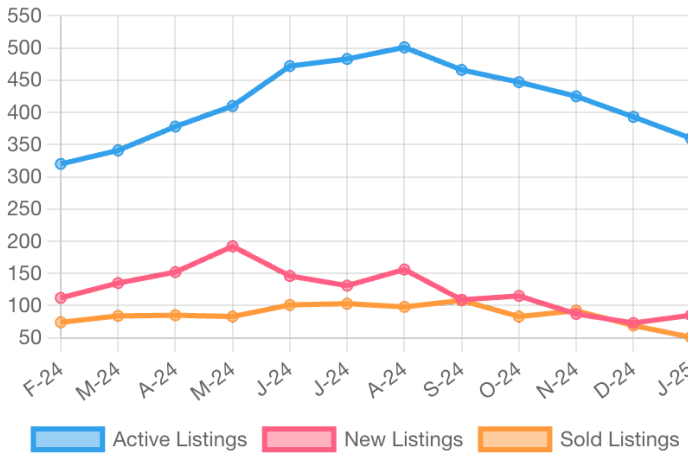


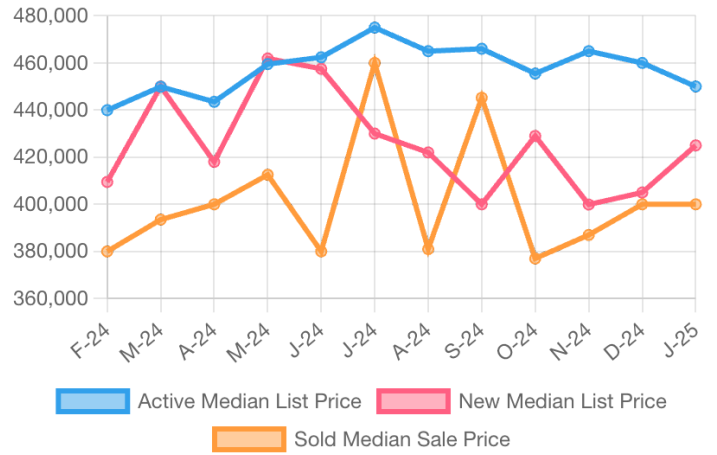
# Market Summary

Josephine Residential, January 2025

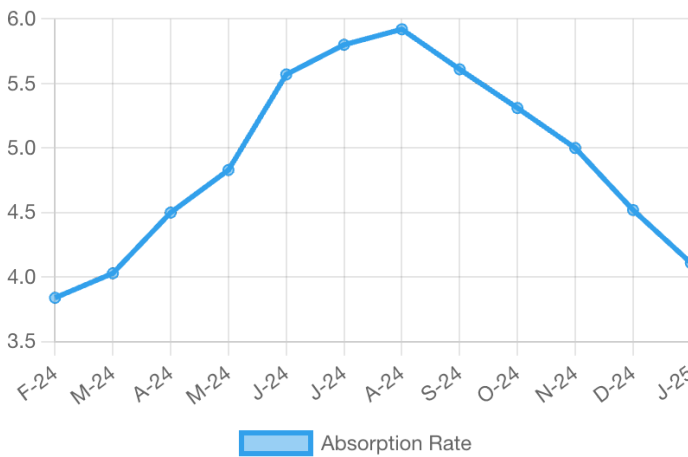
### Number of Listings



### Listing Prices



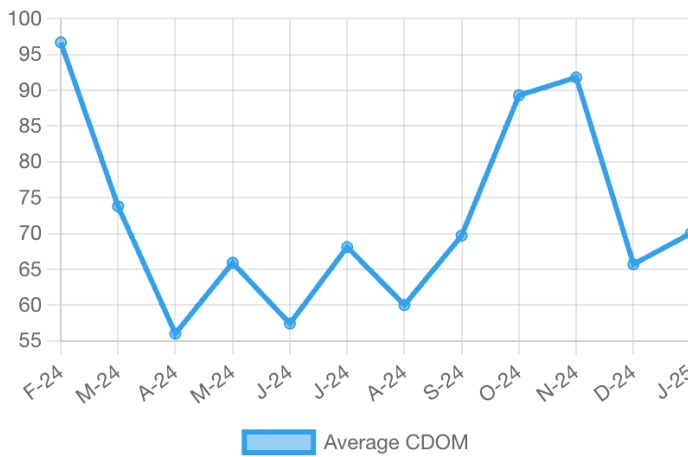
### Absorption Rate, in Months



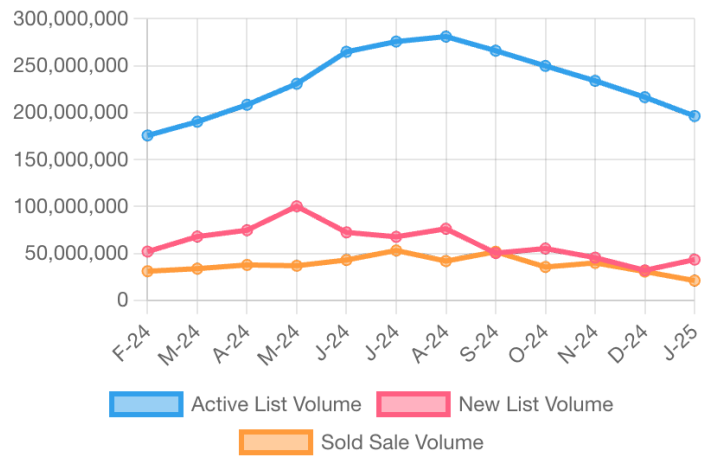
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Jan-25	Jan-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	4.11	4.01	2.49	4.11	4.01	2.49
Average List Price	\$545,471	\$541,395	0.75	\$538,149	\$519,765	3.54
Median List Price	\$450,000	\$429,000	4.90	\$448,000	\$420,000	6.67
Average Sale Price	\$412,080	\$400,220	2.96	\$412,080	\$400,220	2.96
Median Sale Price	\$400,000	\$365,000	9.59	\$400,000	\$365,000	9.59
Average CDOM	70	94	-25.53	70	94	-25.53
Median CDOM	48	67	-28.36	50	69	-27.54

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	2	2	0.0	2	2	0.0
150,000-199,999	1	3	-66.7	1	3	-66.7
200,000-249,999	3	11	-72.7	3	11	-72.7
250,000-299,999	6	5	20.0	6	5	20.0
300,000-349,999	7	7	0.0	7	7	0.0
350,000-399,999	6	14	-57.1	6	14	-57.1
400,000-449,999	8	12	-33.3	8	12	-33.3
450,000-499,999	6	3	100.0	6	3	100.0
500,000-549,999	2	4	-50.0	2	4	-50.0
550,000-599,999	5	3	66.7	5	3	66.7
600,000-649,999	1	1	0.0	1	1	0.0
650,000-699,999	0	0	0.0	0	0	0.0
700,000-749,999	3	1	200.0	3	1	200.0
750,000-799,999	0	0	0.0	0	0	0.0
800,000-849,999	0	1	-100.0	0	1	-100.0
850,000-899,999	1	1	0.0	1	1	0.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	0	3	-100.0	0	3	-100.0
1,000,000-1,099,999	0	0	0.0	0	0	0.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	4	2	100.0	4	2	100.0
200,000-249,999	3	5	-40.0	3	5	-40.0
250,000-299,999	5	6	-16.7	5	6	-16.7
300,000-349,999	8	18	-55.6	8	18	-55.6
350,000-399,999	17	14	21.4	17	14	21.4
400,000-449,999	7	9	-22.2	7	9	-22.2
450,000-499,999	10	5	100.0	10	5	100.0
500,000-549,999	4	1	300.0	4	1	300.0
550,000-599,999	6	3	100.0	6	3	100.0
600,000-649,999	3	2	50.0	3	2	50.0
650,000-699,999	4	1	300.0	4	1	300.0
700,000-749,999	1	1	0.0	1	1	0.0
750,000-799,999	2	2	0.0	2	2	0.0
800,000-849,999	0	1	-100.0	0	1	-100.0
850,000-899,999	1	0	N/A	1	0	N/A
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	1	0	N/A	1	0	N/A
1,000,000-1,099,999	0	0	0.0	0	0	0.0

**Sold Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	0	0	0.0	0	0	0.0
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	0	0	0.0	0	0	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	0	0	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	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
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	0	0.0
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	51	71	-28.2	51	71	-28.2

**Pending Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	1	0	N/A	1	0	N/A
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	0	0	0.0	0	0	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	0	0	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	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
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	0	0.0
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	77	70	10.0	77	70	10.0

**Active Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	1	0.0	1	1	0.0
100,000-149,999	2	7	-71.4	2	7	-71.4
150,000-199,999	13	10	30.0	18	16	12.5
200,000-249,999	14	19	-26.3	18	23	-21.7
250,000-299,999	29	26	11.5	35	31	12.9
300,000-349,999	45	29	55.2	55	45	22.2
350,000-399,999	42	43	-2.3	57	66	-13.6
400,000-449,999	33	40	-17.5	44	47	-6.4
450,000-499,999	33	32	3.1	41	39	5.1
500,000-549,999	20	16	25.0	25	19	31.6
550,000-599,999	28	17	64.7	37	22	68.2
600,000-649,999	13	13	0.0	15	17	-11.8
650,000-699,999	18	17	5.9	22	20	10.0
700,000-749,999	11	8	37.5	15	10	50.0
750,000-799,999	9	7	28.6	14	7	100.0
800,000-849,999	3	5	-40.0	4	8	-50.0
850,000-899,999	8	6	33.3	8	6	33.3
900,000-949,999	5	2	150.0	6	2	200.0
950,000-999,999	10	10	0.0	13	11	18.2
1,000,000-1,099,999	3	4	-25.0	3	4	-25.0
1,100,000-1,199,999	4	3	33.3	6	4	50.0
1,200,000-1,299,999	6	4	50.0	7	4	75.0
1,300,000-1,399,999	1	2	-50.0	1	2	-50.0
1,400,000-1,499,999	1	0	N/A	1	0	N/A
1,500,000-1,599,999	2	0	N/A	2	1	100.0
1,600,000-1,699,999	0	1	-100.0	1	1	0.0
1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	0	1	-100.0	0	1	-100.0
1,900,000-1,999,999	1	0	N/A	1	0	N/A
2,000,000-2,249,999	1	1	0.0	1	1	0.0

**New Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	1	-100.0	0	1	-100.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	2	5	-60.0	2	5	-60.0
200,000-249,999	4	5	-20.0	4	5	-20.0
250,000-299,999	6	5	20.0	6	5	20.0
300,000-349,999	7	14	-50.0	7	14	-50.0
350,000-399,999	15	19	-21.1	15	19	-21.1
400,000-449,999	13	11	18.2	13	11	18.2
450,000-499,999	5	10	-50.0	5	10	-50.0
500,000-549,999	4	3	33.3	4	3	33.3
550,000-599,999	8	6	33.3	8	6	33.3
600,000-649,999	1	4	-75.0	1	4	-75.0
650,000-699,999	5	5	0.0	5	5	0.0
700,000-749,999	2	1	100.0	2	1	100.0
750,000-799,999	5	0	N/A	5	0	N/A
800,000-849,999	1	1	0.0	1	1	0.0
850,000-899,999	1	1	0.0	1	1	0.0
900,000-949,999	2	0	N/A	2	0	N/A
950,000-999,999	2	2	0.0	2	2	0.0
1,000,000-1,099,999	0	0	0.0	0	0	0.0
1,100,000-1,199,999	0	2	-100.0	0	2	-100.0
1,200,000-1,299,999	1	0	N/A	1	0	N/A
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
1,500,000-1,599,999	0	1	-100.0	0	1	-100.0
1,600,000-1,699,999	1	0	N/A	1	0	N/A
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	0	0.0
1,900,000-1,999,999	0	0	0.0	0	0	0.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0

**Active Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	0	1	-100.0	0	1	-100.0
2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
2,750,000-2,999,999	2	0	N/A	2	0	N/A
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	1	0	N/A	1	0	N/A
4,000,000-4,249,999	0	2	-100.0	0	2	-100.0
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>360</b>	<b>328</b>	<b>9.8</b>	<b>457</b>	<b>419</b>	<b>9.1</b>

**New Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% 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	0	0.0
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
<b>Totals</b>	<b>85</b>	<b>96</b>	<b>-11.5</b>	<b>85</b>	<b>96</b>	<b>-11.5</b>

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