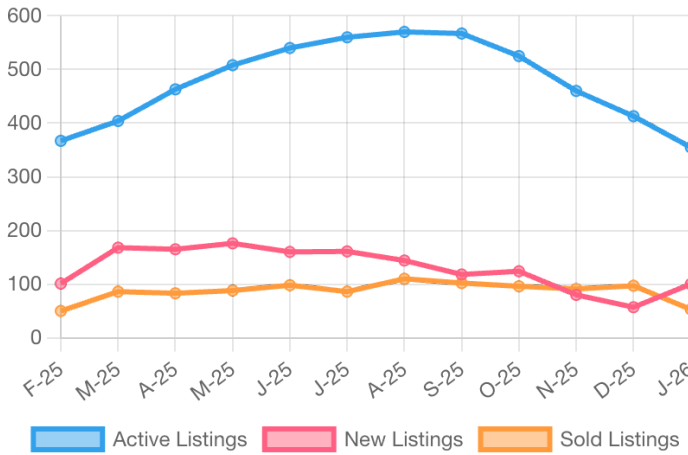


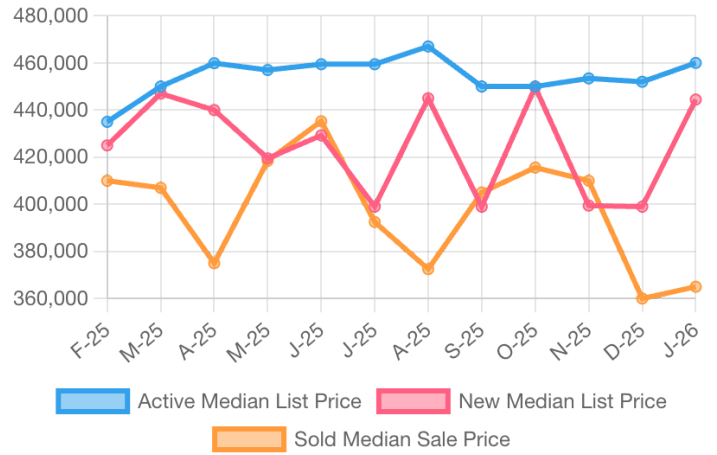
Market Summary

Josephine Residential, January 2026

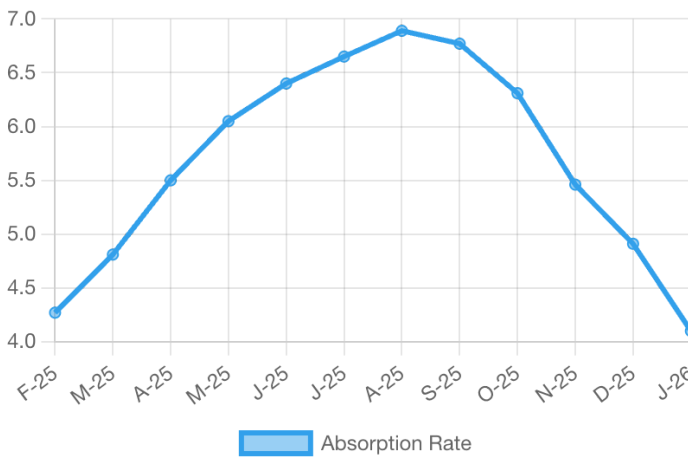
Number of Listings



Listing Prices



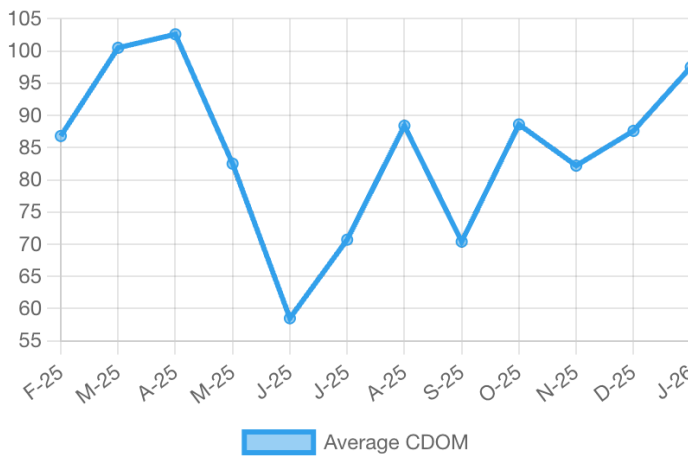
Absorption Rate, in Months



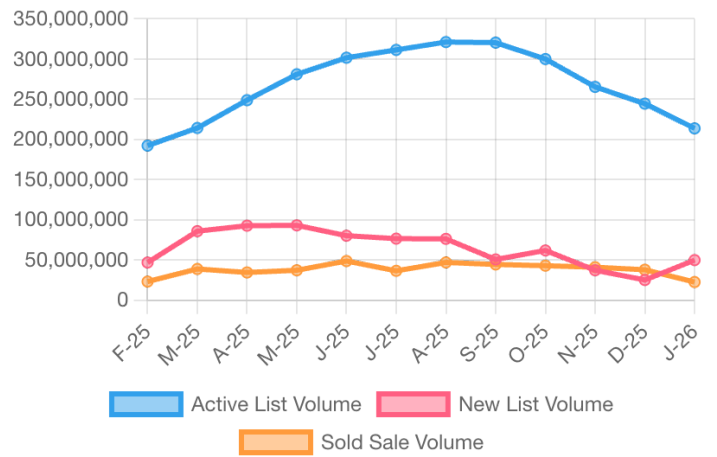
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Jan-26	Jan-25	% Chg	2026 YTD	2025 YTD	% Chg
Absorption Rate	4.1	4.27	-3.98	4.1	4.27	-3.98
Average List Price (Actives)	\$602,125	\$529,153	13.79	\$581,197	\$523,505	11.02
Median List Price (Actives)	\$460,000	\$441,617	4.16	\$452,000	\$439,900	2.75
Average Sale Price (Solds)	\$428,358	\$412,071	3.95	\$428,358	\$412,071	3.95
Median Sale Price (Solds)	\$365,000	\$400,000	-8.75	\$365,000	\$400,000	-8.75
Average CDOM	97	70	38.57	97	70	38.57
Median CDOM	58	48	20.83	65	50	30.00

Sold Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	1	0	N/A	1	0	N/A
100,000-149,999	2	2	0.0	2	2	0.0
150,000-199,999	2	1	100.0	2	1	100.0
200,000-249,999	2	3	-33.3	2	3	-33.3
250,000-299,999	3	6	-50.0	3	6	-50.0
300,000-349,999	9	7	28.6	9	7	28.6
350,000-399,999	13	6	116.7	13	6	116.7
400,000-449,999	5	8	-37.5	5	8	-37.5
450,000-499,999	3	6	-50.0	3	6	-50.0
500,000-549,999	4	2	100.0	4	2	100.0
550,000-599,999	3	5	-40.0	3	5	-40.0
600,000-649,999	1	1	0.0	1	1	0.0
650,000-699,999	0	0	0.0	0	0	0.0
700,000-749,999	1	3	-66.7	1	3	-66.7
750,000-799,999	1	0	N/A	1	0	N/A
800,000-849,999	2	0	N/A	2	0	N/A
850,000-899,999	0	1	-100.0	0	1	-100.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	0	0	0.0	0	0	0.0
1,000,000-1,099,999	0	0	0.0	0	0	0.0

Pending Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	1	0	N/A	1	0	N/A
100,000-149,999	2	1	100.0	2	1	100.0
150,000-199,999	7	4	75.0	7	4	75.0
200,000-249,999	4	2	100.0	4	2	100.0
250,000-299,999	7	6	16.7	7	6	16.7
300,000-349,999	10	6	66.7	10	6	66.7
350,000-399,999	14	12	16.7	14	12	16.7
400,000-449,999	12	7	71.4	12	7	71.4
450,000-499,999	5	8	-37.5	5	8	-37.5
500,000-549,999	1	3	-66.7	1	3	-66.7
550,000-599,999	5	6	-16.7	5	6	-16.7
600,000-649,999	0	3	-100.0	0	3	-100.0
650,000-699,999	2	4	-50.0	2	4	-50.0
700,000-749,999	1	0	N/A	1	0	N/A
750,000-799,999	0	2	-100.0	0	2	-100.0
800,000-849,999	3	0	N/A	3	0	N/A
850,000-899,999	3	1	200.0	3	1	200.0
900,000-949,999	1	0	N/A	1	0	N/A
950,000-999,999	0	1	-100.0	0	1	-100.0
1,000,000-1,099,999	1	0	N/A	1	0	N/A

Sold Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
1,100,000-1,199,999	0	0	0.0	0	0	0.0
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
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	1	0	N/A	1	0	N/A
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	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	53	51	3.9	53	51	3.9

Pending Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
1,100,000-1,199,999	0	1	-100.0	0	1	-100.0
1,200,000-1,299,999	0	0	0.0	0	0	0.0
1,300,000-1,399,999	0	0	0.0	0	0	0.0
1,400,000-1,499,999	0	0	0.0	0	0	0.0
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	0	0.0
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	79	67	17.9	79	67	17.9

Active Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	1	2	-50.0	1	2	-50.0
100,000-149,999	1	2	-50.0	2	2	0.0
150,000-199,999	11	15	-26.7	16	20	-20.0
200,000-249,999	16	27	-40.7	20	32	-37.5
250,000-299,999	31	28	10.7	35	35	0.0
300,000-349,999	37	39	-5.1	48	47	2.1
350,000-399,999	39	44	-11.4	50	60	-16.7
400,000-449,999	29	37	-21.6	53	47	12.8
450,000-499,999	37	36	2.8	43	45	-4.4
500,000-549,999	17	21	-19.0	27	26	3.8
550,000-599,999	33	26	26.9	39	34	14.7
600,000-649,999	12	10	20.0	16	14	14.3
650,000-699,999	16	20	-20.0	23	22	4.5
700,000-749,999	9	13	-30.8	11	17	-35.3
750,000-799,999	7	11	-36.4	11	15	-26.7
800,000-849,999	8	2	300.0	9	2	350.0
850,000-899,999	11	9	22.2	15	9	66.7
900,000-949,999	3	1	200.0	3	1	200.0
950,000-999,999	6	10	-40.0	7	13	-46.2
1,000,000-1,099,999	5	3	66.7	6	4	50.0
1,100,000-1,199,999	5	5	0.0	6	7	-14.3
1,200,000-1,299,999	3	3	0.0	4	3	33.3
1,300,000-1,399,999	3	1	200.0	3	2	50.0
1,400,000-1,499,999	2	1	100.0	3	2	50.0
1,500,000-1,599,999	2	1	100.0	2	1	100.0
1,600,000-1,699,999	0	1	-100.0	0	1	-100.0
1,700,000-1,799,999	2	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	1	1	0.0	1	1	0.0
2,000,000-2,249,999	0	1	-100.0	0	1	-100.0

New Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	0	0.0	0	0	0.0
100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	2	3	-33.3	2	3	-33.3
200,000-249,999	3	4	-25.0	3	4	-25.0
250,000-299,999	4	8	-50.0	4	8	-50.0
300,000-349,999	16	7	128.6	16	7	128.6
350,000-399,999	9	17	-47.1	9	17	-47.1
400,000-449,999	17	12	41.7	17	12	41.7
450,000-499,999	11	6	83.3	11	6	83.3
500,000-549,999	14	4	250.0	14	4	250.0
550,000-599,999	6	5	20.0	6	5	20.0
600,000-649,999	4	3	33.3	4	3	33.3
650,000-699,999	7	3	133.3	7	3	133.3
700,000-749,999	2	3	-33.3	2	3	-33.3
750,000-799,999	2	7	-71.4	2	7	-71.4
800,000-849,999	0	0	0.0	0	0	0.0
850,000-899,999	0	1	-100.0	0	1	-100.0
900,000-949,999	0	0	0.0	0	0	0.0
950,000-999,999	0	1	-100.0	0	1	-100.0
1,000,000-1,099,999	0	1	-100.0	0	1	-100.0
1,100,000-1,199,999	1	0	N/A	1	0	N/A
1,200,000-1,299,999	1	0	N/A	1	0	N/A
1,300,000-1,399,999	0	1	-100.0	0	1	-100.0
1,400,000-1,499,999	0	1	-100.0	0	1	-100.0
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	0	0.0

Active Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
2,250,000-2,499,999	2	1	100.0	2	1	100.0
2,500,000-2,749,999	2	1	100.0	2	1	100.0
2,750,000-2,999,999	0	1	-100.0	0	1	-100.0
3,000,000-3,249,999	1	0	N/A	1	0	N/A
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	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+	1	0	N/A	1	0	N/A
Totals	355	374	-5.1	465	469	-0.9

New Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
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	1	0	N/A	1	0	N/A
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	100	87	14.9	100	87	14.9

Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by Oregon Datashare, LLC on Friday, February 06, 2026 9:46 AM