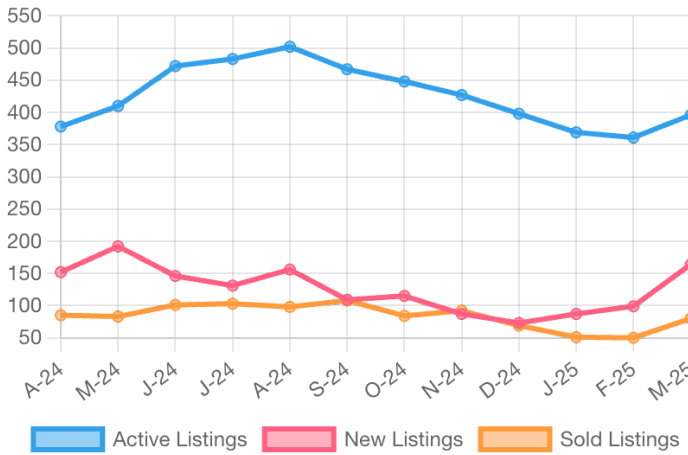


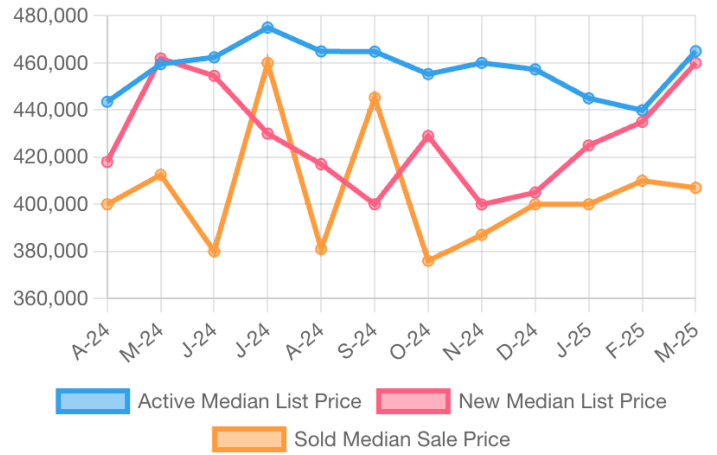
Market Summary

Josephine Residential, March 2025

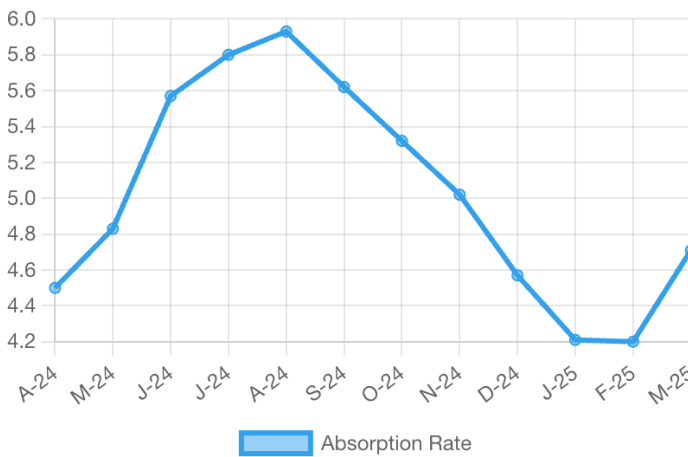
Number of Listings



Listing Prices



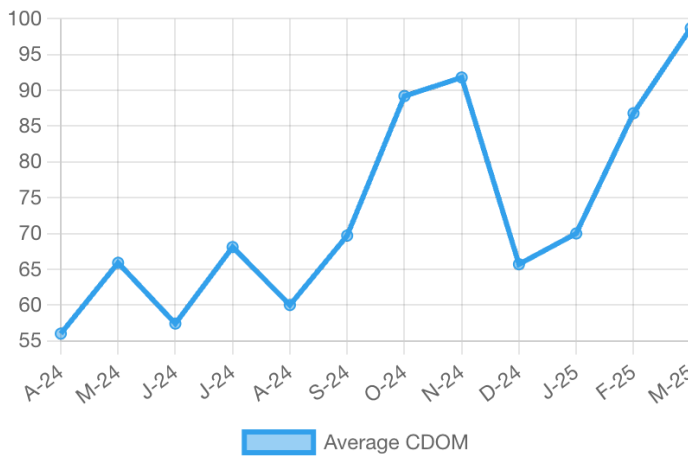
Absorption Rate, in Months



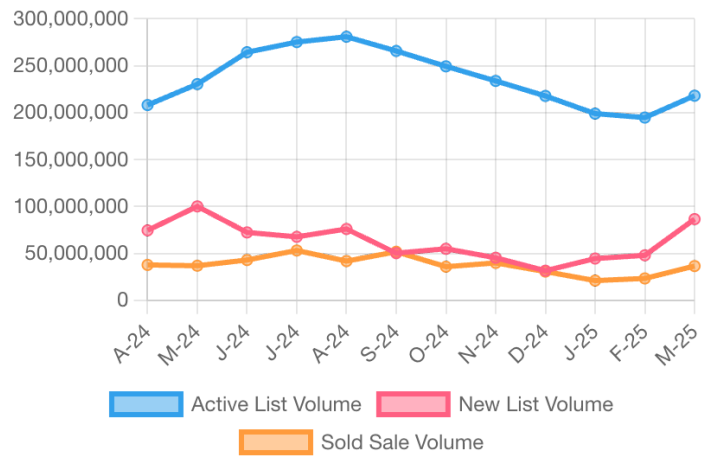
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

| | Mar-25 | Mar-24 | % Chg | 2025 YTD | 2024 YTD | % Chg |
|--------------------|-----------|-----------|-------|-----------|-----------|-------|
| Absorption Rate | 4.71 | 4.04 | 16.58 | 4.37 | 3.97 | 10.08 |
| Average List Price | \$550,645 | \$556,618 | -1.07 | \$526,022 | \$506,702 | 3.81 |
| Median List Price | \$465,000 | \$449,700 | 3.40 | \$440,000 | \$425,000 | 3.53 |
| Average Sale Price | \$456,316 | \$401,442 | 13.67 | \$446,533 | \$406,570 | 9.83 |
| Median Sale Price | \$407,000 | \$393,500 | 3.43 | \$405,000 | \$382,000 | 6.02 |
| Average CDOM | 98 | 73 | 34.25 | 87 | 87 | 0.00 |
| Median CDOM | 60 | 33 | 81.82 | 60 | 57 | 5.26 |

Sold Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|--------|
| | 2025 | 2024 | % Chg | 2025 | 2024 | % Chg |
| 0-99,999 | 0 | 2 | -100.0 | 1 | 3 | -66.7 |
| 100,000-149,999 | 2 | 0 | N/A | 5 | 3 | 66.7 |
| 150,000-199,999 | 2 | 2 | 0.0 | 6 | 6 | 0.0 |
| 200,000-249,999 | 6 | 5 | 20.0 | 10 | 21 | -52.4 |
| 250,000-299,999 | 8 | 7 | 14.3 | 17 | 15 | 13.3 |
| 300,000-349,999 | 9 | 14 | -35.7 | 22 | 38 | -42.1 |
| 350,000-399,999 | 11 | 14 | -21.4 | 25 | 41 | -39.0 |
| 400,000-449,999 | 13 | 15 | -13.3 | 26 | 35 | -25.7 |
| 450,000-499,999 | 5 | 10 | -50.0 | 15 | 19 | -21.1 |
| 500,000-549,999 | 3 | 5 | -40.0 | 8 | 13 | -38.5 |
| 550,000-599,999 | 4 | 1 | 300.0 | 14 | 6 | 133.3 |
| 600,000-649,999 | 3 | 4 | -25.0 | 7 | 11 | -36.4 |
| 650,000-699,999 | 1 | 3 | -66.7 | 4 | 5 | -20.0 |
| 700,000-749,999 | 4 | 0 | N/A | 7 | 3 | 133.3 |
| 750,000-799,999 | 3 | 1 | 200.0 | 3 | 1 | 200.0 |
| 800,000-849,999 | 1 | 0 | N/A | 1 | 4 | -75.0 |
| 850,000-899,999 | 2 | 0 | N/A | 3 | 1 | 200.0 |
| 900,000-949,999 | 1 | 0 | N/A | 3 | 0 | N/A |
| 950,000-999,999 | 0 | 1 | -100.0 | 0 | 4 | -100.0 |
| 1,000,000-1,099,999 | 1 | 0 | N/A | 2 | 0 | N/A |

Pending Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|--------|
| | 2025 | 2024 | % Chg | 2025 | 2024 | % Chg |
| 0-99,999 | 1 | 1 | 0.0 | 2 | 2 | 0.0 |
| 100,000-149,999 | 1 | 2 | -50.0 | 3 | 3 | 0.0 |
| 150,000-199,999 | 5 | 3 | 66.7 | 13 | 7 | 85.7 |
| 200,000-249,999 | 5 | 5 | 0.0 | 11 | 12 | -8.3 |
| 250,000-299,999 | 10 | 7 | 42.9 | 21 | 18 | 16.7 |
| 300,000-349,999 | 10 | 10 | 0.0 | 25 | 37 | -32.4 |
| 350,000-399,999 | 15 | 17 | -11.8 | 39 | 51 | -23.5 |
| 400,000-449,999 | 18 | 7 | 157.1 | 34 | 28 | 21.4 |
| 450,000-499,999 | 12 | 12 | 0.0 | 24 | 25 | -4.0 |
| 500,000-549,999 | 7 | 6 | 16.7 | 15 | 13 | 15.4 |
| 550,000-599,999 | 3 | 2 | 50.0 | 13 | 6 | 116.7 |
| 600,000-649,999 | 3 | 4 | -25.0 | 6 | 9 | -33.3 |
| 650,000-699,999 | 4 | 6 | -33.3 | 10 | 12 | -16.7 |
| 700,000-749,999 | 2 | 2 | 0.0 | 4 | 3 | 33.3 |
| 750,000-799,999 | 1 | 3 | -66.7 | 7 | 6 | 16.7 |
| 800,000-849,999 | 0 | 2 | -100.0 | 0 | 4 | -100.0 |
| 850,000-899,999 | 3 | 1 | 200.0 | 5 | 2 | 150.0 |
| 900,000-949,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 950,000-999,999 | 0 | 4 | -100.0 | 1 | 4 | -75.0 |
| 1,000,000-1,099,999 | 0 | 0 | 0.0 | 1 | 0 | N/A |

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 | 1 | 0 | N/A | 1 | 0 | N/A |
| 1,300,000-1,399,999 | 0 | 0 | 0.0 | 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 | 80 | 84 | -4.8 | 181 | 229 | -21.0 |

Pending Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|-------|--------------|------|-------|
| | 2025 | 2024 | % Chg | 2025 | 2024 | % Chg |
| 1,100,000-1,199,999 | 2 | 0 | N/A | 3 | 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 | 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 | 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 | 103 | 94 | 9.6 | 239 | 242 | -1.2 |

Active Listings

| | This Month | | | Year to Date | | |
|---------------------|------------|------|--------|--------------|------|--------|
| | 2025 | 2024 | % Chg | 2025 | 2024 | % Chg |
| 0-99,999 | 0 | 0 | 0.0 | 4 | 2 | 100.0 |
| 100,000-149,999 | 1 | 8 | -87.5 | 5 | 9 | -44.4 |
| 150,000-199,999 | 20 | 13 | 53.8 | 34 | 24 | 41.7 |
| 200,000-249,999 | 12 | 15 | -20.0 | 23 | 32 | -28.1 |
| 250,000-299,999 | 29 | 25 | 16.0 | 56 | 50 | 12.0 |
| 300,000-349,999 | 42 | 25 | 68.0 | 72 | 66 | 9.1 |
| 350,000-399,999 | 43 | 47 | -8.5 | 97 | 108 | -10.2 |
| 400,000-449,999 | 40 | 39 | 2.6 | 83 | 79 | 5.1 |
| 450,000-499,999 | 36 | 27 | 33.3 | 64 | 64 | 0.0 |
| 500,000-549,999 | 27 | 18 | 50.0 | 44 | 37 | 18.9 |
| 550,000-599,999 | 26 | 24 | 8.3 | 47 | 37 | 27.0 |
| 600,000-649,999 | 21 | 12 | 75.0 | 29 | 25 | 16.0 |
| 650,000-699,999 | 19 | 15 | 26.7 | 34 | 28 | 21.4 |
| 700,000-749,999 | 14 | 12 | 16.7 | 23 | 14 | 64.3 |
| 750,000-799,999 | 9 | 16 | -43.7 | 24 | 22 | 9.1 |
| 800,000-849,999 | 4 | 6 | -33.3 | 7 | 13 | -46.2 |
| 850,000-899,999 | 10 | 6 | 66.7 | 16 | 10 | 60.0 |
| 900,000-949,999 | 4 | 2 | 100.0 | 7 | 3 | 133.3 |
| 950,000-999,999 | 12 | 10 | 20.0 | 17 | 15 | 13.3 |
| 1,000,000-1,099,999 | 5 | 5 | 0.0 | 6 | 7 | -14.3 |
| 1,100,000-1,199,999 | 8 | 6 | 33.3 | 12 | 8 | 50.0 |
| 1,200,000-1,299,999 | 7 | 2 | 250.0 | 9 | 3 | 200.0 |
| 1,300,000-1,399,999 | 0 | 1 | -100.0 | 3 | 2 | 50.0 |
| 1,400,000-1,499,999 | 1 | 0 | N/A | 2 | 0 | N/A |
| 1,500,000-1,599,999 | 0 | 1 | -100.0 | 2 | 1 | 100.0 |
| 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 | 0 | 0 | 0.0 | 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 | 3 | 0 | N/A | 3 | 2 | 50.0 |
| 100,000-149,999 | 1 | 0 | N/A | 3 | 2 | 50.0 |
| 150,000-199,999 | 7 | 5 | 40.0 | 16 | 12 | 33.3 |
| 200,000-249,999 | 4 | 5 | -20.0 | 9 | 15 | -40.0 |
| 250,000-299,999 | 11 | 11 | 0.0 | 26 | 24 | 8.3 |
| 300,000-349,999 | 11 | 9 | 22.2 | 27 | 35 | -22.9 |
| 350,000-399,999 | 25 | 19 | 31.6 | 54 | 61 | -11.5 |
| 400,000-449,999 | 19 | 18 | 5.6 | 48 | 43 | 11.6 |
| 450,000-499,999 | 14 | 14 | 0.0 | 28 | 35 | -20.0 |
| 500,000-549,999 | 9 | 12 | -25.0 | 20 | 21 | -4.8 |
| 550,000-599,999 | 12 | 11 | 9.1 | 21 | 21 | 0.0 |
| 600,000-649,999 | 6 | 6 | 0.0 | 14 | 12 | 16.7 |
| 650,000-699,999 | 7 | 4 | 75.0 | 18 | 13 | 38.5 |
| 700,000-749,999 | 4 | 0 | N/A | 7 | 5 | 40.0 |
| 750,000-799,999 | 10 | 8 | 25.0 | 18 | 15 | 20.0 |
| 800,000-849,999 | 3 | 3 | 0.0 | 3 | 6 | -50.0 |
| 850,000-899,999 | 4 | 2 | 100.0 | 8 | 5 | 60.0 |
| 900,000-949,999 | 3 | 1 | 200.0 | 5 | 1 | 400.0 |
| 950,000-999,999 | 1 | 2 | -50.0 | 6 | 6 | 0.0 |
| 1,000,000-1,099,999 | 3 | 2 | 50.0 | 3 | 3 | 0.0 |
| 1,100,000-1,199,999 | 3 | 3 | 0.0 | 5 | 5 | 0.0 |
| 1,200,000-1,299,999 | 2 | 0 | N/A | 3 | 0 | N/A |
| 1,300,000-1,399,999 | 0 | 0 | 0.0 | 2 | 0 | N/A |
| 1,400,000-1,499,999 | 1 | 0 | N/A | 1 | 0 | N/A |
| 1,500,000-1,599,999 | 1 | 0 | N/A | 1 | 1 | 0.0 |
| 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 |
| Totals | 396 | 342 | 15.8 | 727 | 666 | 9.2 |

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 |
| Totals | 164 | 135 | 21.5 | 350 | 343 | 2.0 |

Information is deemed to be reliable, but is not guaranteed. © 2025 [MLS](#) and [FBS](#). Prepared by Oregon Datashare, LLC on Tuesday, April 01, 2025 1:54 PM