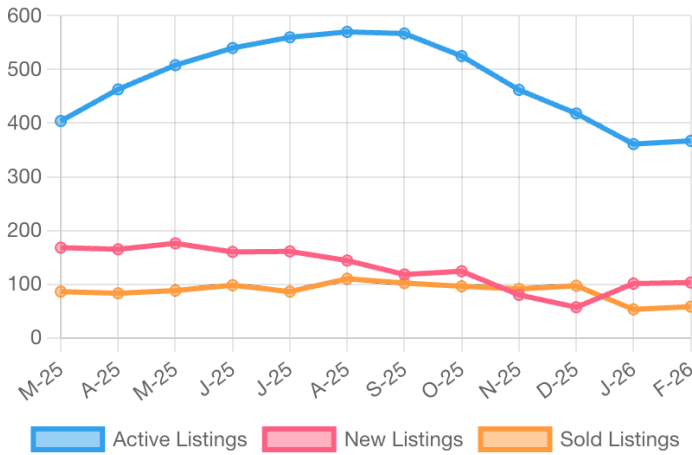


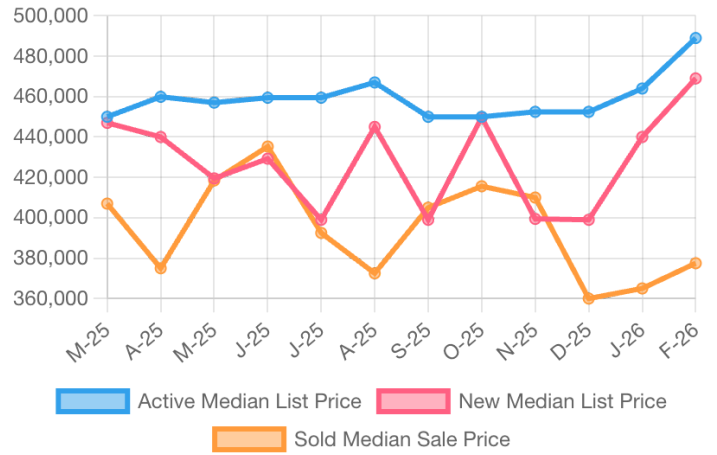
# Market Summary

Josephine Residential, February 2026

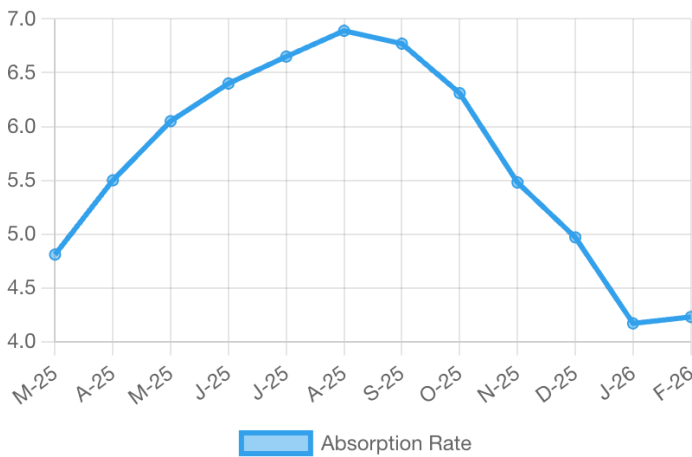
### Number of Listings



### Listing Prices



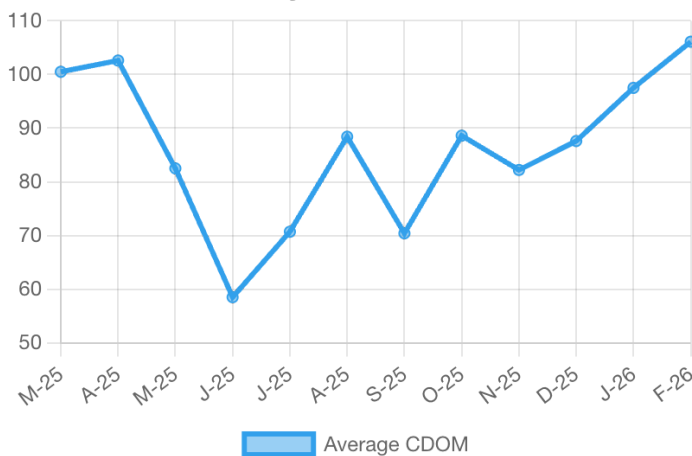
### Absorption Rate, in Months



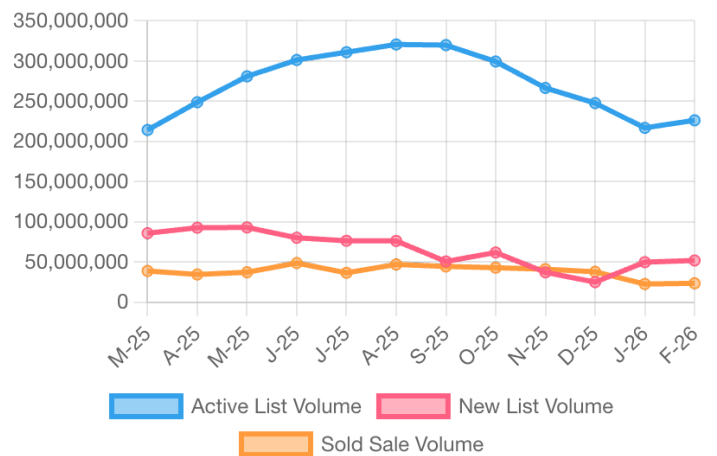
### Sold to List Ratio



### Days on Market



### Price Volume



Summary Statistics

	Feb-26	Feb-25	% Chg	2026 YTD	2025 YTD	% Chg
Absorption Rate	4.23	4.27	-0.94	4.2	4.27	-1.64
Average List Price (Actives)	\$616,575	\$523,864	17.70	\$565,882	\$513,109	10.29
Median List Price (Actives)	\$489,000	\$435,000	12.41	\$452,450	\$435,000	4.01
Average Sale Price (Solds)	\$407,291	\$466,021	-12.60	\$414,848	\$438,779	-5.45
Median Sale Price (Solds)	\$377,500	\$410,000	-7.93	\$368,000	\$405,000	-9.14
Average CDOM	106	86	23.26	103	78	32.05
Median CDOM	78	70	11.43	70	59	18.64

Sold Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	1	-100.0	1	1	0.0
100,000-149,999	2	1	100.0	4	3	33.3
150,000-199,999	5	3	66.7	7	4	75.0
200,000-249,999	0	1	-100.0	2	4	-50.0
250,000-299,999	6	3	100.0	9	9	0.0
300,000-349,999	12	6	100.0	21	13	61.5
350,000-399,999	9	8	12.5	22	14	57.1
400,000-449,999	5	5	0.0	10	13	-23.1
450,000-499,999	6	4	50.0	9	10	-10.0
500,000-549,999	2	3	-33.3	6	5	20.0
550,000-599,999	4	5	-20.0	7	10	-30.0
600,000-649,999	2	3	-33.3	3	4	-25.0
650,000-699,999	1	3	-66.7	1	3	-66.7
700,000-749,999	2	0	N/A	3	3	0.0
750,000-799,999	0	0	0.0	1	0	N/A
800,000-849,999	0	0	0.0	2	0	N/A
850,000-899,999	1	0	N/A	1	1	0.0
900,000-949,999	0	2	-100.0	0	2	-100.0
950,000-999,999	0	0	0.0	0	0	0.0
1,000,000-1,099,999	1	1	0.0	1	1	0.0

Pending Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	1	-100.0	1	1	0.0
100,000-149,999	1	1	0.0	3	2	50.0
150,000-199,999	0	4	-100.0	8	8	0.0
200,000-249,999	2	4	-50.0	6	6	0.0
250,000-299,999	11	5	120.0	18	11	63.6
300,000-349,999	17	10	70.0	27	16	68.8
350,000-399,999	12	12	0.0	26	24	8.3
400,000-449,999	8	9	-11.1	19	16	18.8
450,000-499,999	11	4	175.0	16	12	33.3
500,000-549,999	4	5	-20.0	5	8	-37.5
550,000-599,999	7	4	75.0	12	10	20.0
600,000-649,999	2	0	N/A	2	3	-33.3
650,000-699,999	4	2	100.0	5	6	-16.7
700,000-749,999	0	2	-100.0	1	2	-50.0
750,000-799,999	1	4	-75.0	1	6	-83.3
800,000-849,999	0	0	0.0	3	0	N/A
850,000-899,999	4	1	300.0	7	2	250.0
900,000-949,999	0	0	0.0	1	0	N/A
950,000-999,999	0	0	0.0	0	1	-100.0
1,000,000-1,099,999	0	1	-100.0	1	1	0.0

**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	1	-100.0	0	1	-100.0
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	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	58	50	16.0	111	101	9.9

**Pending Listings**

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
1,100,000-1,199,999	1	0	N/A	1	1	0.0
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	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	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	87	70	24.3	165	137	20.4

**Active Listings**

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	1	-100.0	1	2	-50.0
100,000-149,999	0	3	-100.0	3	6	-50.0
150,000-199,999	8	14	-42.9	19	24	-20.8
200,000-249,999	17	29	-41.4	25	33	-24.2
250,000-299,999	27	31	-12.9	47	45	4.4
300,000-349,999	33	35	-5.7	61	57	7.0
350,000-399,999	39	46	-15.2	64	74	-13.5
400,000-449,999	35	37	-5.4	61	63	-3.2
450,000-499,999	32	38	-15.8	54	55	-1.8
500,000-549,999	25	18	38.9	30	33	-9.1
550,000-599,999	37	24	54.2	50	39	28.2
600,000-649,999	16	10	60.0	20	19	5.3
650,000-699,999	20	14	42.9	30	26	15.4
700,000-749,999	11	15	-26.7	16	19	-15.8
750,000-799,999	10	10	0.0	15	17	-11.8
800,000-849,999	5	3	66.7	9	3	200.0
850,000-899,999	7	8	-12.5	17	9	88.9
900,000-949,999	4	0	N/A	5	3	66.7
950,000-999,999	10	10	0.0	12	15	-20.0
1,000,000-1,099,999	2	4	-50.0	4	5	-20.0
1,100,000-1,199,999	7	4	75.0	8	7	14.3
1,200,000-1,299,999	3	3	0.0	5	3	66.7
1,300,000-1,399,999	4	1	300.0	3	3	0.0
1,400,000-1,499,999	2	2	0.0	3	2	50.0
1,500,000-1,599,999	2	0	N/A	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	4	-100.0	0	4	-100.0
150,000-199,999	2	4	-50.0	5	7	-28.6
200,000-249,999	5	1	400.0	8	5	60.0
250,000-299,999	12	10	20.0	16	18	-11.1
300,000-349,999	12	10	20.0	29	17	70.6
350,000-399,999	12	14	-14.3	21	31	-32.3
400,000-449,999	7	16	-56.2	24	28	-14.3
450,000-499,999	11	10	10.0	22	16	37.5
500,000-549,999	5	6	-16.7	18	10	80.0
550,000-599,999	9	6	50.0	16	11	45.5
600,000-649,999	4	5	-20.0	7	8	-12.5
650,000-699,999	7	4	75.0	14	7	100.0
700,000-749,999	4	2	100.0	6	5	20.0
750,000-799,999	3	2	50.0	5	9	-44.4
800,000-849,999	1	1	0.0	1	1	0.0
850,000-899,999	3	0	N/A	3	1	200.0
900,000-949,999	1	2	-50.0	1	2	-50.0
950,000-999,999	2	2	0.0	2	3	-33.3
1,000,000-1,099,999	1	1	0.0	1	2	-50.0
1,100,000-1,199,999	1	0	N/A	2	0	N/A
1,200,000-1,299,999	0	0	0.0	1	0	N/A
1,300,000-1,399,999	1	1	0.0	1	2	-50.0
1,400,000-1,499,999	0	0	0.0	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
<b>Totals</b>	<b>367</b>	<b>367</b>	<b>0.0</b>	<b>576</b>	<b>570</b>	<b>1.1</b>

**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	0	0	0.0	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
<b>Totals</b>	<b>103</b>	<b>101</b>	<b>2.0</b>	<b>204</b>	<b>188</b>	<b>8.5</b>

Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by Oregon Datashare, LLC on Wednesday, March 04, 2026 1:27 PM