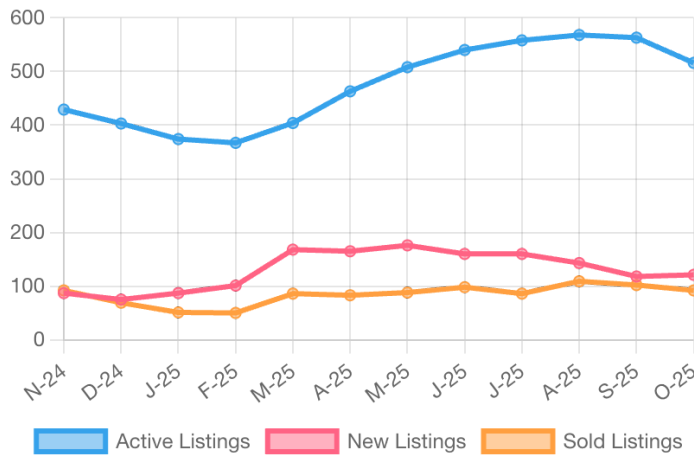


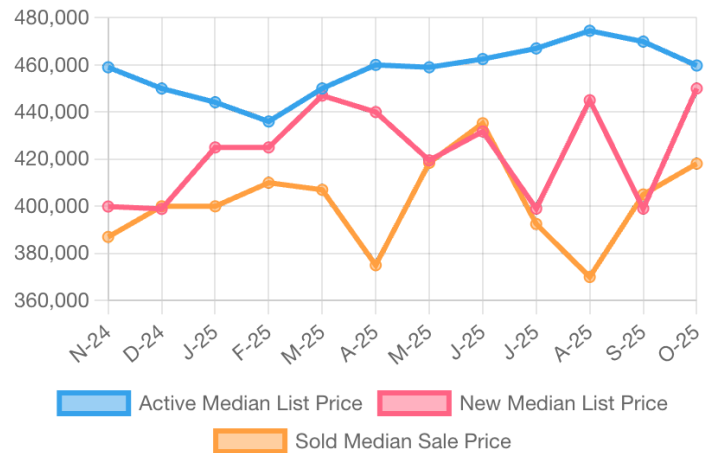
Market Summary

Josephine Residential, October 2025

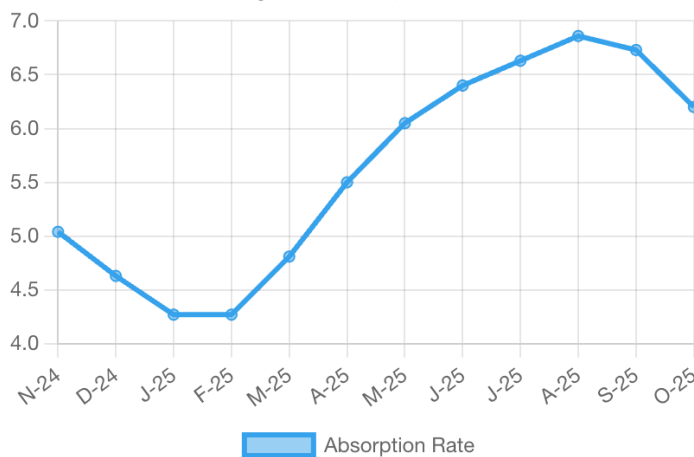
Number of Listings



Listing Prices



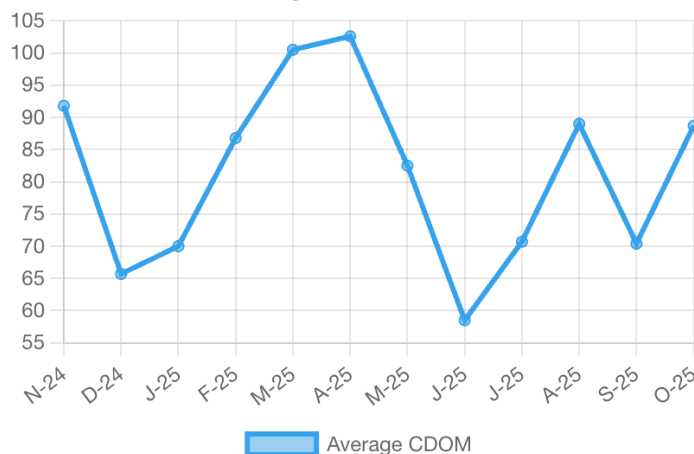
Absorption Rate, in Months



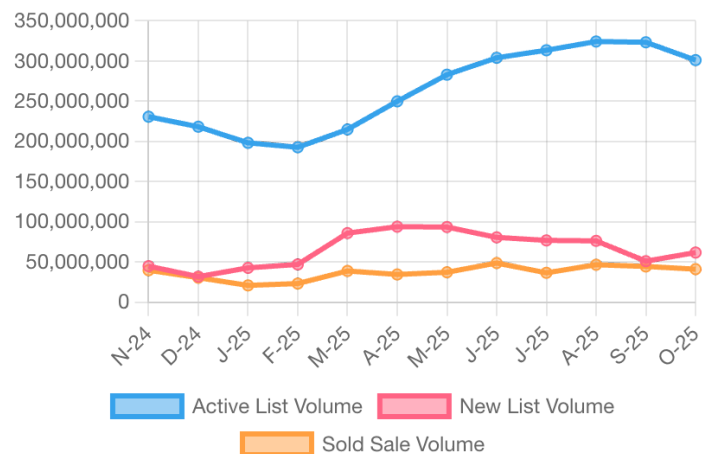
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Oct-25	Oct-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	6.2	5.34	16.10	5.77	4.96	16.33
Average List Price (Actives)	\$583,550	\$547,419	6.60	\$512,987	\$497,536	3.11
Median List Price (Actives)	\$459,750	\$450,000	2.17	\$429,900	\$429,000	0.21
Average Sale Price (Solds)	\$447,670	\$426,300	5.01	\$441,588	\$441,095	0.11
Median Sale Price (Solds)	\$418,100	\$376,000	11.20	\$403,000	\$400,000	0.75
Average CDOM	88	89	-1.12	81	72	12.50
Median CDOM	56	56	0.00	43	36	19.44

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	8	5	60.0
100,000-149,999	1	1	0.0	15	15	0.0
150,000-199,999	3	2	50.0	27	25	8.0
200,000-249,999	3	2	50.0	36	51	-29.4
250,000-299,999	3	12	-75.0	77	79	-2.5
300,000-349,999	13	13	0.0	116	122	-4.9
350,000-399,999	18	19	-5.3	137	147	-6.8
400,000-449,999	12	7	71.4	115	109	5.5
450,000-499,999	10	4	150.0	87	89	-2.2
500,000-549,999	8	9	-11.1	55	60	-8.3
550,000-599,999	6	2	200.0	40	38	5.3
600,000-649,999	4	2	100.0	27	34	-20.6
650,000-699,999	1	4	-75.0	20	26	-23.1
700,000-749,999	4	2	100.0	19	25	-24.0
750,000-799,999	3	2	50.0	17	15	13.3
800,000-849,999	0	0	0.0	10	14	-28.6
850,000-899,999	0	1	-100.0	10	9	11.1
900,000-949,999	1	0	N/A	10	5	100.0
950,000-999,999	0	2	-100.0	1	11	-90.9
1,000,000-1,099,999	0	0	0.0	6	5	20.0

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	6	2	200.0
100,000-149,999	1	1	0.0	13	9	44.4
150,000-199,999	4	1	300.0	30	22	36.4
200,000-249,999	4	8	-50.0	45	47	-4.3
250,000-299,999	12	10	20.0	88	78	12.8
300,000-349,999	19	15	26.7	124	128	-3.1
350,000-399,999	19	17	11.8	162	156	3.8
400,000-449,999	15	13	15.4	116	109	6.4
450,000-499,999	9	7	28.6	97	98	-1.0
500,000-549,999	8	5	60.0	56	55	1.8
550,000-599,999	5	3	66.7	49	42	16.7
600,000-649,999	6	1	500.0	26	30	-13.3
650,000-699,999	4	4	0.0	32	33	-3.0
700,000-749,999	1	1	0.0	12	17	-29.4
750,000-799,999	4	2	100.0	28	25	12.0
800,000-849,999	1	0	N/A	5	9	-44.4
850,000-899,999	3	0	N/A	12	11	9.1
900,000-949,999	0	1	-100.0	5	6	-16.7
950,000-999,999	0	0	0.0	6	12	-50.0
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	0	0	0.0	5	3	66.7
1,200,000-1,299,999	1	0	N/A	3	1	200.0
1,300,000-1,399,999	0	0	0.0	2	1	100.0
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	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	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	92	84	9.5	845	891	-5.2

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	1	0	N/A	8	4	100.0
1,200,000-1,299,999	0	0	0.0	5	4	25.0
1,300,000-1,399,999	0	0	0.0	5	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	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	117	89	31.5	936	901	3.9

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	2	-100.0	6	4	50.0
100,000-149,999	2	2	0.0	18	14	28.6
150,000-199,999	12	14	-14.3	53	45	17.8
200,000-249,999	20	37	-45.9	72	94	-23.4
250,000-299,999	45	30	50.0	159	131	21.4
300,000-349,999	48	45	6.7	194	193	0.5
350,000-399,999	71	47	51.1	266	238	11.8
400,000-449,999	52	46	13.0	202	194	4.1
450,000-499,999	40	39	2.6	174	175	-0.6
500,000-549,999	27	24	12.5	101	102	-1.0
550,000-599,999	35	35	0.0	107	99	8.1
600,000-649,999	21	14	50.0	65	57	14.0
650,000-699,999	32	19	68.4	84	70	20.0
700,000-749,999	12	20	-40.0	39	46	-15.2
750,000-799,999	20	14	42.9	56	50	12.0
800,000-849,999	12	4	200.0	21	21	0.0
850,000-899,999	13	11	18.2	34	29	17.2
900,000-949,999	9	4	125.0	19	10	90.0
950,000-999,999	12	12	0.0	27	35	-22.9
1,000,000-1,099,999	2	3	-33.3	12	11	9.1
1,100,000-1,199,999	8	12	-33.3	24	17	41.2
1,200,000-1,299,999	3	3	0.0	11	10	10.0
1,300,000-1,399,999	1	2	-50.0	11	5	120.0
1,400,000-1,499,999	4	1	300.0	5	1	400.0
1,500,000-1,599,999	3	1	200.0	4	2	100.0
1,600,000-1,699,999	0	2	-100.0	1	3	-66.7
1,700,000-1,799,999	3	1	200.0	3	1	200.0
1,800,000-1,899,999	0	0	0.0	0	1	-100.0
1,900,000-1,999,999	1	2	-50.0	2	2	0.0
2,000,000-2,249,999	0	0	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	4	3	33.3
100,000-149,999	2	0	N/A	16	7	128.6
150,000-199,999	7	2	250.0	36	34	5.9
200,000-249,999	5	5	0.0	44	77	-42.9
250,000-299,999	7	12	-41.7	132	105	25.7
300,000-349,999	12	12	0.0	155	162	-4.3
350,000-399,999	15	13	15.4	223	191	16.8
400,000-449,999	12	20	-40.0	167	158	5.7
450,000-499,999	14	14	0.0	135	145	-6.9
500,000-549,999	6	9	-33.3	78	86	-9.3
550,000-599,999	10	7	42.9	79	84	-6.0
600,000-649,999	8	2	300.0	54	44	22.7
650,000-699,999	4	6	-33.3	64	55	16.4
700,000-749,999	2	2	0.0	25	37	-32.4
750,000-799,999	6	5	20.0	48	43	11.6
800,000-849,999	0	0	0.0	19	14	35.7
850,000-899,999	4	1	300.0	26	24	8.3
900,000-949,999	2	0	N/A	18	8	125.0
950,000-999,999	0	1	-100.0	15	26	-42.3
1,000,000-1,099,999	1	1	0.0	9	7	28.6
1,100,000-1,199,999	1	1	0.0	17	14	21.4
1,200,000-1,299,999	0	1	-100.0	8	7	14.3
1,300,000-1,399,999	2	1	100.0	10	3	233.3
1,400,000-1,499,999	0	0	0.0	4	1	300.0
1,500,000-1,599,999	0	0	0.0	3	2	50.0
1,600,000-1,699,999	0	0	0.0	1	2	-50.0
1,700,000-1,799,999	0	0	0.0	2	1	100.0
1,800,000-1,899,999	0	0	0.0	0	0	0.0
1,900,000-1,999,999	0	0	0.0	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	3	1	200.0	3	2	50.0
2,500,000-2,749,999	2	1	100.0	2	1	100.0
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	1	0	N/A	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	516	450	14.7	1781	1667	6.8

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	1	0	N/A	1	1	0.0
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	0	0	0.0	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	121	115	5.2	1399	1344	4.1

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