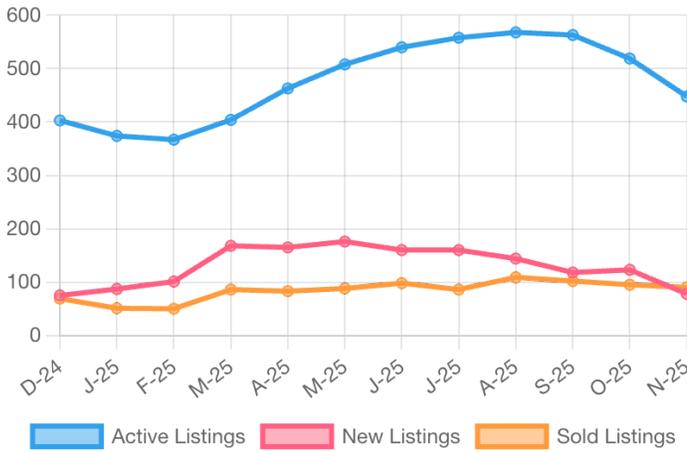


Market Summary

Josephine Residential, November 2025

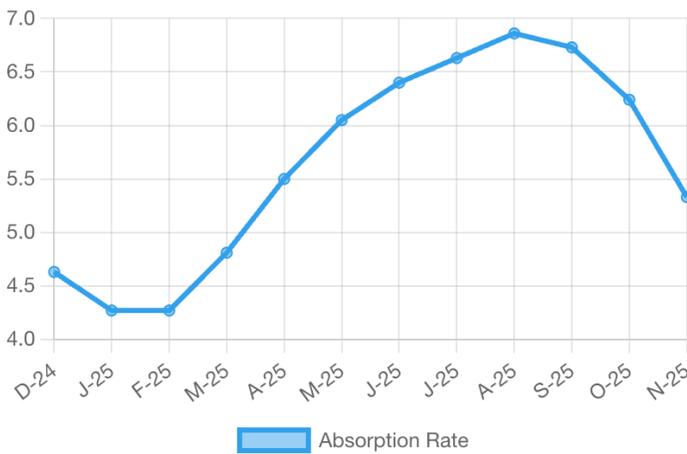
Number of Listings



Listing Prices



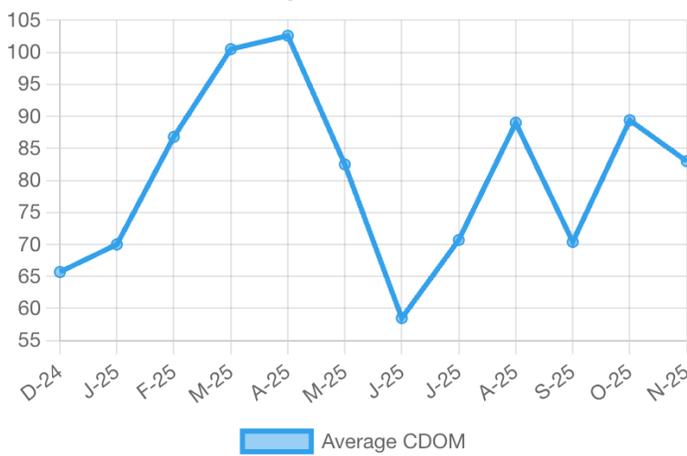
Absorption Rate, in Months



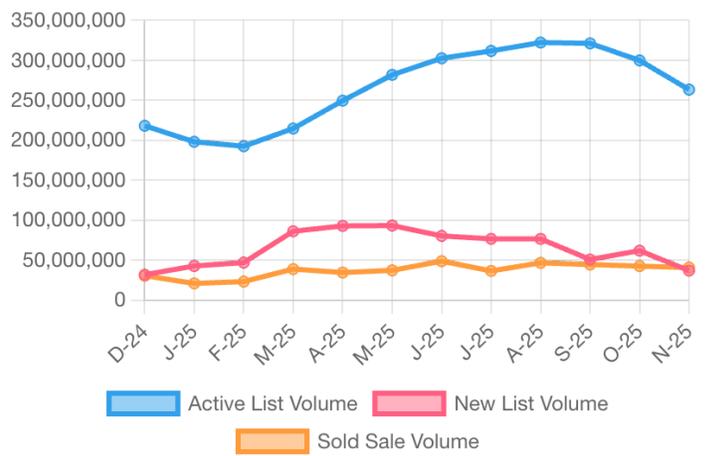
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Nov-25	Nov-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	5.33	5.05	5.54	5.74	4.97	15.49
Average List Price (Actives)	\$587,818	\$536,786	9.51	\$509,538	\$498,392	2.24
Median List Price (Actives)	\$462,000	\$455,250	1.48	\$429,000	\$425,000	0.94
Average Sale Price (Solds)	\$453,198	\$433,100	4.64	\$442,851	\$440,347	0.57
Median Sale Price (Solds)	\$412,000	\$387,000	6.46	\$405,000	\$399,000	1.50
Average CDOM	83	91	-8.79	82	74	10.81
Median CDOM	56	43	30.23	44	37	18.92

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	8	5	60.0
100,000-149,999	1	1	0.0	16	16	0.0
150,000-199,999	0	1	-100.0	27	26	3.8
200,000-249,999	4	7	-42.9	40	58	-31.0
250,000-299,999	7	8	-12.5	84	87	-3.4
300,000-349,999	14	16	-12.5	130	138	-5.8
350,000-399,999	14	16	-12.5	152	163	-6.7
400,000-449,999	15	14	7.1	131	123	6.5
450,000-499,999	8	4	100.0	95	93	2.2
500,000-549,999	7	9	-22.2	62	69	-10.1
550,000-599,999	7	2	250.0	47	40	17.5
600,000-649,999	3	3	0.0	30	37	-18.9
650,000-699,999	3	3	0.0	24	29	-17.2
700,000-749,999	2	1	100.0	21	26	-19.2
750,000-799,999	1	2	-50.0	18	17	5.9
800,000-849,999	1	1	0.0	11	15	-26.7
850,000-899,999	0	2	-100.0	10	11	-9.1
900,000-949,999	0	0	0.0	10	5	100.0
950,000-999,999	1	1	0.0	2	12	-83.3
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	0	0	0.0	6	2	200.0
100,000-149,999	1	0	N/A	14	9	55.6
150,000-199,999	3	2	50.0	32	24	33.3
200,000-249,999	5	4	25.0	49	51	-3.9
250,000-299,999	9	7	28.6	97	85	14.1
300,000-349,999	17	11	54.5	140	139	0.7
350,000-399,999	20	8	150.0	180	164	9.8
400,000-449,999	8	8	0.0	124	117	6.0
450,000-499,999	7	7	0.0	103	105	-1.9
500,000-549,999	6	4	50.0	63	59	6.8
550,000-599,999	4	7	-42.9	53	49	8.2
600,000-649,999	3	1	200.0	27	31	-12.9
650,000-699,999	1	2	-50.0	33	35	-5.7
700,000-749,999	2	3	-33.3	14	20	-30.0
750,000-799,999	2	2	0.0	29	27	7.4
800,000-849,999	1	1	0.0	5	10	-50.0
850,000-899,999	0	0	0.0	12	11	9.1
900,000-949,999	0	0	0.0	5	6	-16.7
950,000-999,999	0	1	-100.0	6	13	-53.8
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	0	N/A	6	3	100.0
1,200,000-1,299,999	1	1	0.0	4	2	100.0
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	90	92	-2.2	938	983	-4.6

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	2	0	N/A	10	4	150.0
1,200,000-1,299,999	0	0	0.0	5	4	25.0
1,300,000-1,399,999	0	1	-100.0	5	1	400.0
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	0	0.0
2,250,000-2,499,999	1	0	N/A	1	1	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	69	33.3	1019	970	5.1

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	2	-50.0	7	4	75.0
100,000-149,999	2	2	0.0	19	14	35.7
150,000-199,999	14	16	-12.5	57	49	16.3
200,000-249,999	21	32	-34.4	80	97	-17.5
250,000-299,999	36	29	24.1	162	140	15.7
300,000-349,999	35	40	-12.5	207	202	2.5
350,000-399,999	63	45	40.0	283	259	9.3
400,000-449,999	41	44	-6.8	210	202	4.0
450,000-499,999	39	43	-9.3	181	182	-0.5
500,000-549,999	19	25	-24.0	104	104	0.0
550,000-599,999	31	32	-3.1	113	104	8.7
600,000-649,999	20	12	66.7	65	60	8.3
650,000-699,999	26	19	36.8	86	73	17.8
700,000-749,999	13	22	-40.9	41	50	-18.0
750,000-799,999	16	11	45.5	54	52	3.8
800,000-849,999	10	4	150.0	24	22	9.1
850,000-899,999	13	9	44.4	36	30	20.0
900,000-949,999	5	4	25.0	19	11	72.7
950,000-999,999	10	11	-9.1	27	36	-25.0
1,000,000-1,099,999	3	4	-25.0	14	11	27.3
1,100,000-1,199,999	9	10	-10.0	27	17	58.8
1,200,000-1,299,999	3	3	0.0	12	11	9.1
1,300,000-1,399,999	2	2	0.0	10	5	100.0
1,400,000-1,499,999	2	1	100.0	5	1	400.0
1,500,000-1,599,999	3	1	200.0	4	2	100.0
1,600,000-1,699,999	1	2	-50.0	2	4	-50.0
1,700,000-1,799,999	2	0	N/A	2	0	N/A
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	2	-50.0

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	5	3	66.7
100,000-149,999	0	0	0.0	17	7	142.9
150,000-199,999	4	4	0.0	40	38	5.3
200,000-249,999	5	3	66.7	52	80	-35.0
250,000-299,999	4	9	-55.6	135	114	18.4
300,000-349,999	12	9	33.3	167	171	-2.3
350,000-399,999	12	20	-40.0	239	211	13.3
400,000-449,999	12	8	50.0	175	166	5.4
450,000-499,999	6	7	-14.3	141	153	-7.8
500,000-549,999	3	3	0.0	82	88	-6.8
550,000-599,999	4	5	-20.0	85	89	-4.5
600,000-649,999	2	3	-33.3	54	47	14.9
650,000-699,999	1	3	-66.7	66	58	13.8
700,000-749,999	1	4	-75.0	27	41	-34.1
750,000-799,999	0	2	-100.0	45	45	0.0
800,000-849,999	3	1	200.0	23	15	53.3
850,000-899,999	2	1	100.0	28	25	12.0
900,000-949,999	1	1	0.0	18	9	100.0
950,000-999,999	1	1	0.0	15	27	-44.4
1,000,000-1,099,999	1	0	N/A	11	7	57.1
1,100,000-1,199,999	2	0	N/A	20	14	42.9
1,200,000-1,299,999	0	1	-100.0	9	8	12.5
1,300,000-1,399,999	0	0	0.0	9	3	200.0
1,400,000-1,499,999	1	0	N/A	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	3	-66.7
1,700,000-1,799,999	0	0	0.0	2	0	N/A
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	1	-100.0	0	1	-100.0

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	2	1	100.0	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	1	100.0
4,000,000-4,249,999	0	0	0.0	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	448	430	4.2	1864	1754	6.3

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	0	0.0	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	1	-100.0	1	1	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	78	87	-10.3	1480	1431	3.4

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