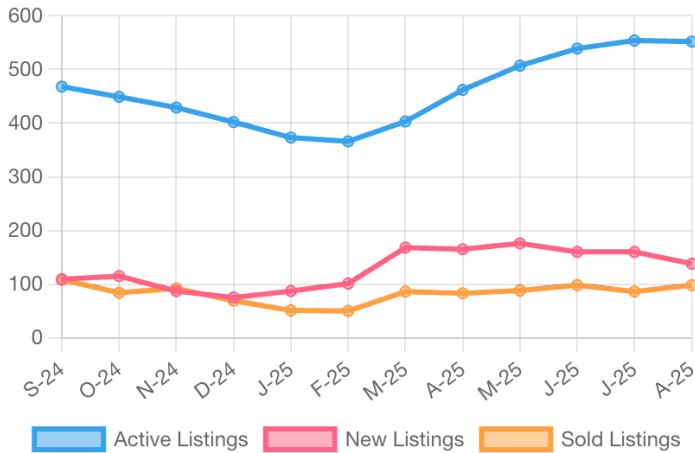


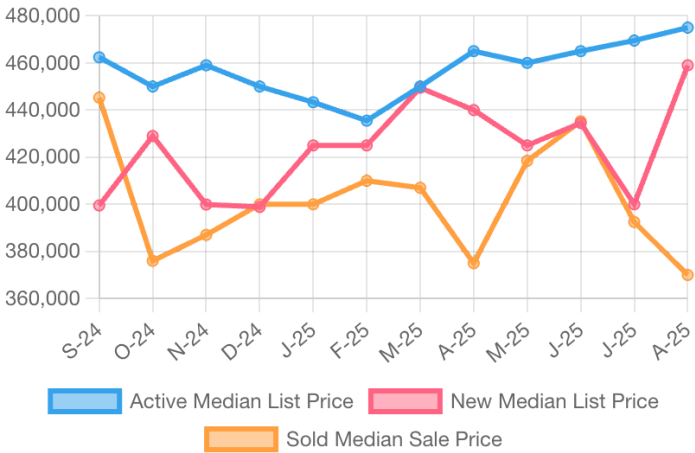
Market Summary

Josephine Residential, August 2025

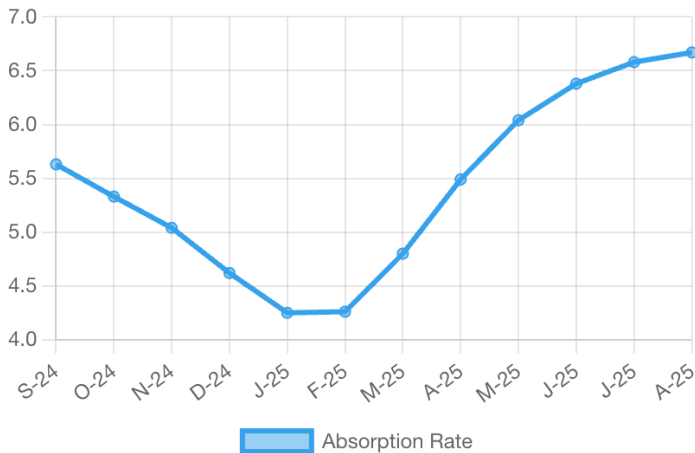
Number of Listings



Listing Prices



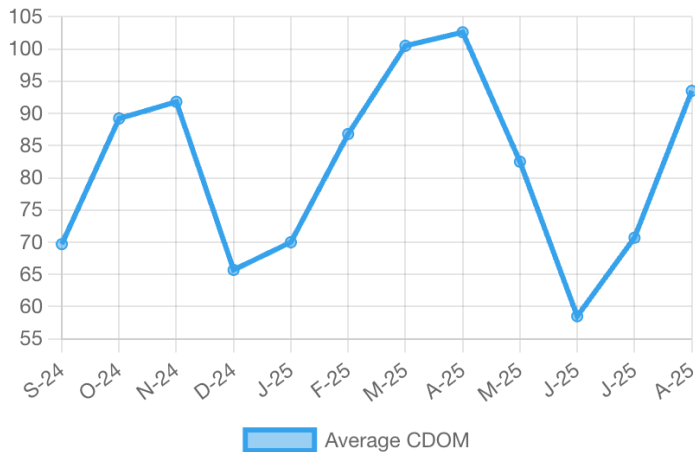
Absorption Rate, in Months



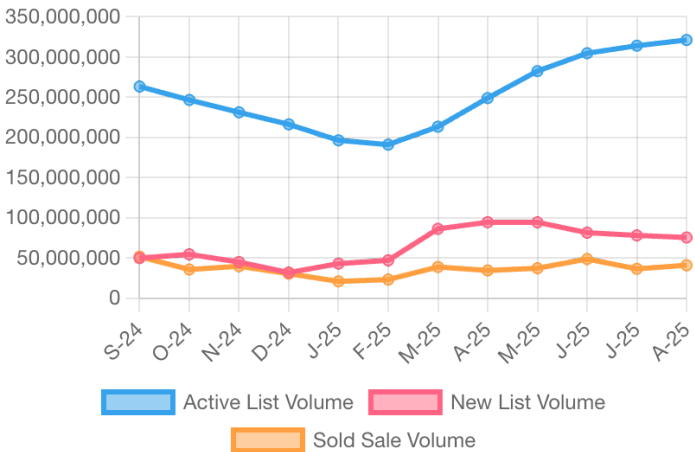
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Aug-25	Aug-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	6.67	5.95	12.10	5.56	4.83	15.11
Average List Price (Actives)	\$581,845	\$553,920	5.04	\$522,199	\$502,509	3.92
Median List Price (Actives)	\$475,000	\$460,000	3.26	\$435,000	\$429,900	1.19
Average Sale Price (Solds)	\$419,006	\$426,678	-1.80	\$440,755	\$437,027	0.85
Median Sale Price (Solds)	\$370,000	\$381,000	-2.89	\$400,000	\$399,000	0.25
Average CDOM	93	60	55.00	83	70	18.57
Median CDOM	35	36	-2.78	39	34	14.71

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	2	2	0.0	6	5	20.0
100,000-149,999	1	2	-50.0	13	13	0.0
150,000-199,999	3	2	50.0	21	22	-4.5
200,000-249,999	3	5	-40.0	25	45	-44.4
250,000-299,999	11	14	-21.4	63	59	6.8
300,000-349,999	21	18	16.7	90	95	-5.3
350,000-399,999	17	14	21.4	102	113	-9.7
400,000-449,999	12	11	9.1	87	91	-4.4
450,000-499,999	11	4	175.0	62	70	-11.4
500,000-549,999	1	6	-83.3	40	42	-4.8
550,000-599,999	3	4	-25.0	31	27	14.8
600,000-649,999	2	4	-50.0	21	28	-25.0
650,000-699,999	2	2	0.0	14	19	-26.3
700,000-749,999	1	3	-66.7	13	18	-27.8
750,000-799,999	2	0	N/A	13	11	18.2
800,000-849,999	0	0	0.0	7	11	-36.4
850,000-899,999	2	1	100.0	8	8	0.0
900,000-949,999	1	1	0.0	8	3	166.7
950,000-999,999	0	1	-100.0	1	9	-88.9
1,000,000-1,099,999	2	3	-33.3	6	4	50.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	5	2	150.0
100,000-149,999	3	0	N/A	12	8	50.0
150,000-199,999	3	4	-25.0	27	21	28.6
200,000-249,999	13	4	225.0	38	37	2.7
250,000-299,999	13	7	85.7	71	60	18.3
300,000-349,999	12	16	-25.0	89	99	-10.1
350,000-399,999	16	13	23.1	126	119	5.9
400,000-449,999	19	13	46.2	93	88	5.7
450,000-499,999	14	14	0.0	77	85	-9.4
500,000-549,999	4	4	0.0	45	45	0.0
550,000-599,999	11	7	57.1	40	33	21.2
600,000-649,999	2	5	-60.0	17	26	-34.6
650,000-699,999	6	2	200.0	24	26	-7.7
700,000-749,999	1	3	-66.7	11	14	-21.4
750,000-799,999	6	2	200.0	22	19	15.8
800,000-849,999	1	0	N/A	4	6	-33.3
850,000-899,999	0	1	-100.0	8	10	-20.0
900,000-949,999	1	1	0.0	5	4	25.0
950,000-999,999	1	0	N/A	7	10	-30.0
1,000,000-1,099,999	0	0	0.0	4	2	100.0

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	1	1	0.0	5	3	66.7
1,200,000-1,299,999	0	0	0.0	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
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	98	98	0.0	640	699	-8.4

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	0	1	-100.0	7	3	133.3
1,200,000-1,299,999	2	0	N/A	5	3	66.7
1,300,000-1,399,999	1	0	N/A	4	0	N/A
1,400,000-1,499,999	0	0	0.0	1	0	N/A
1,500,000-1,599,999	0	1	-100.0	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
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	129	98	31.6	743	722	2.9

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	1	-100.0	5	4	25.0
100,000-149,999	3	3	0.0	15	12	25.0
150,000-199,999	11	12	-8.3	42	39	7.7
200,000-249,999	27	35	-22.9	62	82	-24.4
250,000-299,999	41	31	32.3	132	110	20.0
300,000-349,999	50	53	-5.7	161	164	-1.8
350,000-399,999	68	61	11.5	232	209	11.0
400,000-449,999	50	43	16.3	168	157	7.0
450,000-499,999	53	46	15.2	156	155	0.6
500,000-549,999	22	30	-26.7	85	89	-4.5
550,000-599,999	42	35	20.0	94	87	8.0
600,000-649,999	26	18	44.4	57	52	9.6
650,000-699,999	32	21	52.4	69	58	19.0
700,000-749,999	18	25	-28.0	37	42	-11.9
750,000-799,999	23	16	43.8	48	42	14.3
800,000-849,999	9	7	28.6	18	19	-5.3
850,000-899,999	19	12	58.3	35	26	34.6
900,000-949,999	8	5	60.0	15	9	66.7
950,000-999,999	11	17	-35.3	25	33	-24.2
1,000,000-1,099,999	6	4	50.0	14	11	27.3
1,100,000-1,199,999	8	12	-33.3	21	15	40.0
1,200,000-1,299,999	6	3	100.0	13	8	62.5
1,300,000-1,399,999	3	1	200.0	9	3	200.0
1,400,000-1,499,999	3	1	200.0	4	1	300.0
1,500,000-1,599,999	2	1	100.0	3	2	50.0
1,600,000-1,699,999	1	3	-66.7	2	3	-33.3
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	1	1	0.0	2	2	0.0
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	1	-100.0	3	3	0.0
100,000-149,999	0	0	0.0	13	5	160.0
150,000-199,999	1	2	-50.0	25	28	-10.7
200,000-249,999	4	13	-69.2	34	65	-47.7
250,000-299,999	6	11	-45.5	105	84	25.0
300,000-349,999	14	19	-26.3	123	133	-7.5
350,000-399,999	24	24	0.0	188	162	16.0
400,000-449,999	16	16	0.0	133	121	9.9
450,000-499,999	20	18	11.1	117	125	-6.4
500,000-549,999	10	10	0.0	62	73	-15.1
550,000-599,999	12	15	-20.0	65	72	-9.7
600,000-649,999	4	5	-20.0	46	39	17.9
650,000-699,999	6	5	20.0	50	43	16.3
700,000-749,999	3	4	-25.0	23	33	-30.3
750,000-799,999	3	2	50.0	40	35	14.3
800,000-849,999	1	2	-50.0	16	12	33.3
850,000-899,999	3	2	50.0	26	21	23.8
900,000-949,999	1	0	N/A	14	7	100.0
950,000-999,999	1	2	-50.0	14	24	-41.7
1,000,000-1,099,999	0	1	-100.0	10	7	42.9
1,100,000-1,199,999	3	1	200.0	14	12	16.7
1,200,000-1,299,999	4	1	300.0	10	5	100.0
1,300,000-1,399,999	0	0	0.0	8	1	700.0
1,400,000-1,499,999	0	0	0.0	3	1	200.0
1,500,000-1,599,999	0	0	0.0	2	2	0.0
1,600,000-1,699,999	0	0	0.0	2	2	0.0
1,700,000-1,799,999	0	0	0.0	2	1	100.0
1,800,000-1,899,999	1	0	N/A	1	0	N/A
1,900,000-1,999,999	0	1	-100.0	1	2	-50.0
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	1	1	0.0	1	2	-50.0
2,750,000-2,999,999	0	1	-100.0	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
3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	0	0	0.0	2	0	N/A
4,000,000-4,249,999	0	1	-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	503	9.7	1537	1443	6.5

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	0	0	0.0	2	0	N/A
2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
2,750,000-2,999,999	0	0	0.0	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
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	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	138	156	-11.5	1155	1120	3.1

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