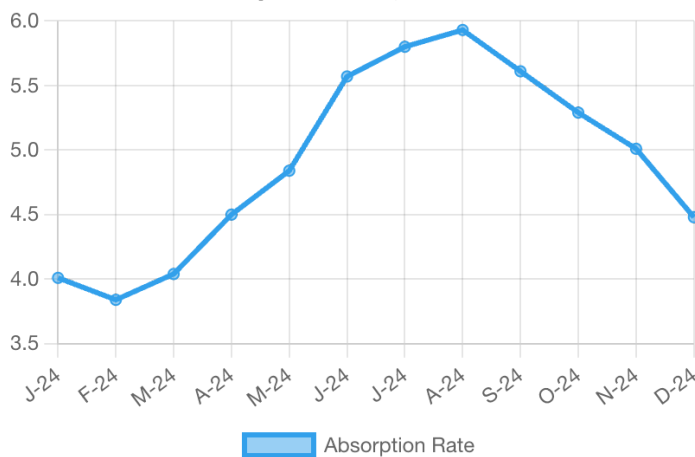
### Number of Listings



### Listing Prices



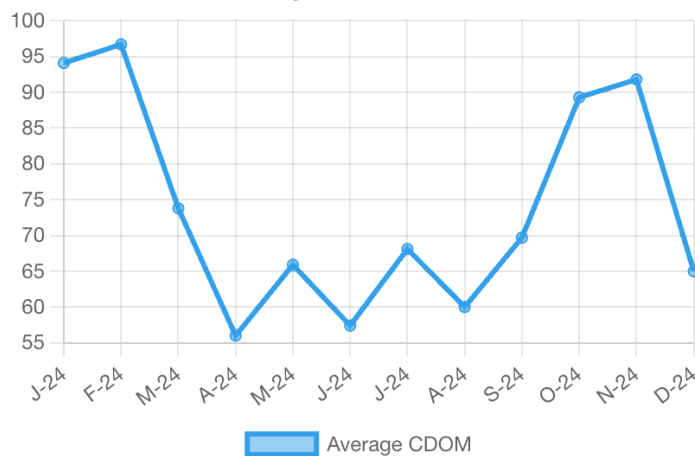
### Absorption Rate, in Months



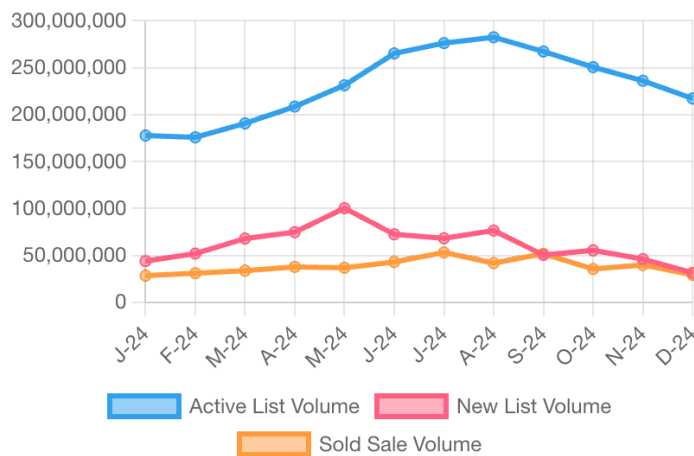
### Sold to List Ratio



### Days on Market



### Price Volume



## Summary Statistics

	Dec-24	Dec-23	% Chg	2024 YTD	2023 YTD	% Chg
Absorption Rate	4.48	4.22	6.16	4.91	3.97	23.68
Average List Price	\$556,967	\$547,007	1.82	\$500,121	\$491,284	1.80
Median List Price	\$460,000	\$425,000	8.24	\$425,000	\$415,000	2.41
Average Sale Price	\$437,157	\$454,443	-3.80	\$440,232	\$428,979	2.62
Median Sale Price	\$400,000	\$404,000	-0.99	\$399,000	\$387,000	3.10
Average CDOM	65	87	-25.29	73	68	7.35
Median CDOM	39	51	-23.53	37	33	12.12

## 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	0	0	0.0	16	16	0.0
150,000-199,999	2	3	-33.3	28	33	-15.2
200,000-249,999	4	4	0.0	62	57	8.8
250,000-299,999	5	7	-28.6	92	99	-7.1
300,000-349,999	11	5	120.0	148	129	14.7
350,000-399,999	11	11	0.0	174	191	-8.9
400,000-449,999	7	8	-12.5	130	138	-5.8
450,000-499,999	8	5	60.0	101	77	31.2
500,000-549,999	6	3	100.0	75	64	17.2
550,000-599,999	5	4	25.0	45	39	15.4
600,000-649,999	2	3	-33.3	39	39	0.0
650,000-699,999	1	2	-50.0	30	27	11.1
700,000-749,999	1	2	-50.0	27	16	68.8
750,000-799,999	1	1	0.0	18	9	100.0
800,000-849,999	2	0	N/A	17	6	183.3
850,000-899,999	0	2	-100.0	11	11	0.0
900,000-949,999	0	0	0.0	5	5	0.0
950,000-999,999	0	0	0.0	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	2	-100.0	9	10	-10.0
150,000-199,999	2	5	-60.0	26	40	-35.0
200,000-249,999	3	9	-66.7	54	61	-11.5
250,000-299,999	6	9	-33.3	91	100	-9.0
300,000-349,999	7	4	75.0	146	126	15.9
350,000-399,999	7	14	-50.0	171	207	-17.4
400,000-449,999	8	12	-33.3	125	134	-6.7
450,000-499,999	7	3	133.3	112	88	27.3
500,000-549,999	3	3	0.0	62	55	12.7
550,000-599,999	6	4	50.0	55	51	7.8
600,000-649,999	2	2	0.0	34	31	9.7
650,000-699,999	1	1	0.0	36	37	-2.7
700,000-749,999	2	1	100.0	22	14	57.1
750,000-799,999	2	1	100.0	29	17	70.6
800,000-849,999	1	0	N/A	11	6	83.3
850,000-899,999	0	3	-100.0	11	11	0.0
900,000-949,999	2	0	N/A	8	3	166.7
950,000-999,999	0	1	-100.0	13	11	18.2
1,000,000-1,099,999	0	0	0.0	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	10	-70.0
1,200,000-1,299,999	1	1	0.0	3	2	50.0
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	0	0.0	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	67	62	8.1	1049	981	6.9

**Pending Listings**

	This Month			Year to Date		
	2024	2023	% Chg	2024	2023	% Chg
1,100,000-1,199,999	0	0	0.0	4	4	0.0
1,200,000-1,299,999	0	1	-100.0	4	6	-33.3
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	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	1	0	N/A	1	1	0.0
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	60	75	-20.0	1031	1023	0.8

## 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	7	-71.4	14	19	-26.3
150,000-199,999	15	12	25.0	49	62	-21.0
200,000-249,999	14	20	-30.0	88	96	-8.3
250,000-299,999	27	31	-12.9	151	154	-1.9
300,000-349,999	47	33	42.4	220	199	10.6
350,000-399,999	43	50	-14.0	270	298	-9.4
400,000-449,999	38	39	-2.6	211	204	3.4
450,000-499,999	37	32	15.6	190	156	21.8
500,000-549,999	20	16	25.0	106	104	1.9
550,000-599,999	30	17	76.5	109	94	16.0
600,000-649,999	16	14	14.3	66	58	13.8
650,000-699,999	16	16	0.0	74	67	10.4
700,000-749,999	17	8	112.5	51	33	54.5
750,000-799,999	10	7	42.9	53	46	15.2
800,000-849,999	5	6	-16.7	25	19	31.6
850,000-899,999	8	7	14.3	28	22	27.3
900,000-949,999	8	2	300.0	15	10	50.0
950,000-999,999	9	9	0.0	36	28	28.6
1,000,000-1,099,999	4	4	0.0	12	11	9.1
1,100,000-1,199,999	7	5	40.0	17	12	41.7
1,200,000-1,299,999	6	6	0.0	13	19	-31.6
1,300,000-1,399,999	1	2	-50.0	5	4	25.0
1,400,000-1,499,999	0	0	0.0	0	3	-100.0
1,500,000-1,599,999	3	1	200.0	4	3	33.3
1,600,000-1,699,999	0	1	-100.0	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	1	0	N/A	2	1	100.0
2,000,000-2,249,999	1	1	0.0	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	2	-100.0	7	18	-61.1
150,000-199,999	3	6	-50.0	39	48	-18.7
200,000-249,999	3	7	-57.1	70	79	-11.4
250,000-299,999	9	6	50.0	126	127	-0.8
300,000-349,999	11	3	266.7	188	170	10.6
350,000-399,999	11	7	57.1	223	242	-7.9
400,000-449,999	8	6	33.3	175	169	3.6
450,000-499,999	10	4	150.0	161	125	28.8
500,000-549,999	4	2	100.0	90	83	8.4
550,000-599,999	5	4	25.0	94	75	25.3
600,000-649,999	1	2	-50.0	53	49	8.2
650,000-699,999	2	3	-33.3	58	58	0.0
700,000-749,999	2	2	0.0	42	25	68.0
750,000-799,999	0	2	-100.0	46	34	35.3
800,000-849,999	0	1	-100.0	18	14	28.6
850,000-899,999	1	0	N/A	23	18	27.8
900,000-949,999	0	0	0.0	13	10	30.0
950,000-999,999	1	3	-66.7	27	23	17.4
1,000,000-1,099,999	0	0	0.0	8	6	33.3
1,100,000-1,199,999	0	0	0.0	15	12	25.0
1,200,000-1,299,999	0	0	0.0	9	18	-50.0
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	1	0	N/A	4	1	300.0
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	0	0	0.0	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	0	1	-100.0	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	1	0	N/A	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
<b>Totals</b>	<b>390</b>	<b>353</b>	<b>10.5</b>	<b>1826</b>	<b>1745</b>	<b>4.6</b>

**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	0	0	0.0	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
<b>Totals</b>	<b>72</b>	<b>60</b>	<b>20.0</b>	<b>1504</b>	<b>1422</b>	<b>5.8</b>

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