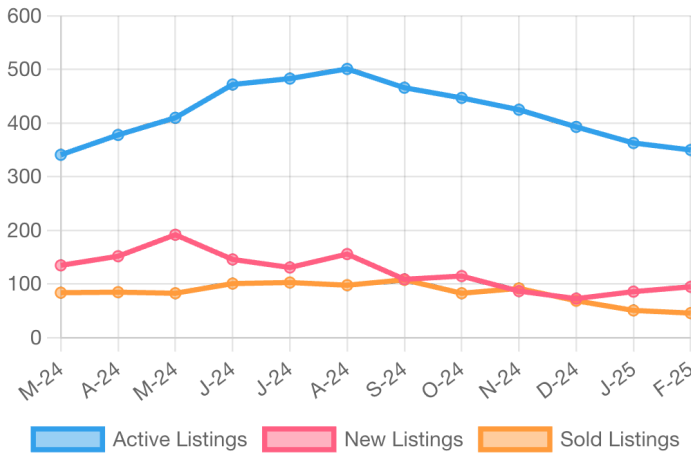


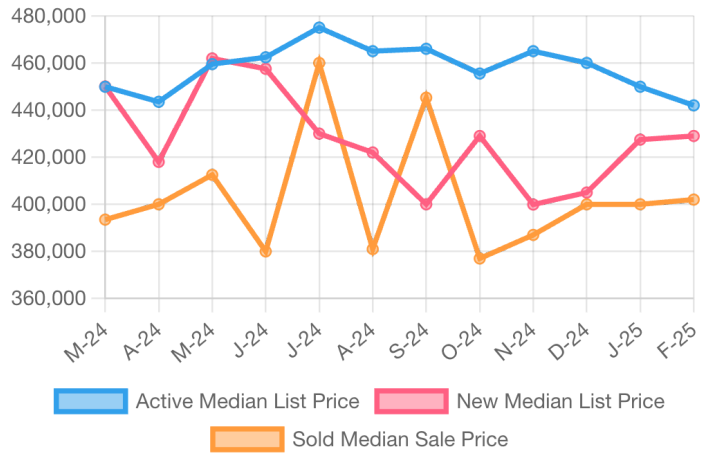
# Market Summary

Josephine Residential, February 2025

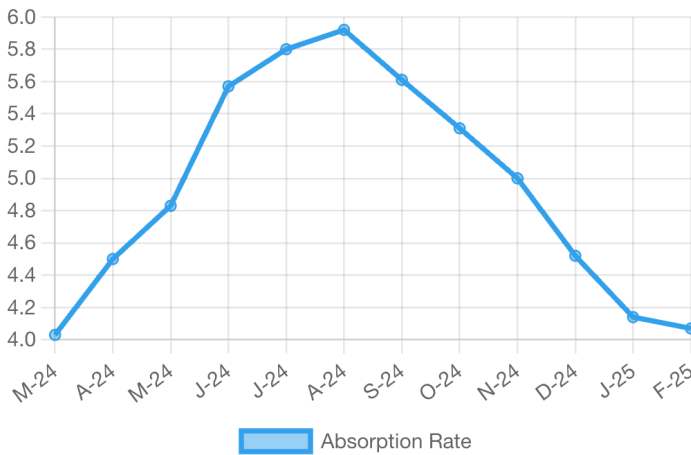
### Number of Listings



### Listing Prices



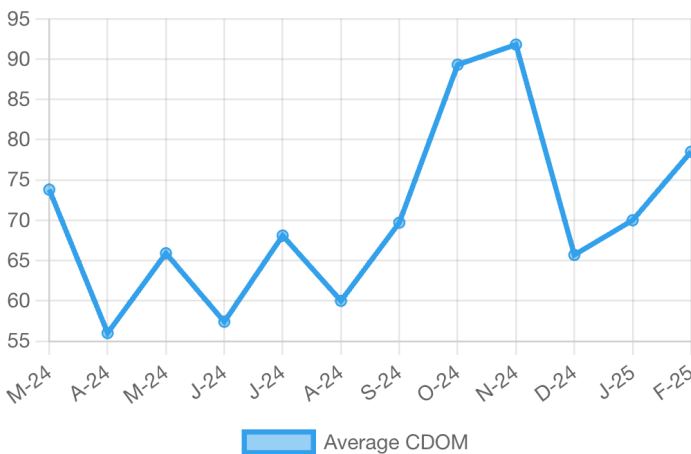
### Absorption Rate, in Months



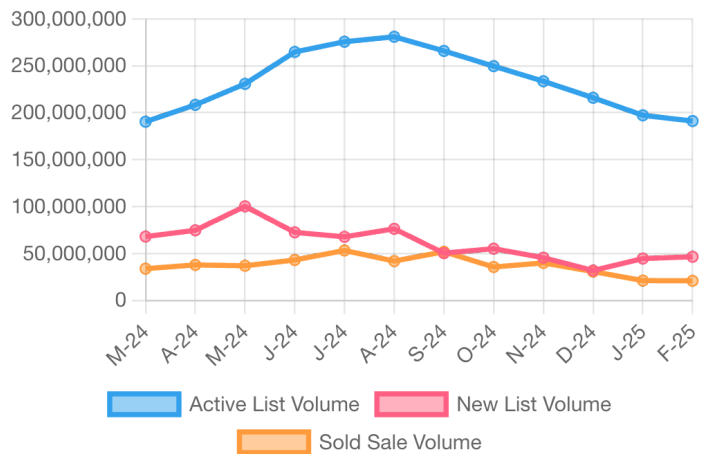
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Feb-25	Feb-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	4.07	3.85	5.71	4.11	3.93	4.58
Average List Price	\$545,859	\$547,786	-0.35	\$529,472	\$507,896	4.25
Median List Price	\$442,000	\$439,900	0.48	\$439,900	\$420,000	4.74
Average Sale Price	\$450,871	\$418,482	7.74	\$436,287	\$409,540	6.53
Median Sale Price	\$402,000	\$380,000	5.79	\$400,000	\$375,000	6.67
Average CDOM	78	96	-18.75	77	95	-18.95
Median CDOM	64	64	0.00	57	66	-13.64

Sold 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	1	1	0.0	3	3	0.0
150,000-199,999	3	1	200.0	4	4	0.0
200,000-249,999	1	5	-80.0	4	16	-75.0
250,000-299,999	3	3	0.0	9	8	12.5
300,000-349,999	6	17	-64.7	13	24	-45.8
350,000-399,999	8	13	-38.5	14	27	-48.1
400,000-449,999	5	8	-37.5	13	20	-35.0
450,000-499,999	2	6	-66.7	8	9	-11.1
500,000-549,999	3	4	-25.0	5	8	-37.5
550,000-599,999	4	2	100.0	9	5	80.0
600,000-649,999	3	6	-50.0	4	7	-42.9
650,000-699,999	3	2	50.0	3	2	50.0
700,000-749,999	0	2	-100.0	3	3	0.0
750,000-799,999	0	0	0.0	0	0	0.0
800,000-849,999	0	3	-100.0	0	4	-100.0
850,000-899,999	0	0	0.0	1	1	0.0
900,000-949,999	2	0	N/A	2	0	N/A
950,000-999,999	0	0	0.0	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	1	1	0.0	1	1	0.0
100,000-149,999	1	1	0.0	2	1	100.0
150,000-199,999	4	2	100.0	8	4	100.0
200,000-249,999	4	2	100.0	6	7	-14.3
250,000-299,999	7	5	40.0	12	11	9.1
300,000-349,999	11	9	22.2	17	27	-37.0
350,000-399,999	12	20	-40.0	24	34	-29.4
400,000-449,999	10	12	-16.7	17	21	-19.0
450,000-499,999	4	8	-50.0	13	13	0.0
500,000-549,999	6	6	0.0	10	7	42.9
550,000-599,999	5	1	400.0	11	4	175.0
600,000-649,999	0	3	-100.0	3	5	-40.0
650,000-699,999	3	5	-40.0	7	6	16.7
700,000-749,999	2	0	N/A	2	1	100.0
750,000-799,999	4	1	300.0	6	3	100.0
800,000-849,999	0	1	-100.0	0	2	-100.0
850,000-899,999	1	1	0.0	2	1	100.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	0	0	0.0	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	1	0	N/A	1	0	N/A
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	46	74	-37.8	97	145	-33.1

**Pending Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	0	0	0.0	1	0	N/A
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	1	0	N/A	1	0	N/A
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	76	78	-2.6	144	148	-2.7

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	1	-100.0	1	2	-50.0
100,000-149,999	2	8	-75.0	4	9	-55.6
150,000-199,999	15	12	25.0	26	18	44.4
200,000-249,999	15	19	-21.1	19	28	-32.1
250,000-299,999	28	22	27.3	42	39	7.7
300,000-349,999	43	24	79.2	64	57	12.3
350,000-399,999	44	49	-10.2	71	89	-20.2
400,000-449,999	33	30	10.0	61	61	0.0
450,000-499,999	32	29	10.3	49	50	-2.0
500,000-549,999	17	19	-10.5	32	25	28.0
550,000-599,999	25	19	31.6	36	26	38.5
600,000-649,999	11	13	-15.4	19	19	0.0
650,000-699,999	14	14	0.0	30	24	25.0
700,000-749,999	12	11	9.1	17	14	21.4
750,000-799,999	7	7	0.0	16	14	14.3
800,000-849,999	3	5	-40.0	3	10	-70.0
850,000-899,999	11	6	83.3	12	8	50.0
900,000-949,999	5	1	400.0	6	2	200.0
950,000-999,999	10	11	-9.1	16	13	23.1
1,000,000-1,099,999	3	4	-25.0	3	5	-40.0
1,100,000-1,199,999	3	4	-25.0	8	4	100.0
1,200,000-1,299,999	7	4	75.0	7	4	75.0
1,300,000-1,399,999	2	1	100.0	4	2	100.0
1,400,000-1,499,999	1	0	N/A	1	0	N/A
1,500,000-1,599,999	0	1	-100.0	1	1	0.0
1,600,000-1,699,999	1	1	0.0	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	2	-100.0
100,000-149,999	2	2	0.0	2	2	0.0
150,000-199,999	6	2	200.0	9	7	28.6
200,000-249,999	1	5	-80.0	4	10	-60.0
250,000-299,999	8	8	0.0	13	13	0.0
300,000-349,999	10	12	-16.7	18	26	-30.8
350,000-399,999	12	23	-47.8	28	42	-33.3
400,000-449,999	16	14	14.3	29	25	16.0
450,000-499,999	9	11	-18.2	13	21	-38.1
500,000-549,999	5	6	-16.7	9	9	0.0
550,000-599,999	1	4	-75.0	10	10	0.0
600,000-649,999	4	2	100.0	5	6	-16.7
650,000-699,999	8	4	100.0	12	9	33.3
700,000-749,999	2	4	-50.0	4	5	-20.0
750,000-799,999	1	7	-85.7	7	7	0.0
800,000-849,999	0	2	-100.0	0	3	-100.0
850,000-899,999	2	2	0.0	3	3	0.0
900,000-949,999	1	0	N/A	4	0	N/A
950,000-999,999	4	2	100.0	5	4	25.0
1,000,000-1,099,999	0	1	-100.0	0	1	-100.0
1,100,000-1,199,999	2	0	N/A	2	2	0.0
1,200,000-1,299,999	0	0	0.0	1	0	N/A
1,300,000-1,399,999	1	0	N/A	2	0	N/A
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	1	-100.0
1,600,000-1,699,999	0	0	0.0	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>350</b>	<b>321</b>	<b>9.0</b>	<b>555</b>	<b>531</b>	<b>4.5</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>95</b>	<b>112</b>	<b>-15.2</b>	<b>181</b>	<b>208</b>	<b>-13.0</b>

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