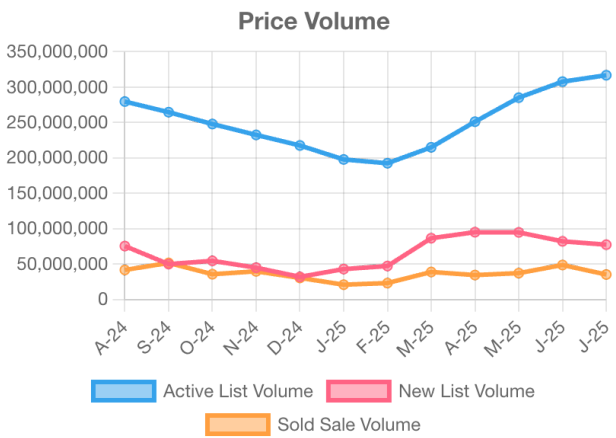
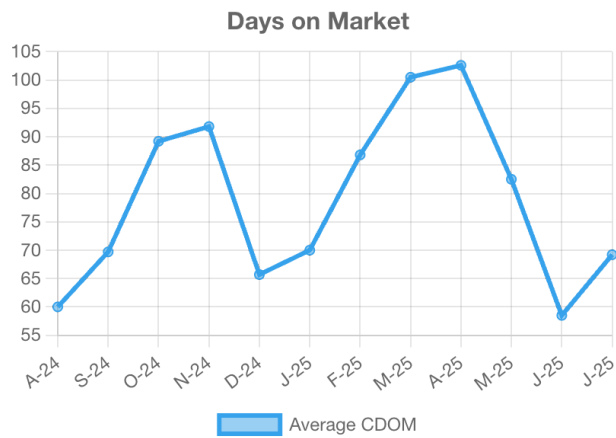
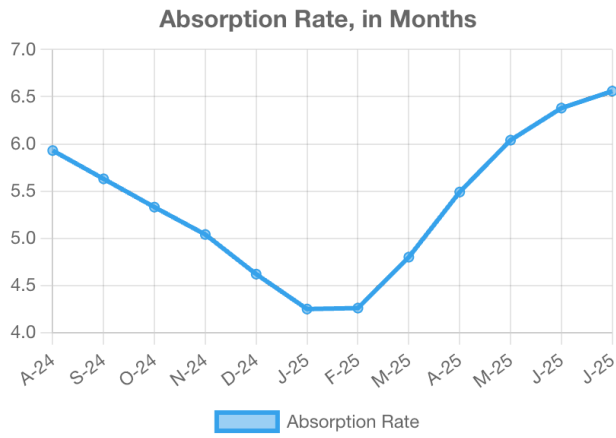
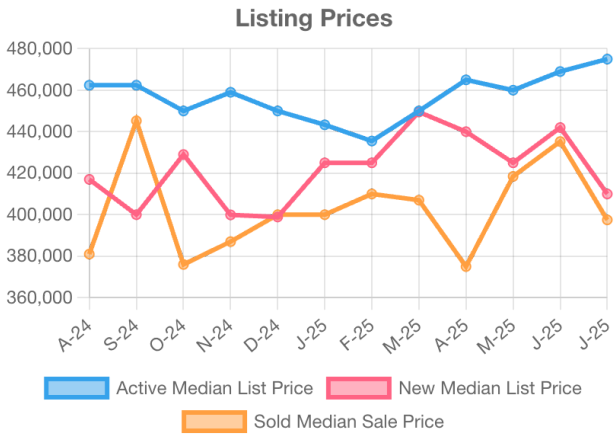
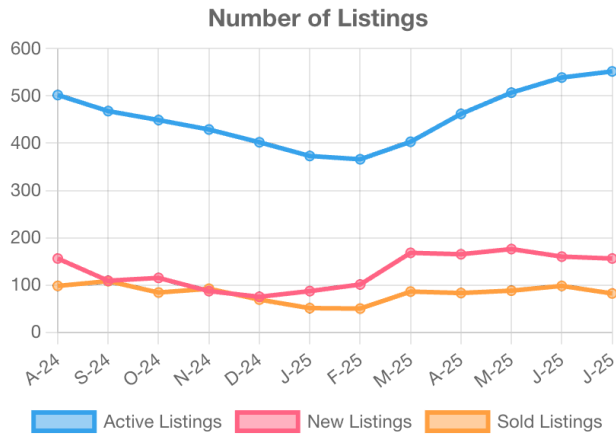


Market Summary

Josephine Residential, July 2025



Summary Statistics

	Jul-25	Jul-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	6.56	5.81	12.91	5.4	4.67	15.63
Average List Price (Actives)	\$573,870	\$566,674	1.27	\$523,174	\$505,723	3.45
Median List Price (Actives)	\$475,000	\$473,450	0.33	\$434,672	\$430,000	1.09
Average Sale Price (Solds)	\$431,607	\$515,600	-16.29	\$445,034	\$438,714	1.44
Median Sale Price (Solds)	\$397,500	\$460,000	-13.59	\$410,000	\$400,000	2.50
Average CDOM	69	68	1.47	81	72	12.50
Median CDOM	40	30	33.33	41	33	24.24

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	4	3	33.3
100,000-149,999	4	1	300.0	11	11	0.0
150,000-199,999	2	2	0.0	18	20	-10.0
200,000-249,999	2	3	-33.3	22	40	-45.0
250,000-299,999	7	6	16.7	50	45	11.1
300,000-349,999	9	11	-18.2	69	77	-10.4
350,000-399,999	17	13	30.8	85	99	-14.1
400,000-449,999	15	12	25.0	75	80	-6.2
450,000-499,999	7	14	-50.0	51	66	-22.7
500,000-549,999	5	6	-16.7	39	36	8.3
550,000-599,999	3	5	-40.0	27	23	17.4
600,000-649,999	4	4	0.0	19	24	-20.8
650,000-699,999	0	6	-100.0	12	17	-29.4
700,000-749,999	1	4	-75.0	12	15	-20.0
750,000-799,999	1	4	-75.0	11	11	0.0
800,000-849,999	2	3	-33.3	7	11	-36.4
850,000-899,999	0	4	-100.0	6	7	-14.3
900,000-949,999	1	0	N/A	7	2	250.0
950,000-999,999	0	2	-100.0	1	8	-87.5
1,000,000-1,099,999	2	0	N/A	4	1	300.0
1,100,000-1,199,999	0	2	-100.0	4	2	100.0
1,200,000-1,299,999	0	1	-100.0	2	1	100.0
1,300,000-1,399,999	0	0	0.0	1	1	0.0
1,400,000-1,499,999	0	0	0.0	1	0	N/A

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	5	2	150.0
100,000-149,999	3	2	50.0	9	8	12.5
150,000-199,999	5	4	25.0	24	17	41.2
200,000-249,999	5	3	66.7	26	33	-21.2
250,000-299,999	14	9	55.6	59	53	11.3
300,000-349,999	21	13	61.5	76	83	-8.4
350,000-399,999	21	16	31.3	111	106	4.7
400,000-449,999	11	9	22.2	75	75	0.0
450,000-499,999	14	9	55.6	62	71	-12.7
500,000-549,999	6	11	-45.5	41	41	0.0
550,000-599,999	2	5	-60.0	29	26	11.5
600,000-649,999	1	3	-66.7	16	21	-23.8
650,000-699,999	2	6	-66.7	18	24	-25.0
700,000-749,999	1	3	-66.7	10	11	-9.1
750,000-799,999	3	0	N/A	17	17	0.0
800,000-849,999	1	0	N/A	3	6	-50.0
850,000-899,999	1	2	-50.0	8	9	-11.1
900,000-949,999	3	1	200.0	4	3	33.3
950,000-999,999	1	1	0.0	6	10	-40.0
1,000,000-1,099,999	1	1	0.0	4	2	100.0
1,100,000-1,199,999	1	1	0.0	7	2	250.0
1,200,000-1,299,999	0	0	0.0	3	3	0.0
1,300,000-1,399,999	0	0	0.0	3	0	N/A
1,400,000-1,499,999	0	0	0.0	1	0	N/A

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
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	82	103	-20.4	538	601	-10.5

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,500,000-1,599,999	0	0	0.0	0	0	0.0
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
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	119	99	20.2	618	624	-1.0

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	4	4	0.0	15	12	25.0
150,000-199,999	12	15	-20.0	41	37	10.8
200,000-249,999	13	15	-13.3	45	58	-22.4
250,000-299,999	47	34	38.2	125	101	23.8
300,000-349,999	62	57	8.8	157	154	1.9
350,000-399,999	64	58	10.3	201	185	8.6
400,000-449,999	51	41	24.4	155	141	9.9
450,000-499,999	54	44	22.7	135	137	-1.5
500,000-549,999	24	33	-27.3	75	79	-5.1
550,000-599,999	40	28	42.9	83	72	15.3
600,000-649,999	26	17	52.9	55	47	17.0
650,000-699,999	29	24	20.8	58	53	9.4
700,000-749,999	18	20	-10.0	36	37	-2.7
750,000-799,999	21	19	10.5	44	41	7.3
800,000-849,999	14	6	133.3	21	17	23.5
850,000-899,999	18	13	38.5	33	24	37.5
900,000-949,999	12	6	100.0	14	9	55.6
950,000-999,999	11	15	-26.7	24	31	-22.6
1,000,000-1,099,999	5	5	0.0	13	9	44.4
1,100,000-1,199,999	5	13	-61.5	18	15	20.0
1,200,000-1,299,999	2	2	0.0	9	7	28.6
1,300,000-1,399,999	4	1	300.0	10	3	233.3
1,400,000-1,499,999	2	1	100.0	3	1	200.0
1,500,000-1,599,999	1	2	-50.0	2	2	0.0
1,600,000-1,699,999	3	3	0.0	3	3	0.0
1,700,000-1,799,999	3	1	200.0	3	1	200.0
1,800,000-1,899,999	1	1	0.0	1	1	0.0
1,900,000-1,999,999	0	1	-100.0	2	1	100.0
2,000,000-2,249,999	0	1	-100.0	1	1	0.0
2,250,000-2,499,999	2	0	N/A	2	1	100.0
2,500,000-2,749,999	1	1	0.0	1	1	0.0
2,750,000-2,999,999	0	0	0.0	1	1	0.0
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

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	13	5	160.0
150,000-199,999	4	3	33.3	24	26	-7.7
200,000-249,999	6	8	-25.0	29	41	-29.3
250,000-299,999	17	12	41.7	95	75	26.7
300,000-349,999	21	15	40.0	110	123	-10.6
350,000-399,999	26	15	73.3	158	138	14.5
400,000-449,999	15	17	-11.8	119	105	13.3
450,000-499,999	13	14	-7.1	97	107	-9.3
500,000-549,999	3	7	-57.1	53	63	-15.9
550,000-599,999	9	12	-25.0	54	57	-5.3
600,000-649,999	7	3	133.3	44	34	29.4
650,000-699,999	7	2	250.0	39	38	2.6
700,000-749,999	2	7	-71.4	22	28	-21.4
750,000-799,999	6	3	100.0	35	34	2.9
800,000-849,999	4	0	N/A	19	10	90.0
850,000-899,999	5	2	150.0	24	19	26.3
900,000-949,999	1	0	N/A	13	7	85.7
950,000-999,999	1	4	-75.0	13	22	-40.9
1,000,000-1,099,999	2	0	N/A	10	5	100.0
1,100,000-1,199,999	1	3	-66.7	10	12	-16.7
1,200,000-1,299,999	2	0	N/A	6	4	50.0
1,300,000-1,399,999	1	0	N/A	9	1	800.0
1,400,000-1,499,999	0	0	0.0	2	1	100.0
1,500,000-1,599,999	0	1	-100.0	1	2	-50.0
1,600,000-1,699,999	0	0	0.0	3	2	50.0
1,700,000-1,799,999	0	0	0.0	2	1	100.0
1,800,000-1,899,999	0	0	0.0	1	0	N/A
1,900,000-1,999,999	1	1	0.0	1	1	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	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	1	-100.0	0	1	-100.0
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

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
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	552	484	14.0	1394	1287	8.3

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
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	131	19.1	1013	964	5.1

Information is deemed to be reliable, but is not guaranteed. © 2025 [MLS](#) and [FBS](#). Prepared by Oregon DataShare, LLC on Monday, August 04, 2025 9:36 AM