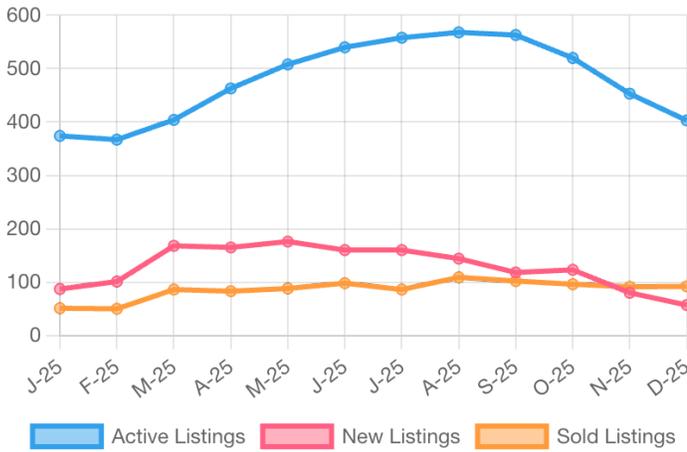


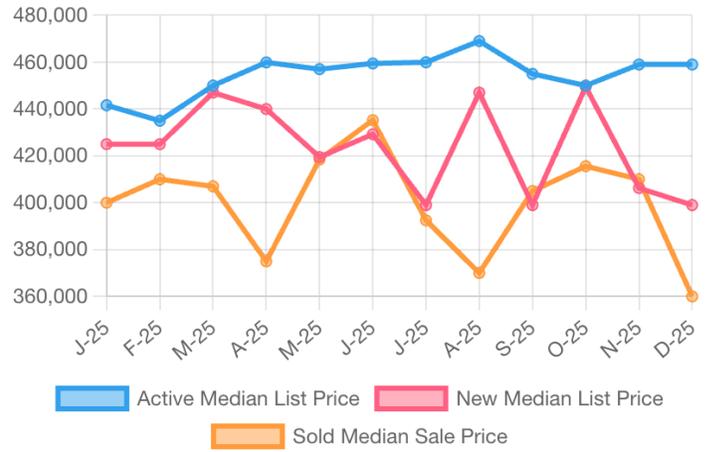
# Market Summary

Josephine Residential, December 2025

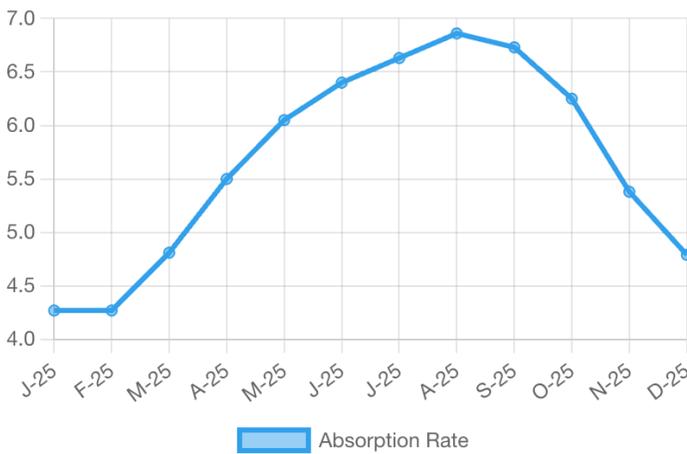
### Number of Listings



### Listing Prices



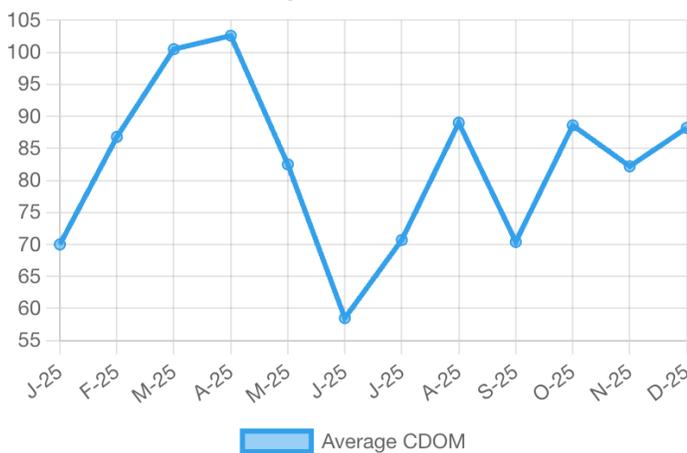
### Absorption Rate, in Months



### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Dec-25	Dec-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	4.79	4.63	3.46	5.66	4.93	14.81
Average List Price (Actives)	\$601,638	\$540,999	11.21	\$507,114	\$495,502	2.34
Median List Price (Actives)	\$459,000	\$450,000	2.00	\$425,000	\$425,000	0.00
Average Sale Price (Solds)	\$394,879	\$443,326	-10.93	\$438,317	\$440,542	-0.51
Median Sale Price (Solds)	\$360,000	\$400,000	-10.00	\$399,500	\$399,000	0.13
Average CDOM	88	65	35.38	82	73	12.33
Median CDOM	65	41	58.54	46	38	21.05

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	9	5	80.0
100,000-149,999	2	0	N/A	18	16	12.5
150,000-199,999	3	2	50.0	30	28	7.1
200,000-249,999	4	4	0.0	44	62	-29.0
250,000-299,999	13	5	160.0	97	92	5.4
300,000-349,999	20	12	66.7	152	150	1.3
350,000-399,999	16	11	45.5	168	174	-3.4
400,000-449,999	8	7	14.3	139	130	6.9
450,000-499,999	5	8	-37.5	100	101	-1.0
500,000-549,999	6	6	0.0	68	75	-9.3
550,000-599,999	3	5	-40.0	50	45	11.1
600,000-649,999	1	2	-50.0	31	39	-20.5
650,000-699,999	4	1	300.0	28	30	-6.7
700,000-749,999	3	1	200.0	24	27	-11.1
750,000-799,999	1	1	0.0	19	18	5.6
800,000-849,999	1	2	-50.0	12	17	-29.4
850,000-899,999	1	0	N/A	11	11	0.0
900,000-949,999	0	0	0.0	10	5	100.0
950,000-999,999	0	0	0.0	2	12	-83.3
1,000,000-1,099,999	0	1	-100.0	6	6	0.0

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	6	3	100.0	37	27	37.0
200,000-249,999	1	3	-66.7	50	54	-7.4
250,000-299,999	4	4	0.0	100	89	12.4
300,000-349,999	11	7	57.1	150	146	2.7
350,000-399,999	15	7	114.3	194	171	13.5
400,000-449,999	6	7	-14.3	129	124	4.0
450,000-499,999	7	7	0.0	109	112	-2.7
500,000-549,999	3	2	50.0	66	61	8.2
550,000-599,999	4	6	-33.3	57	55	3.6
600,000-649,999	1	2	-50.0	28	33	-15.2
650,000-699,999	3	1	200.0	36	36	0.0
700,000-749,999	1	1	0.0	15	21	-28.6
750,000-799,999	1	1	0.0	30	28	7.1
800,000-849,999	0	1	-100.0	5	11	-54.5
850,000-899,999	0	1	-100.0	12	12	0.0
900,000-949,999	0	2	-100.0	5	8	-37.5
950,000-999,999	0	0	0.0	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	0	0	0.0	6	3	100.0
1,200,000-1,299,999	0	1	-100.0	4	3	33.3
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	69	33.3	1032	1052	-1.9

**Pending Listings**

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	0	0	0.0	9	4	125.0
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	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	1	-100.0	0	1	-100.0
2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	0	0	0.0	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	64	56	14.3	1075	1026	4.8

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	3	2	50.0	19	14	35.7
150,000-199,999	17	18	-5.6	63	52	21.2
200,000-249,999	16	26	-38.5	81	102	-20.6
250,000-299,999	30	26	15.4	171	147	16.3
300,000-349,999	34	40	-15.0	216	213	1.4
350,000-399,999	51	44	15.9	288	271	6.3
400,000-449,999	41	40	2.5	218	211	3.3
450,000-499,999	35	39	-10.3	189	192	-1.6
500,000-549,999	13	22	-40.9	107	106	0.9
550,000-599,999	26	32	-18.7	115	111	3.6
600,000-649,999	19	13	46.2	66	60	10.0
650,000-699,999	21	19	10.5	87	77	13.0
700,000-749,999	11	18	-38.9	41	51	-19.6
750,000-799,999	13	9	44.4	54	52	3.8
800,000-849,999	11	3	266.7	24	22	9.1
850,000-899,999	13	11	18.2	37	31	19.4
900,000-949,999	4	4	0.0	19	11	72.7
950,000-999,999	8	11	-27.3	28	38	-26.3
1,000,000-1,099,999	5	3	66.7	16	11	45.5
1,100,000-1,199,999	8	7	14.3	26	17	52.9
1,200,000-1,299,999	3	4	-25.0	12	11	9.1
1,300,000-1,399,999	2	1	100.0	10	5	100.0
1,400,000-1,499,999	3	1	200.0	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	1	0.0	2	4	-50.0
1,700,000-1,799,999	3	0	N/A	3	0	N/A
1,800,000-1,899,999	0	0	0.0	0	1	-100.0
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	2	-50.0

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	5	3	66.7
100,000-149,999	0	0	0.0	17	7	142.9
150,000-199,999	3	4	-25.0	46	42	9.5
200,000-249,999	3	5	-40.0	53	85	-37.6
250,000-299,999	9	7	28.6	144	121	19.0
300,000-349,999	7	11	-36.4	177	182	-2.7
350,000-399,999	7	12	-41.7	244	223	9.4
400,000-449,999	8	9	-11.1	183	175	4.6
450,000-499,999	7	10	-30.0	150	163	-8.0
500,000-549,999	3	2	50.0	85	90	-5.6
550,000-599,999	2	7	-71.4	87	96	-9.4
600,000-649,999	3	0	N/A	55	47	17.0
650,000-699,999	0	4	-100.0	67	62	8.1
700,000-749,999	0	1	-100.0	27	42	-35.7
750,000-799,999	1	0	N/A	46	45	2.2
800,000-849,999	0	0	0.0	22	15	46.7
850,000-899,999	0	1	-100.0	29	26	11.5
900,000-949,999	1	0	N/A	18	9	100.0
950,000-999,999	1	2	-50.0	16	29	-44.8
1,000,000-1,099,999	1	0	N/A	13	7	85.7
1,100,000-1,199,999	0	0	0.0	19	14	35.7
1,200,000-1,299,999	0	0	0.0	9	8	12.5
1,300,000-1,399,999	0	0	0.0	9	3	200.0
1,400,000-1,499,999	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	3	-66.7
1,700,000-1,799,999	1	0	N/A	3	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	0	0.0	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	1	0.0	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
<b>Totals</b>	<b>403</b>	<b>403</b>	<b>0.0</b>	<b>1921</b>	<b>1828</b>	<b>5.1</b>

**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	0	0.0	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
<b>Totals</b>	<b>57</b>	<b>75</b>	<b>-24.0</b>	<b>1539</b>	<b>1506</b>	<b>2.2</b>

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