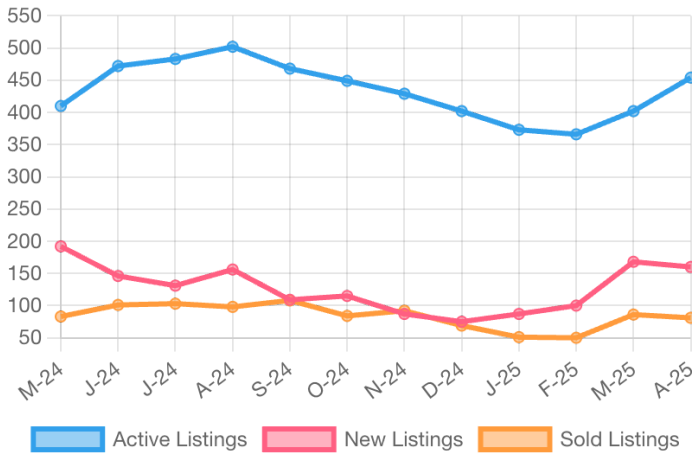


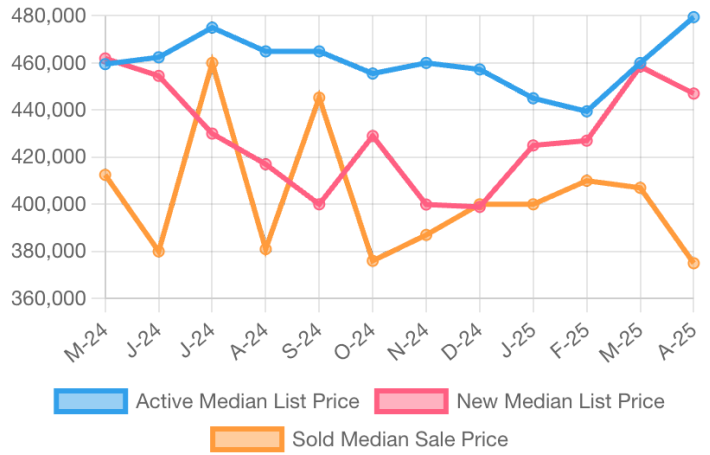
Market Summary

Josephine Residential, April 2025

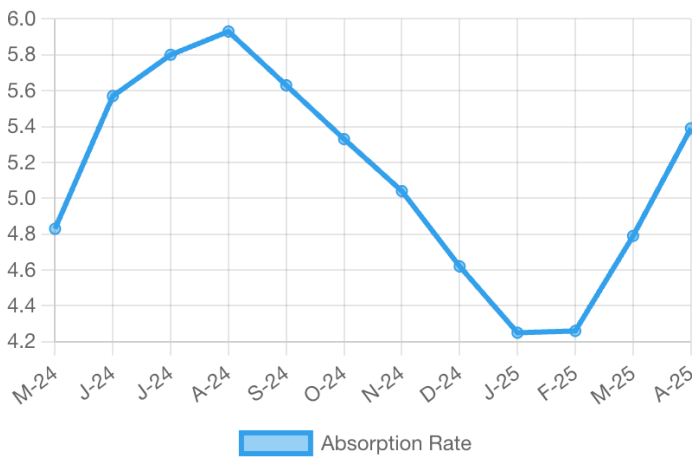
Number of Listings



Listing Prices



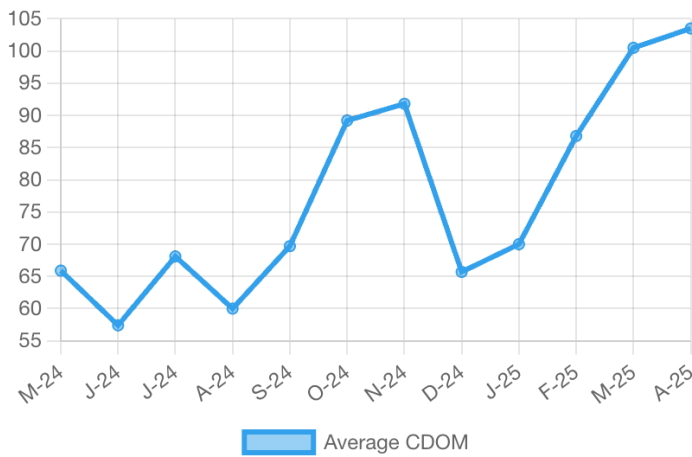
Absorption Rate, in Months



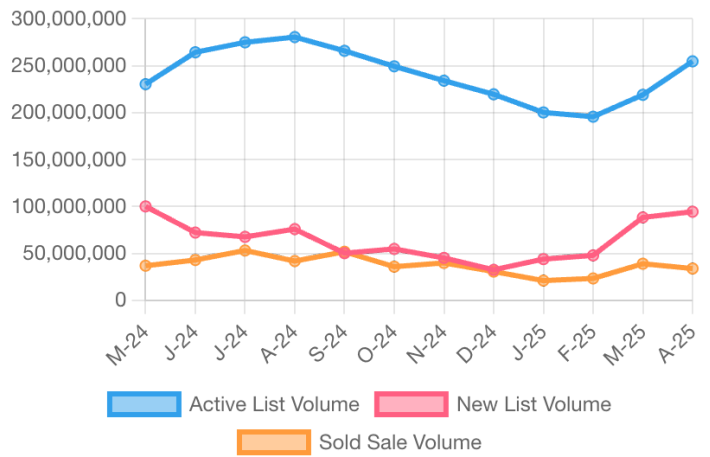
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Apr-25	Apr-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	5.39	4.51	19.51	4.67	4.11	13.63
Average List Price	\$561,006	\$549,535	2.09	\$534,491	\$503,575	6.14
Median List Price	\$479,450	\$442,000	8.47	\$439,900	\$425,000	3.51
Average Sale Price	\$417,950	\$443,515	-5.76	\$436,551	\$416,571	4.80
Median Sale Price	\$375,000	\$400,000	-6.25	\$401,500	\$386,750	3.81
Average CDOM	103	56	83.93	92	78	17.95
Median CDOM	27	19	42.11	60	46	30.43

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	1	3	-66.7
100,000-149,999	1	2	-50.0	6	5	20.0
150,000-199,999	6	6	0.0	12	12	0.0
200,000-249,999	3	3	0.0	14	24	-41.7
250,000-299,999	10	7	42.9	27	22	22.7
300,000-349,999	12	5	140.0	34	43	-20.9
350,000-399,999	11	19	-42.1	38	60	-36.7
400,000-449,999	8	10	-20.0	35	45	-22.2
450,000-499,999	9	8	12.5	24	27	-11.1
500,000-549,999	7	5	40.0	17	18	-5.6
550,000-599,999	1	4	-75.0	15	10	50.0
600,000-649,999	4	2	100.0	11	13	-15.4
650,000-699,999	2	3	-33.3	6	8	-25.0
700,000-749,999	1	3	-66.7	8	6	33.3
750,000-799,999	3	2	50.0	6	3	100.0
800,000-849,999	2	3	-33.3	3	7	-57.1
850,000-899,999	1	1	0.0	4	2	100.0
900,000-949,999	0	0	0.0	3	0	N/A
950,000-999,999	0	2	-100.0	0	6	-100.0
1,000,000-1,099,999	0	0	0.0	2	0	N/A

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	2	2	0.0
100,000-149,999	0	0	0.0	3	3	0.0
150,000-199,999	4	3	33.3	17	10	70.0
200,000-249,999	2	5	-60.0	13	17	-23.5
250,000-299,999	9	9	0.0	29	27	7.4
300,000-349,999	8	11	-27.3	33	48	-31.2
350,000-399,999	20	14	42.9	57	65	-12.3
400,000-449,999	11	17	-35.3	44	45	-2.2
450,000-499,999	7	10	-30.0	31	35	-11.4
500,000-549,999	7	6	16.7	21	19	10.5
550,000-599,999	3	4	-25.0	16	10	60.0
600,000-649,999	2	1	100.0	8	10	-20.0
650,000-699,999	4	1	300.0	12	13	-7.7
700,000-749,999	2	1	100.0	6	4	50.0
750,000-799,999	1	3	-66.7	8	9	-11.1
800,000-849,999	0	0	0.0	0	4	-100.0
850,000-899,999	1	1	0.0	5	3	66.7
900,000-949,999	0	1	-100.0	0	1	-100.0
950,000-999,999	2	1	100.0	3	5	-40.0
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	0	0	0.0	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	81	85	-4.7	268	314	-14.6

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	3	0	N/A	5	0	N/A
1,200,000-1,299,999	0	1	-100.0	0	1	-100.0
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	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	1	-100.0	0	1	-100.0
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	87	90	-3.3	317	332	-4.5

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	2	0	N/A	4	2	100.0
100,000-149,999	4	7	-42.9	9	10	-10.0
150,000-199,999	14	16	-12.5	33	27	22.2
200,000-249,999	11	13	-15.4	28	35	-20.0
250,000-299,999	31	25	24.0	67	61	9.8
300,000-349,999	43	43	0.0	90	98	-8.2
350,000-399,999	61	48	27.1	130	128	1.6
400,000-449,999	41	41	0.0	104	95	9.5
450,000-499,999	40	32	25.0	81	83	-2.4
500,000-549,999	29	21	38.1	53	47	12.8
550,000-599,999	35	25	40.0	57	42	35.7
600,000-649,999	19	16	18.8	33	29	13.8
650,000-699,999	23	15	53.3	38	34	11.8
700,000-749,999	17	10	70.0	28	16	75.0
750,000-799,999	17	16	6.3	32	28	14.3
800,000-849,999	5	5	0.0	7	12	-41.7
850,000-899,999	11	6	83.3	20	12	66.7
900,000-949,999	6	3	100.0	8	6	33.3
950,000-999,999	12	10	20.0	24	19	26.3
1,000,000-1,099,999	9	5	80.0	10	8	25.0
1,100,000-1,199,999	8	9	-11.1	13	9	44.4
1,200,000-1,299,999	7	3	133.3	10	5	100.0
1,300,000-1,399,999	1	2	-50.0	5	3	66.7
1,400,000-1,499,999	1	1	0.0	2	1	100.0
1,500,000-1,599,999	1	1	0.0	2	1	100.0
1,600,000-1,699,999	0	1	-100.0	0	1	-100.0
1,700,000-1,799,999	1	0	N/A	2	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	2	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	0	0.0	3	2	50.0
100,000-149,999	2	1	100.0	6	3	100.0
150,000-199,999	1	3	-66.7	16	15	6.7
200,000-249,999	3	3	0.0	12	18	-33.3
250,000-299,999	10	11	-9.1	38	35	8.6
300,000-349,999	16	32	-50.0	44	67	-34.3
350,000-399,999	27	20	35.0	84	81	3.7
400,000-449,999	24	16	50.0	70	59	18.6
450,000-499,999	14	19	-26.3	45	54	-16.7
500,000-549,999	11	10	10.0	30	31	-3.2
550,000-599,999	8	5	60.0	27	26	3.8
600,000-649,999	6	4	50.0	21	16	31.3
650,000-699,999	5	6	-16.7	22	19	15.8
700,000-749,999	3	2	50.0	12	7	71.4
750,000-799,999	5	5	0.0	22	21	4.8
800,000-849,999	1	0	N/A	4	5	-20.0
850,000-899,999	5	2	150.0	13	7	85.7
900,000-949,999	1	3	-66.7	6	4	50.0
950,000-999,999	8	4	100.0	14	10	40.0
1,000,000-1,099,999	3	1	200.0	7	4	75.0
1,100,000-1,199,999	0	1	-100.0	5	6	-16.7
1,200,000-1,299,999	3	2	50.0	5	2	150.0
1,300,000-1,399,999	1	1	0.0	4	1	300.0
1,400,000-1,499,999	0	1	-100.0	1	1	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	1	0	N/A	1	0	N/A
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	1	0	N/A	1	0	N/A
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	0	0.0	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	1	0	N/A
Totals	454	379	19.8	897	818	9.7

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+	1	0	N/A	1	0	N/A
Totals	160	152	5.3	515	495	4.0

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