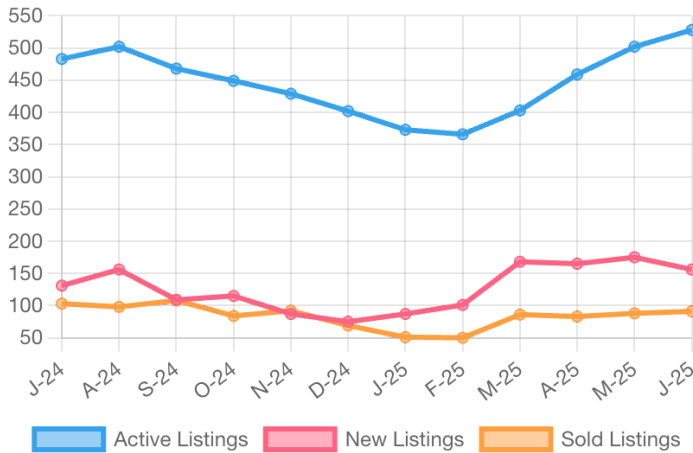


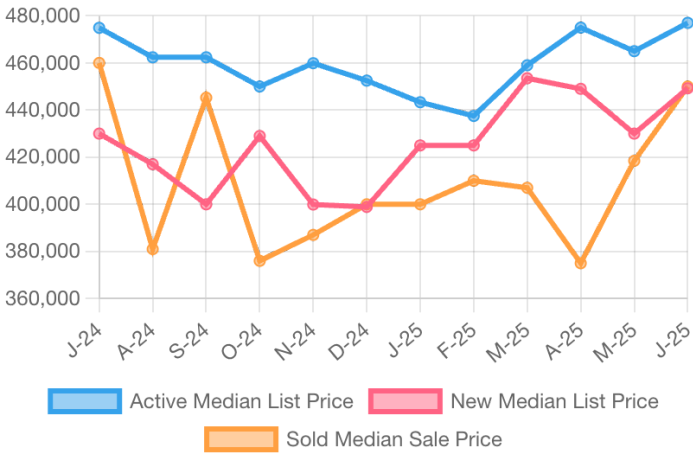
Market Summary

Josephine Residential, June 2025

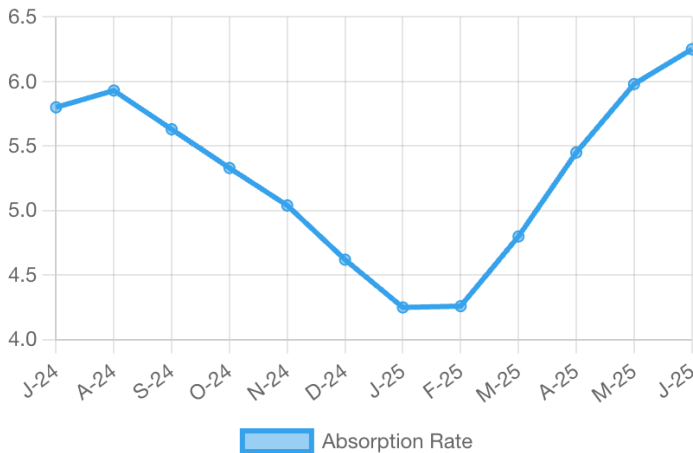
Number of Listings



Listing Prices



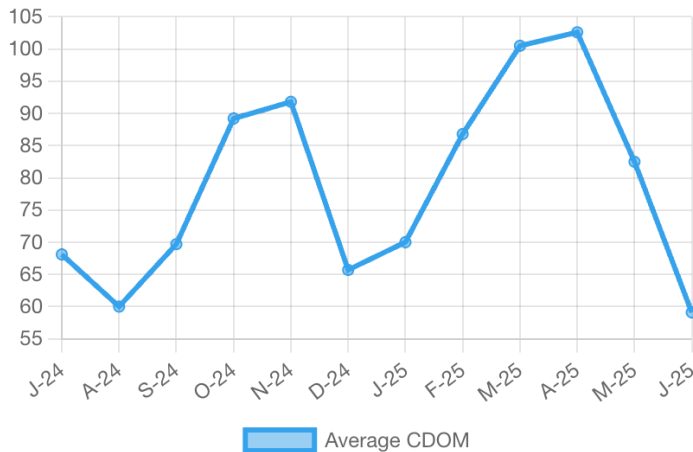
Absorption Rate, in Months



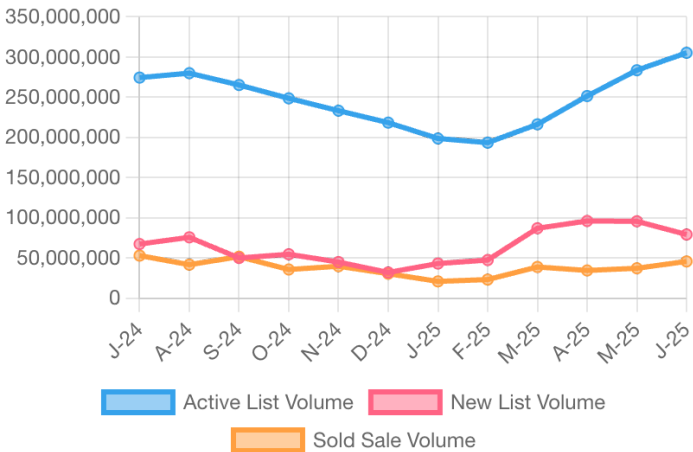
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jun-25	Jun-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	6.25	5.57	12.21	5.17	4.47	15.66
Average List Price (Actives)	\$578,160	\$559,434	3.35	\$528,980	\$504,962	4.76
Median List Price (Actives)	\$477,000	\$462,400	3.16	\$439,900	\$430,000	2.30
Average Sale Price (Solds)	\$503,853	\$425,128	18.52	\$447,808	\$422,812	5.91
Median Sale Price (Solds)	\$450,000	\$380,000	18.42	\$412,000	\$390,000	5.64
Average CDOM	59	57	3.51	83	72	15.28
Median CDOM	17	23	-26.09	42	33	27.27

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	4	3	33.3
100,000-149,999	0	4	-100.0	7	10	-30.0
150,000-199,999	1	3	-66.7	16	18	-11.1
200,000-249,999	2	8	-75.0	19	37	-48.6
250,000-299,999	5	11	-54.5	41	39	5.1
300,000-349,999	12	12	0.0	58	66	-12.1
350,000-399,999	17	16	6.3	68	86	-20.9
400,000-449,999	7	10	-30.0	59	68	-13.2
450,000-499,999	11	13	-15.4	44	52	-15.4
500,000-549,999	8	6	33.3	34	30	13.3
550,000-599,999	7	3	133.3	24	18	33.3
600,000-649,999	0	5	-100.0	15	20	-25.0
650,000-699,999	4	0	N/A	12	11	9.1
700,000-749,999	2	2	0.0	11	11	0.0
750,000-799,999	3	3	0.0	10	7	42.9
800,000-849,999	2	1	100.0	5	8	-37.5
850,000-899,999	2	0	N/A	6	3	100.0
900,000-949,999	2	2	0.0	6	2	200.0
950,000-999,999	1	0	N/A	1	6	-83.3
1,000,000-1,099,999	0	1	-100.0	2	1	100.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	4	2	100.0
100,000-149,999	3	2	50.0	8	6	33.3
150,000-199,999	1	2	-50.0	19	13	46.2
200,000-249,999	3	2	50.0	21	30	-30.0
250,000-299,999	11	8	37.5	48	44	9.1
300,000-349,999	9	15	-40.0	55	70	-21.4
350,000-399,999	24	11	118.2	93	90	3.3
400,000-449,999	11	12	-8.3	65	66	-1.5
450,000-499,999	5	12	-58.3	49	62	-21.0
500,000-549,999	6	6	0.0	35	30	16.7
550,000-599,999	4	3	33.3	27	21	28.6
600,000-649,999	7	2	250.0	15	18	-16.7
650,000-699,999	4	2	100.0	18	18	0.0
700,000-749,999	1	4	-75.0	9	8	12.5
750,000-799,999	2	4	-50.0	14	17	-17.6
800,000-849,999	2	2	0.0	2	6	-66.7
850,000-899,999	0	3	-100.0	7	7	0.0
900,000-949,999	1	1	0.0	1	2	-50.0
950,000-999,999	0	3	-100.0	5	9	-44.4
1,000,000-1,099,999	0	1	-100.0	2	1	100.0

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	3	0	N/A	3	0	N/A
1,200,000-1,299,999	1	0	N/A	2	0	N/A
1,300,000-1,399,999	0	1	-100.0	1	1	0.0
1,400,000-1,499,999	0	0	0.0	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	1	-100.0
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	91	101	-9.9	449	498	-9.8

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	1	1	0.0	6	1	500.0
1,200,000-1,299,999	1	1	0.0	3	3	0.0
1,300,000-1,399,999	1	0	N/A	3	0	N/A
1,400,000-1,499,999	0	0	0.0	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	0	0.0	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	98	97	1.0	510	525	-2.9

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	1	0.0	5	3	66.7
100,000-149,999	2	5	-60.0	12	11	9.1
150,000-199,999	11	16	-31.2	38	34	11.8
200,000-249,999	13	13	0.0	38	50	-24.0
250,000-299,999	48	30	60.0	106	89	19.1
300,000-349,999	55	59	-6.8	132	139	-5.0
350,000-399,999	61	59	3.4	173	170	1.8
400,000-449,999	46	45	2.2	141	124	13.7
450,000-499,999	53	37	43.2	122	122	0.0
500,000-549,999	26	34	-23.5	69	72	-4.2
550,000-599,999	38	28	35.7	75	61	23.0
600,000-649,999	26	15	73.3	53	44	20.5
650,000-699,999	28	22	27.3	51	51	0.0
700,000-749,999	18	18	0.0	33	30	10.0
750,000-799,999	22	19	15.8	39	38	2.6
800,000-849,999	13	7	85.7	19	17	11.8
850,000-899,999	12	12	0.0	23	22	4.5
900,000-949,999	8	5	60.0	13	9	44.4
950,000-999,999	14	16	-12.5	25	26	-3.8
1,000,000-1,099,999	6	5	20.0	10	9	11.1
1,100,000-1,199,999	8	12	-33.3	19	13	46.2
1,200,000-1,299,999	3	2	50.0	8	7	14.3
1,300,000-1,399,999	3	1	200.0	9	3	200.0
1,400,000-1,499,999	2	1	100.0	3	1	200.0
1,500,000-1,599,999	1	1	0.0	2	1	100.0
1,600,000-1,699,999	1	3	-66.7	1	3	-66.7
1,700,000-1,799,999	1	1	0.0	1	1	0.0
1,800,000-1,899,999	3	1	200.0	4	1	300.0
1,900,000-1,999,999	0	0	0.0	1	0	N/A
2,000,000-2,249,999	0	1	-100.0	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	3	0	N/A	10	4	150.0
150,000-199,999	4	3	33.3	21	23	-8.7
200,000-249,999	4	3	33.3	22	33	-33.3
250,000-299,999	15	14	7.1	76	63	20.6
300,000-349,999	18	18	0.0	85	108	-21.3
350,000-399,999	19	20	-5.0	130	123	5.7
400,000-449,999	17	14	21.4	105	88	19.3
450,000-499,999	20	16	25.0	84	93	-9.7
500,000-549,999	7	12	-41.7	48	56	-14.3
550,000-599,999	12	7	71.4	47	45	4.4
600,000-649,999	7	7	0.0	40	31	29.0
650,000-699,999	6	8	-25.0	32	36	-11.1
700,000-749,999	1	11	-90.9	20	21	-4.8
750,000-799,999	6	2	200.0	29	31	-6.5
800,000-849,999	3	2	50.0	17	10	70.0
850,000-899,999	1	3	-66.7	14	17	-17.6
900,000-949,999	4	3	33.3	11	7	57.1
950,000-999,999	3	3	0.0	16	17	-5.9
1,000,000-1,099,999	1	0	N/A	7	5	40.0
1,100,000-1,199,999	2	0	N/A	11	10	10.0
1,200,000-1,299,999	0	0	0.0	4	4	0.0
1,300,000-1,399,999	1	0	N/A	8	1	700.0
1,400,000-1,499,999	0	0	0.0	2	1	100.0
1,500,000-1,599,999	0	0	0.0	1	1	0.0
1,600,000-1,699,999	0	0	0.0	1	2	-50.0
1,700,000-1,799,999	0	0	0.0	0	1	-100.0
1,800,000-1,899,999	1	0	N/A	4	0	N/A
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	2	0	N/A	2	1	100.0
2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
2,750,000-2,999,999	1	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	1	0	N/A	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	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+	1	0	N/A	1	0	N/A
Totals	528	472	11.9	1233	1156	6.7

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	1	0	N/A	2	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	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	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	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	1	0	N/A
Totals	156	146	6.8	852	833	2.3

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