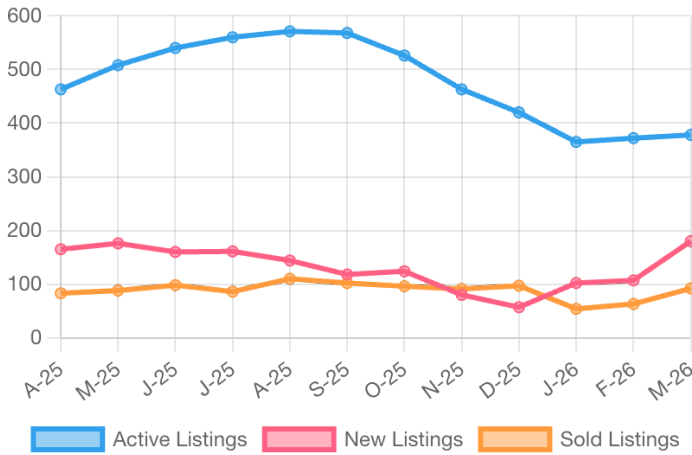


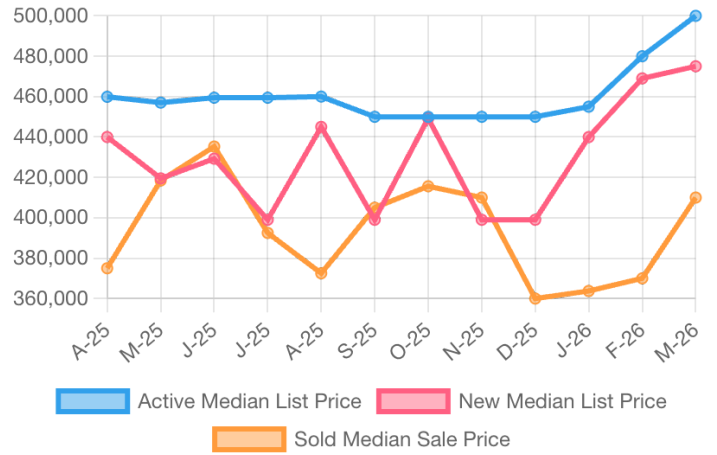
Market Summary

Josephine Residential, March 2026

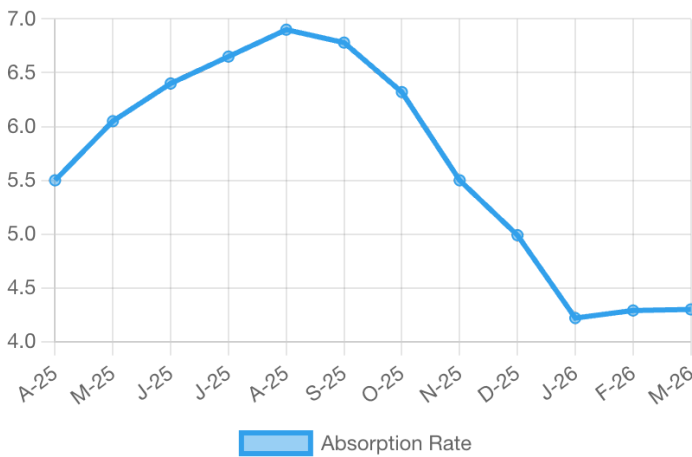
Number of Listings



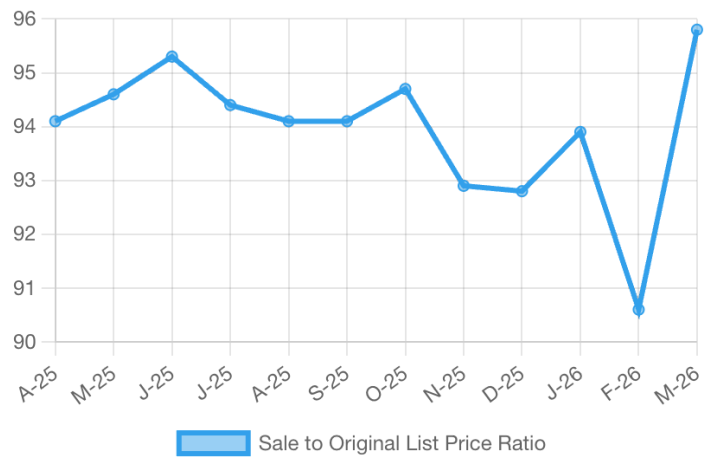
Listing Prices



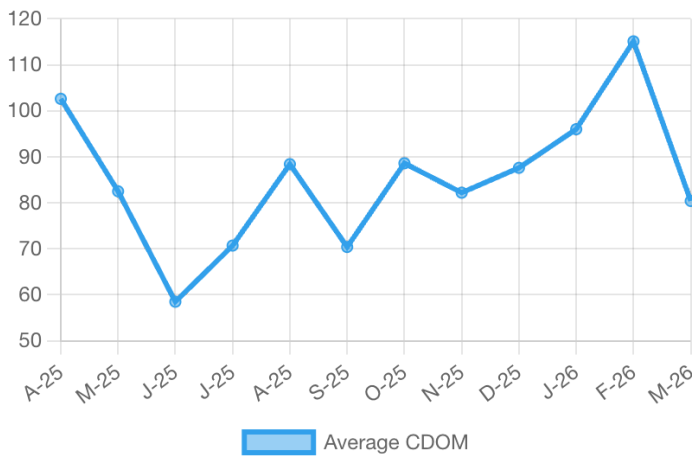
Absorption Rate, in Months



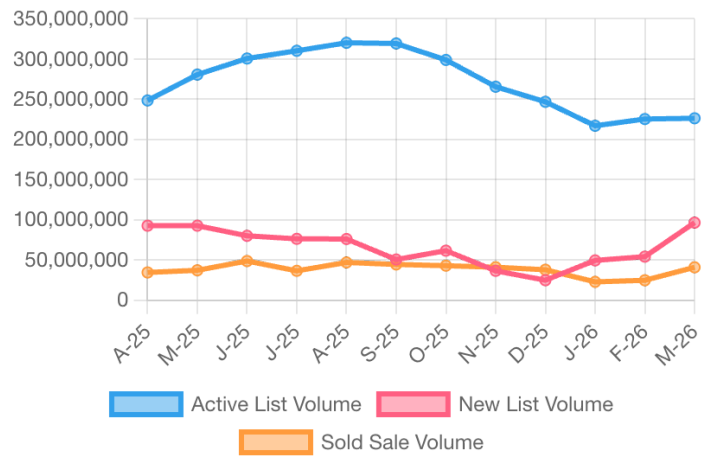
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	Mar-26	Mar-25	% Chg	2026 YTD	2025 YTD	% Chg
Absorption Rate	4.3	4.81	-10.60	4.27	4.45	-4.04
Average List Price (Actives)	\$598,761	\$529,975	12.98	\$555,395	\$512,264	8.42
Median List Price (Actives)	\$500,000	\$450,000	11.11	\$455,000	\$439,000	3.64
Average Sale Price (Solds)	\$445,829	\$452,890	-1.56	\$423,559	\$445,268	-4.88
Median Sale Price (Solds)	\$410,000	\$407,000	0.74	\$375,000	\$405,000	-7.41
Average CDOM	80	100	-20.00	94	88	6.82
Median CDOM	32	63	-49.21	57	62	-8.06

Sold Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	0	0.0	2	1	100.0
100,000-149,999	0	2	-100.0	4	5	-20.0
150,000-199,999	1	2	-50.0	9	6	50.0
200,000-249,999	4	7	-42.9	7	11	-36.4
250,000-299,999	8	8	0.0	18	17	5.9
300,000-349,999	18	9	100.0	40	22	81.8
350,000-399,999	12	13	-7.7	35	27	29.6
400,000-449,999	12	14	-14.3	22	27	-18.5
450,000-499,999	11	5	120.0	20	15	33.3
500,000-549,999	7	5	40.0	13	10	30.0
550,000-599,999	5	4	25.0	12	14	-14.3
600,000-649,999	2	3	-33.3	5	7	-28.6
650,000-699,999	5	1	400.0	6	4	50.0
700,000-749,999	1	4	-75.0	4	7	-42.9
750,000-799,999	0	3	-100.0	1	3	-66.7
800,000-849,999	2	1	100.0	4	1	300.0
850,000-899,999	2	2	0.0	3	3	0.0
900,000-949,999	1	1	0.0	1	3	-66.7
950,000-999,999	0	0	0.0	0	0	0.0
1,000,000-1,099,999	1	1	0.0	2	2	0.0

Pending 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	1	-100.0	3	3	0.0
150,000-199,999	2	5	-60.0	10	13	-23.1
200,000-249,999	7	5	40.0	13	11	18.2
250,000-299,999	15	9	66.7	31	20	55.0
300,000-349,999	9	9	0.0	36	25	44.0
350,000-399,999	16	13	23.1	42	37	13.5
400,000-449,999	13	16	-18.7	32	32	0.0
450,000-499,999	10	12	-16.7	26	24	8.3
500,000-549,999	7	6	16.7	12	14	-14.3
550,000-599,999	8	4	100.0	21	14	50.0
600,000-649,999	3	3	0.0	5	6	-16.7
650,000-699,999	6	2	200.0	11	8	37.5
700,000-749,999	4	2	100.0	5	4	25.0
750,000-799,999	1	1	0.0	2	7	-71.4
800,000-849,999	1	0	N/A	4	0	N/A
850,000-899,999	1	2	-50.0	8	4	100.0
900,000-949,999	2	0	N/A	3	0	N/A
950,000-999,999	1	0	N/A	1	1	0.0
1,000,000-1,099,999	0	0	0.0	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	1	-100.0	0	1	-100.0
1,300,000-1,399,999	0	0	0.0	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	92	86	7.0	209	187	11.8

Pending Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
1,100,000-1,199,999	0	1	-100.0	1	2	-50.0
1,200,000-1,299,999	1	0	N/A	2	0	N/A
1,300,000-1,399,999	0	1	-100.0	0	2	-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	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	107	93	15.1	270	230	17.4

Active Listings

	This Month			Year to Date		
	2026	2025	% Chg	2026	2025	% Chg
0-99,999	0	1	-100.0	1	5	-80.0
100,000-149,999	1	4	-75.0	4	8	-50.0
150,000-199,999	9	16	-43.7	21	32	-34.4
200,000-249,999	17	27	-37.0	31	36	-13.9
250,000-299,999	27	28	-3.6	66	57	15.8
300,000-349,999	25	39	-35.9	74	70	5.7
350,000-399,999	42	51	-17.6	87	107	-18.7
400,000-449,999	39	34	14.7	86	75	14.7
450,000-499,999	29	41	-29.3	70	71	-1.4
500,000-549,999	26	25	4.0	45	40	12.5
550,000-599,999	38	29	31.0	62	50	24.0
600,000-649,999	20	17	17.6	31	26	19.2
650,000-699,999	17	19	-10.5	40	35	14.3
700,000-749,999	16	13	23.1	23	26	-11.5
750,000-799,999	11	12	-8.3	18	24	-25.0
800,000-849,999	9	3	200.0	16	6	166.7
850,000-899,999	8	9	-11.1	23	14	64.3
900,000-949,999	8	2	300.0	12	4	200.0
950,000-999,999	8	11	-27.3	10	15	-33.3
1,000,000-1,099,999	4	7	-42.9	6	9	-33.3
1,100,000-1,199,999	4	6	-33.3	6	10	-40.0
1,200,000-1,299,999	3	2	50.0	8	3	166.7
1,300,000-1,399,999	4	0	N/A	4	4	0.0
1,400,000-1,499,999	1	2	-50.0	4	2	100.0
1,500,000-1,599,999	2	0	N/A	2	2	0.0
1,600,000-1,699,999	0	1	-100.0	1	1	0.0
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	0	N/A	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	3	-100.0	0	3	-100.0
100,000-149,999	1	2	-50.0	1	6	-83.3
150,000-199,999	1	8	-87.5	6	15	-60.0
200,000-249,999	6	2	200.0	14	8	75.0
250,000-299,999	17	13	30.8	36	30	20.0
300,000-349,999	13	13	0.0	42	30	40.0
350,000-399,999	19	33	-42.4	39	64	-39.1
400,000-449,999	22	12	83.3	48	40	20.0
450,000-499,999	22	16	37.5	42	32	31.3
500,000-549,999	14	7	100.0	33	17	94.1
550,000-599,999	9	11	-18.2	25	22	13.6
600,000-649,999	10	7	42.9	20	15	33.3
650,000-699,999	13	9	44.4	25	16	56.3
700,000-749,999	6	7	-14.3	12	12	0.0
750,000-799,999	4	7	-42.9	8	16	-50.0
800,000-849,999	4	3	33.3	7	4	75.0
850,000-899,999	6	4	50.0	9	5	80.0
900,000-949,999	4	1	300.0	5	3	66.7
950,000-999,999	2	1	100.0	4	4	0.0
1,000,000-1,099,999	0	4	-100.0	2	6	-66.7
1,100,000-1,199,999	1	3	-66.7	2	3	-33.3
1,200,000-1,299,999	2	0	N/A	4	0	N/A
1,300,000-1,399,999	1	1	0.0	1	3	-66.7
1,400,000-1,499,999	2	0	N/A	2	1	100.0
1,500,000-1,599,999	0	1	-100.0	0	1	-100.0
1,600,000-1,699,999	1	0	N/A	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

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	3	1	200.0	3	1	200.0
2,750,000-2,999,999	0	1	-100.0	0	1	-100.0
3,000,000-3,249,999	0	0	0.0	0	0	0.0
3,250,000-3,499,999	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+	0	0	0.0	1	0	N/A
Totals	378	404	-6.4	763	738	3.4

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	1	0	N/A
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	180	168	7.1	389	356	9.3

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