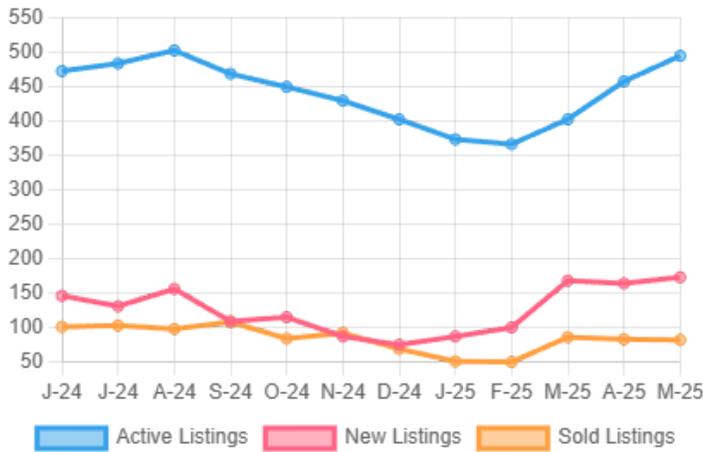


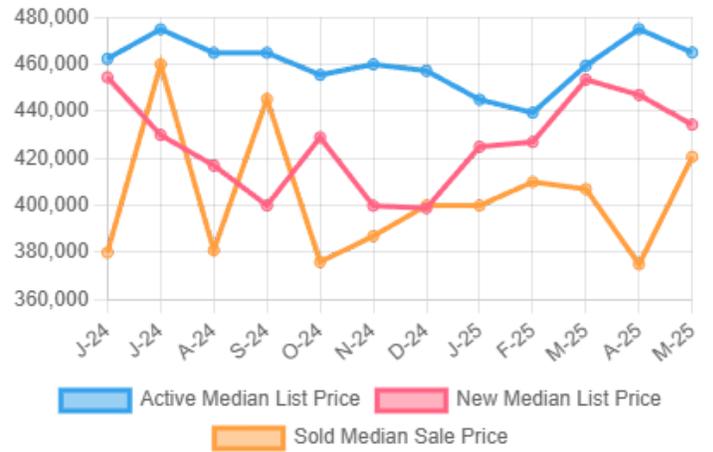
Market Summary

Josephine Residential, May 2025

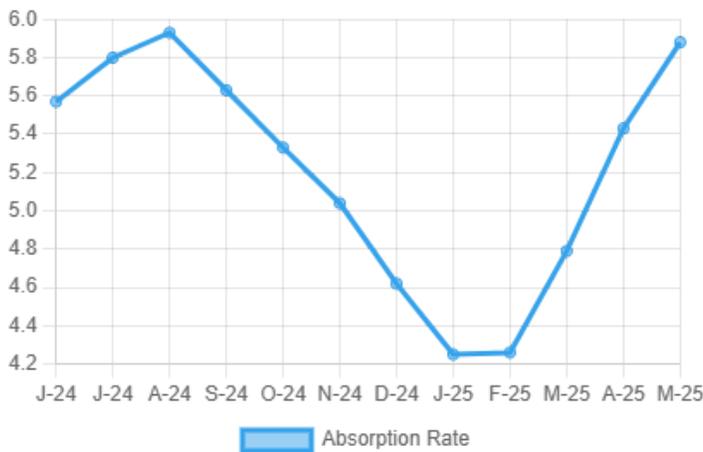
Number of Listings



Listing Prices



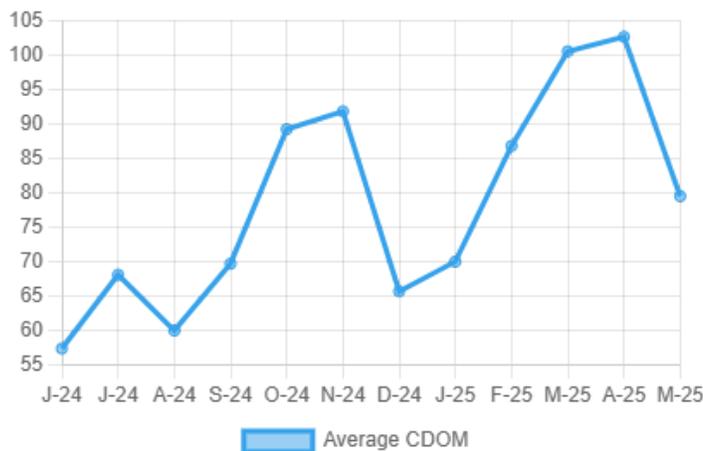
Absorption Rate, in Months



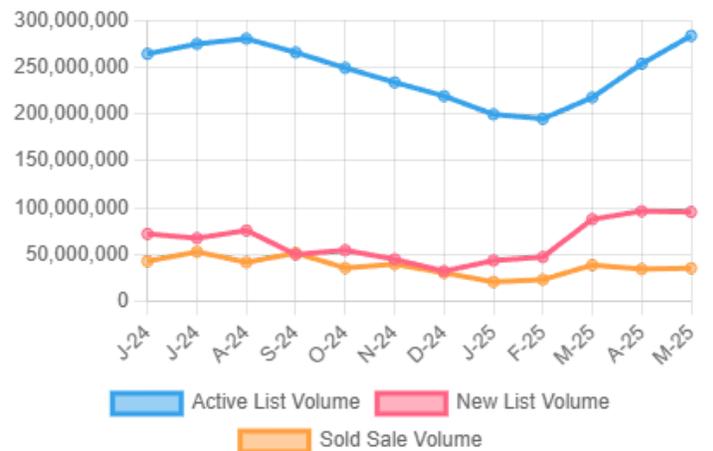
Sold to List Ratio



Days on Market



Price Volume



Summary Statistics

	May-25	May-24	% Chg	2025 YTD	2024 YTD	% Chg
Absorption Rate	5.88	4.83	21.74	4.92	4.25	15.76
Average List Price	\$573,790	\$561,726	2.15	\$535,937	\$506,855	5.74
Median List Price	\$465,000	\$459,500	1.20	\$439,900	\$429,000	2.54
Average Sale Price	\$433,653	\$443,606	-2.24	\$434,682	\$422,223	2.95
Median Sale Price	\$420,750	\$412,500	2.00	\$405,000	\$394,000	2.79
Average CDOM	79	65	21.54	89	76	17.11
Median CDOM	33	30	10.00	49	36	36.11

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	2	3	-33.3
100,000-149,999	1	1	0.0	7	6	16.7
150,000-199,999	3	3	0.0	15	15	0.0
200,000-249,999	2	5	-60.0	16	29	-44.8
250,000-299,999	7	6	16.7	34	28	21.4
300,000-349,999	10	11	-9.1	45	54	-16.7
350,000-399,999	13	10	30.0	51	70	-27.1
400,000-449,999	16	13	23.1	52	58	-10.3
450,000-499,999	9	12	-25.0	33	39	-15.4
500,000-549,999	8	6	33.3	25	24	4.2
550,000-599,999	2	5	-60.0	17	15	13.3
600,000-649,999	4	2	100.0	15	15	0.0
650,000-699,999	2	3	-33.3	8	11	-27.3
700,000-749,999	1	3	-66.7	9	9	0.0
750,000-799,999	1	1	0.0	7	4	75.0
800,000-849,999	0	0	0.0	3	7	-57.1
850,000-899,999	0	1	-100.0	4	3	33.3
900,000-949,999	1	0	N/A	4	0	N/A
950,000-999,999	0	0	0.0	0	6	-100.0
1,000,000-1,099,999	0	0	0.0	2	0	N/A

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	3	2	50.0
100,000-149,999	2	1	100.0	5	4	25.0
150,000-199,999	1	1	0.0	18	11	63.6
200,000-249,999	4	11	-63.6	17	28	-39.3
250,000-299,999	10	9	11.1	38	36	5.6
300,000-349,999	16	7	128.6	49	55	-10.9
350,000-399,999	15	14	7.1	70	79	-11.4
400,000-449,999	15	9	66.7	57	54	5.6
450,000-499,999	15	15	0.0	46	50	-8.0
500,000-549,999	8	5	60.0	29	24	20.8
550,000-599,999	7	8	-12.5	24	18	33.3
600,000-649,999	1	6	-83.3	9	16	-43.7
650,000-699,999	2	3	-33.3	14	16	-12.5
700,000-749,999	2	0	N/A	8	4	100.0
750,000-799,999	4	4	0.0	12	13	-7.7
800,000-849,999	0	0	0.0	0	4	-100.0
850,000-899,999	2	1	100.0	7	4	75.0
900,000-949,999	0	0	0.0	0	1	-100.0
950,000-999,999	2	1	100.0	5	6	-16.7
1,000,000-1,099,999	1	0	N/A	2	0	N/A

Sold Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% 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	1	0	N/A
1,300,000-1,399,999	0	0	0.0	1	0	N/A
1,400,000-1,499,999	1	0	N/A	1	0	N/A
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	1	-100.0	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	82	83	-1.2	352	397	-11.3

Pending Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
1,100,000-1,199,999	0	0	0.0	5	0	N/A
1,200,000-1,299,999	2	1	100.0	2	2	0.0
1,300,000-1,399,999	0	0	0.0	2	0	N/A
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	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	1	-100.0
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	110	96	14.6	423	428	-1.2

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	1	0	N/A	4	2	100.0
100,000-149,999	5	8	-37.5	10	12	-16.7
150,000-199,999	8	15	-46.7	32	31	3.2
200,000-249,999	13	10	30.0	35	47	-25.5
250,000-299,999	46	21	119.0	89	75	18.7
300,000-349,999	48	49	-2.0	111	121	-8.3
350,000-399,999	64	56	14.3	152	150	1.3
400,000-449,999	50	37	35.1	130	110	18.2
450,000-499,999	42	37	13.5	98	105	-6.7
500,000-549,999	19	26	-26.9	60	60	0.0
550,000-599,999	36	23	56.5	67	55	21.8
600,000-649,999	21	15	40.0	43	37	16.2
650,000-699,999	26	18	44.4	44	43	2.3
700,000-749,999	15	14	7.1	32	19	68.4
750,000-799,999	22	20	10.0	35	36	-2.8
800,000-849,999	8	6	33.3	11	15	-26.7
850,000-899,999	15	10	50.0	25	19	31.6
900,000-949,999	7	4	75.0	8	6	33.3
950,000-999,999	19	12	58.3	27	23	17.4
1,000,000-1,099,999	5	6	-16.7	8	9	-11.1
1,100,000-1,199,999	5	10	-50.0	17	13	30.8
1,200,000-1,299,999	6	3	100.0	10	7	42.9
1,300,000-1,399,999	3	1	200.0	8	3	166.7
1,400,000-1,499,999	1	1	0.0	2	1	100.0
1,500,000-1,599,999	1	1	0.0	2	1	100.0
1,600,000-1,699,999	0	2	-100.0	0	3	-100.0
1,700,000-1,799,999	2	0	N/A	2	1	100.0
1,800,000-1,899,999	1	1	0.0	3	1	200.0
1,900,000-1,999,999	1	0	N/A	2	0	N/A
2,000,000-2,249,999	0	1	-100.0	1	1	0.0

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
0-99,999	0	0	0.0	3	2	50.0
100,000-149,999	0	1	-100.0	7	4	75.0
150,000-199,999	0	5	-100.0	15	20	-25.0
200,000-249,999	4	12	-66.7	18	30	-40.0
250,000-299,999	20	14	42.9	60	49	22.4
300,000-349,999	20	23	-13.0	65	90	-27.8
350,000-399,999	22	22	0.0	108	103	4.9
400,000-449,999	28	15	86.7	96	74	29.7
450,000-499,999	15	22	-31.8	60	76	-21.1
500,000-549,999	10	13	-23.1	39	44	-11.4
550,000-599,999	9	13	-30.8	37	39	-5.1
600,000-649,999	8	8	0.0	31	24	29.2
650,000-699,999	7	9	-22.2	26	28	-7.1
700,000-749,999	6	3	100.0	17	10	70.0
750,000-799,999	4	8	-50.0	25	29	-13.8
800,000-849,999	2	3	-33.3	8	8	0.0
850,000-899,999	3	7	-57.1	17	14	21.4
900,000-949,999	1	0	N/A	7	4	75.0
950,000-999,999	2	4	-50.0	17	14	21.4
1,000,000-1,099,999	0	1	-100.0	5	5	0.0
1,100,000-1,199,999	4	4	0.0	9	10	-10.0
1,200,000-1,299,999	1	2	-50.0	5	4	25.0
1,300,000-1,399,999	2	0	N/A	7	1	600.0
1,400,000-1,499,999	0	0	0.0	1	1	0.0
1,500,000-1,599,999	0	0	0.0	1	1	0.0
1,600,000-1,699,999	0	2	-100.0	0	2	-100.0
1,700,000-1,799,999	0	1	-100.0	1	1	0.0
1,800,000-1,899,999	3	0	N/A	3	0	N/A
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

Active Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	1	0	N/A	1	1	0.0
2,500,000-2,749,999	0	1	-100.0	0	1	-100.0
2,750,000-2,999,999	2	0	N/A	2	0	N/A
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	0	N/A
4,000,000-4,249,999	0	2	-100.0	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	494	410	20.5	1074	1010	6.3

New Listings

	This Month			Year to Date		
	2025	2024	% Chg	2025	2024	% Chg
2,250,000-2,499,999	1	0	N/A	1	0	N/A
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	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	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	1	0	N/A
Totals	173	192	-9.9	692	687	0.7