

ASHLAND MARKET INTELLIGENCE

September 2026 | The market behind the headlines

More homes closed. Less supply. Prices still need proof.

September improved Ashland’s transaction flow without producing a simple seller-market verdict. This report follows the evidence from completed sales and contracts to pricing, inventory and the decisions that matter for a particular home.

Monthly Ashland single-family market	September
Closed sales	36
Pending sales	35
Median sale price	\$580,000
Months of supply	3.8

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Market observations through September 30, 2026.
Prepared October 13, 2026. Source definitions and analytical limits are explained in the report.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages.

A recovery in activity—not a blank check on price.

The strongest September evidence is the return of completed transactions.

Ashland recorded 36 September closings, up from 22 a year earlier and 26 in August. Pending sales reached 35, compared with 27 last September. The market did more business; that is the clearest change.

The counterweight sits in pricing and time. The monthly median was \$580,000, down 14.7% year over year as printed by the source. Median market time was 40 days. More transactions therefore did not mean every home sold faster or every asking price gained support.

Inventory fell to 138, while published months of supply declined to 3.8. Much of that supply change reflects a faster closing pace rather than a dramatic disappearance of listings. The year-to-date closing lead widened to 25 transactions: 248 versus 223.

What we take from it

Sellers have a better activity backdrop than August's closing count suggested, but still need a compelling property-level comparison. Buyers retain meaningful choice, yet should not assume that last month's slower pace will persist for the homes they value most.

Better activity strengthens the case for engaging with the market. It does not settle the right price for the property.

Reader route: market evidence on pages 3-17, including construction's calendar-year comparisons on pages 13-16; buyer and seller decisions on pages 18-21; source comparisons on pages 22-23; T12-T15 and accountability on pages 24-30; complete glossary on pages 31-32.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. Interpretation is ours; diagnostic scores are discussed after the market narrative.

The September snapshot, without the spin.

All columns below come from the September publication's Ashland single-family table.

Measure	Sep 2026	Sep 2025	Aug comparison	Published YoY
Median sale price	\$580,000	\$680,000	\$592,500	-14.7%
Closed sales	36	22	26	+63.6%
New listings	40	35	43	+14.3%
Pending sales	35	27	33	+29.6%
Median DOM	40	41	26	-3.7%
Price per sq. ft.	\$339	\$358	\$320	-5.3%
List price received	97.8%	98.6%	98.8%	-0.8%
Active inventory	138	145	144	-4.8%
Months of supply	3.8	6.6	5.5	-42.4%

One table, one source population

This is the monthly DOMUS Single Family Residence view. It is not blended with RVAR's rolling urban existing-home table. A published percentage can differ from arithmetic using the rounded numbers displayed beside it; both retain their own meaning.

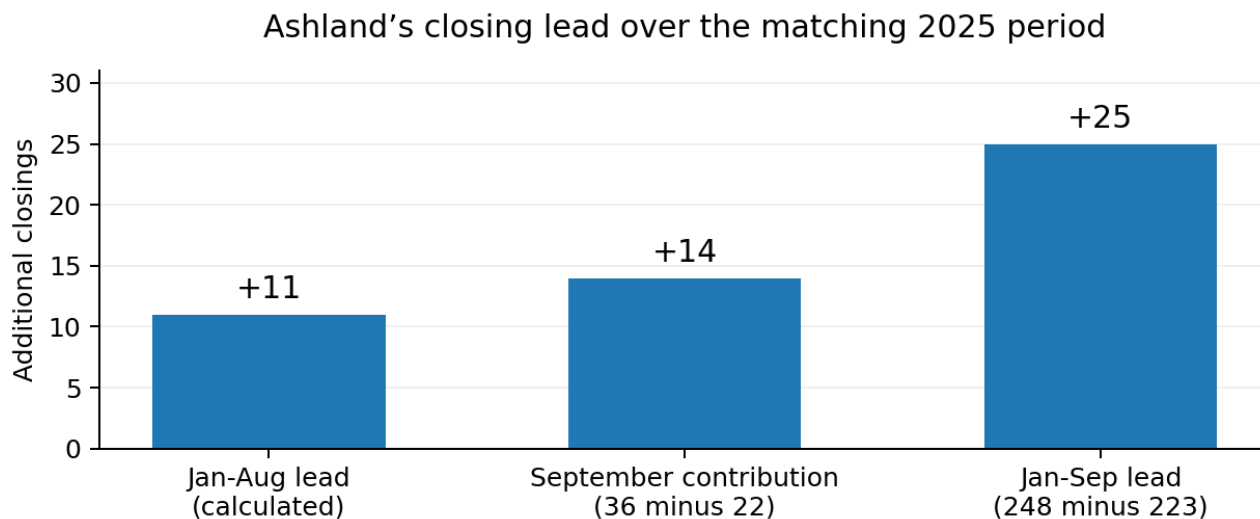
For example, the table prints a 3.7% year-over-year decline in median DOM, while the displayed levels are 40 and 41 days. Those rounded levels imply about 2.4%. We preserve the source's percentage rather than replacing it or inventing unrounded observations.

Use the complete row: the current level, the comparison period and the source definition.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. The August comparator is a later publication vintage, not necessarily the original August observation.

September widened the lead.

The month added to the cumulative recovery instead of merely repairing August.



The September publication reports 248 January-September closings versus 223 in 2025. Subtract its September counts and the implied January-August comparison is 212 versus 201: an 11-transaction lead.

September then contributed 36 closings against 22, adding 14 to that lead. The ending advantage is 25 transactions, with a published year-to-date increase of 11.2%. This bridge uses one publication vintage throughout; it does not splice the older August cumulative report into the calculation.

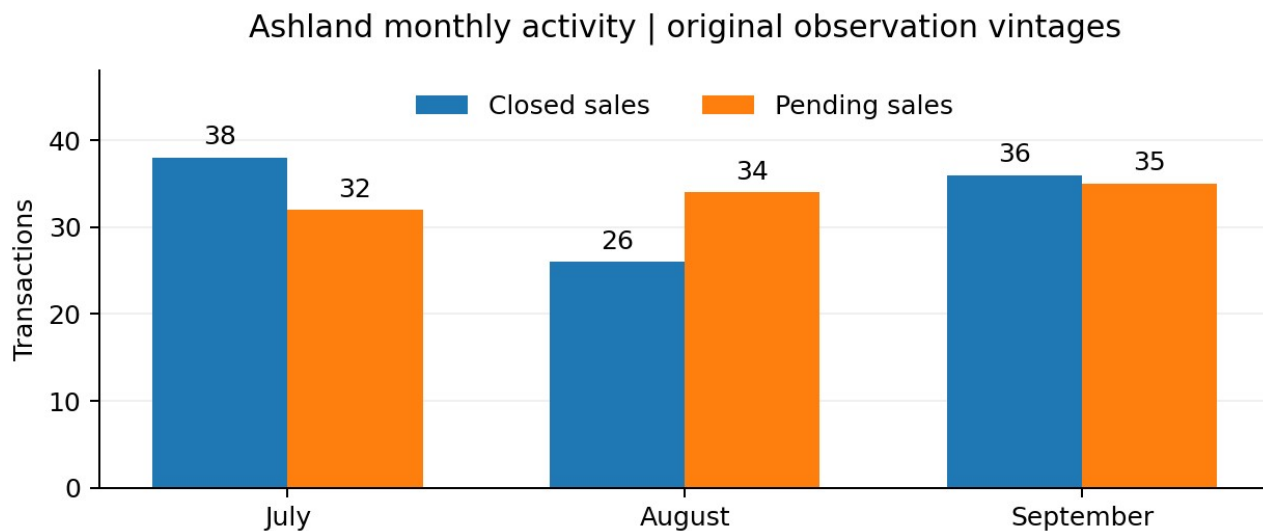
The year was already ahead. September made the lead more substantial.

The January-August figures above are subtraction-based author calculations, not separately reported monthly observations. They describe transaction counts—not the change in an individual home's value.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. Author calculation: YTD less September; $11 + 14 = 25$.

Closings caught up. Contracts kept moving.

A stronger completed-sale month is useful evidence; it is not a conversion-rate calculation.



The archived monthly closing sequence is 38 in July, 26 in August and 36 in September. Pending activity is 32, 34 and 35 in those original-vintage records. September's closing rebound is larger than its change in the pending count.

That does not establish which August contracts became September closings. These are separate published flows, not a linked cohort of transactions. Dividing September closings by August pendings would not produce a verified contract-to-close success rate.

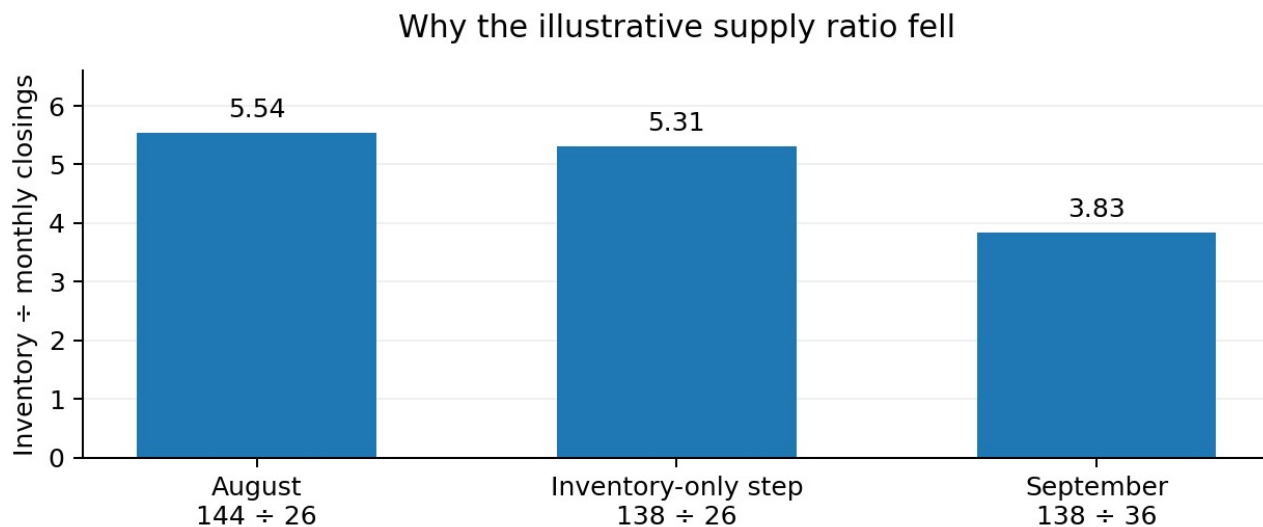
Transactions returned; the pipeline did not disappear.

The September publication reprints August pendings as 33 rather than the archived 34. Its printed month-over-month gain is 6.1%; the original-vintage 34-to-35 change is about 2.9%. The chart deliberately keeps the archived series intact.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. [3] Authenticated historical source observations and canonical August analytical inputs. Original-vintage history is preserved; later comparator values do not overwrite it. July/August use archived current observations; September uses the original September observation.

Less supply does not mean choice vanished.

The closing pace changed more than the inventory count.



August's 144 listings divided by 26 closings gives 5.54 months as an illustration. Change inventory alone to September's 138, keeping August's closing pace, and the ratio becomes 5.31. Then use September's 36 closings: 3.83. The published September measure is 3.8 months.

The middle step is hypothetical. It isolates the arithmetic effect of fewer listings; it is not another observed month or a claim about what caused sales to improve. With this stated ordering, the larger part of the ratio's decline comes from the stronger closing pace.

Supply tightened because more homes closed—not because the market ran out of listings.

Months of supply describes stock relative to a sales pace. It is neither a guaranteed selling period nor proof that every buyer has the same set of alternatives.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. Author illustration using displayed inventory and closings; not a replacement for publisher methodology.

A lower median is not a uniform markdown.

Four price readings answer different questions.

Price measure	Current value	Relevant published change
DOMUS September median	\$580,000	-14.7% YoY
DOMUS September price / sq. ft.	\$339	-5.3% YoY
DOMUS January-September median	\$599,500	-4.1% YTD
RVAR July-September existing median	\$552,000	+0.8% matching window

The monthly transaction median fell more than price per square foot, while the separate rolling existing-home median was slightly above its year-earlier comparator. Those differences make a blanket appreciation or depreciation claim especially weak.

A median describes the middle sale in the homes that transacted. It does not track the same properties through time or adjust all homes to equivalent size, condition and location. Price per square foot offers another view, but is also sensitive to the kinds of homes sold.

The practical pricing question

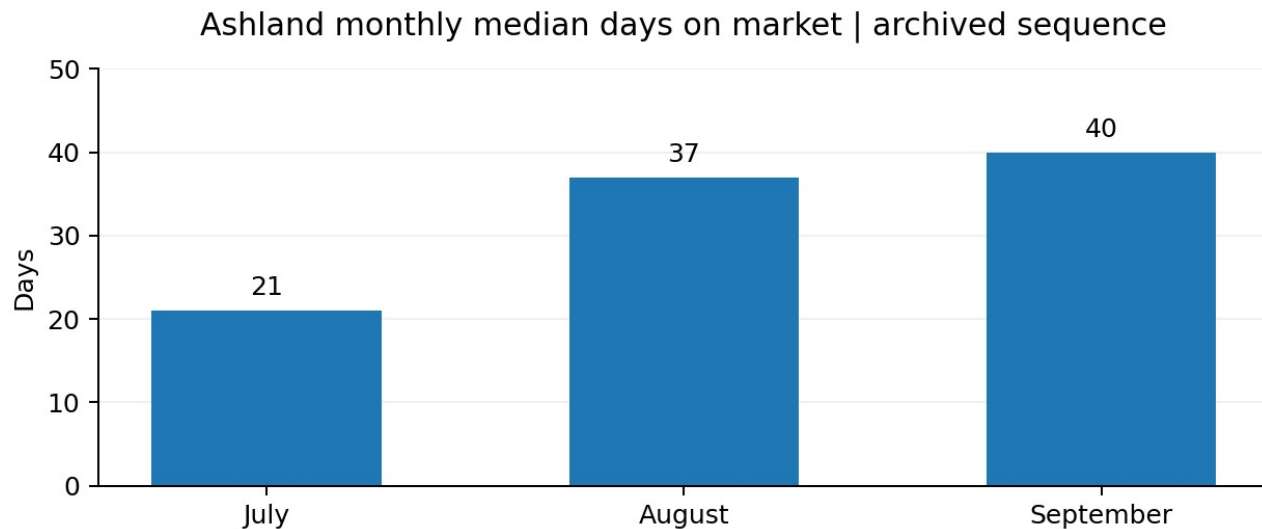
What have buyers paid for the most comparable homes, what alternatives are they considering now, and how does the subject property differ? The report frames those questions; it does not replace the comparison.

Price the home from comparable evidence—not from the city’s percentage headline.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Ashland urban-growth-boundary rows; July 1-September 30 sales and September 30 inventory. The source populations and reporting windows are not interchangeable.

More transactions. Not a faster finish.

The recovery in volume did not restore July's short monthly market time.



Original-vintage DOMUS median days on market were 21 in July, 37 in August and 40 in September. September's 36 closings can therefore coexist with longer market time than either earlier month in that preserved sequence.

The September publication shows a different August comparator—26 days—and prints a 51.9% month-over-month increase. The numerical engine keeps the original August 37-day input, making the displayed-value change to 40 about 8.1%. Neither baseline should be silently substituted for the other.

A rebound in sales can clear homes that took longer to find their buyer.

That is a possible interpretation, not a verified listing-level explanation. The source does not provide the age distribution of all unsold homes. It also does not promise that your property will sell in 40 days.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. [3] Authenticated historical source observations and canonical August analytical inputs. Original-vintage history is preserved; later comparator values do not overwrite it. Original-vintage chart; later comparator disclosed separately.

Near asking is not the same as full price.

A final-list-price ratio cannot reveal every earlier concession.

September’s reported list-price realization is 97.8%, versus 98.6% a year earlier. That is a decline of 0.8 percentage point. The table does not establish each home’s original asking price, previous reductions, repair credits or other negotiated terms.

Hypothetical listing—not an actual Ashland sale	Amount
Original asking price	\$650,000
Later asking price	\$630,000
Sale at 97.8% of the later ask	\$616,140
Reduction from original ask	5.2%

In this example, selling close to the later asking price still leaves the completed price more than 5% below the original ask. The example teaches the denominator distinction. It is not an estimate of the discount available on a current listing.

For the actual negotiation

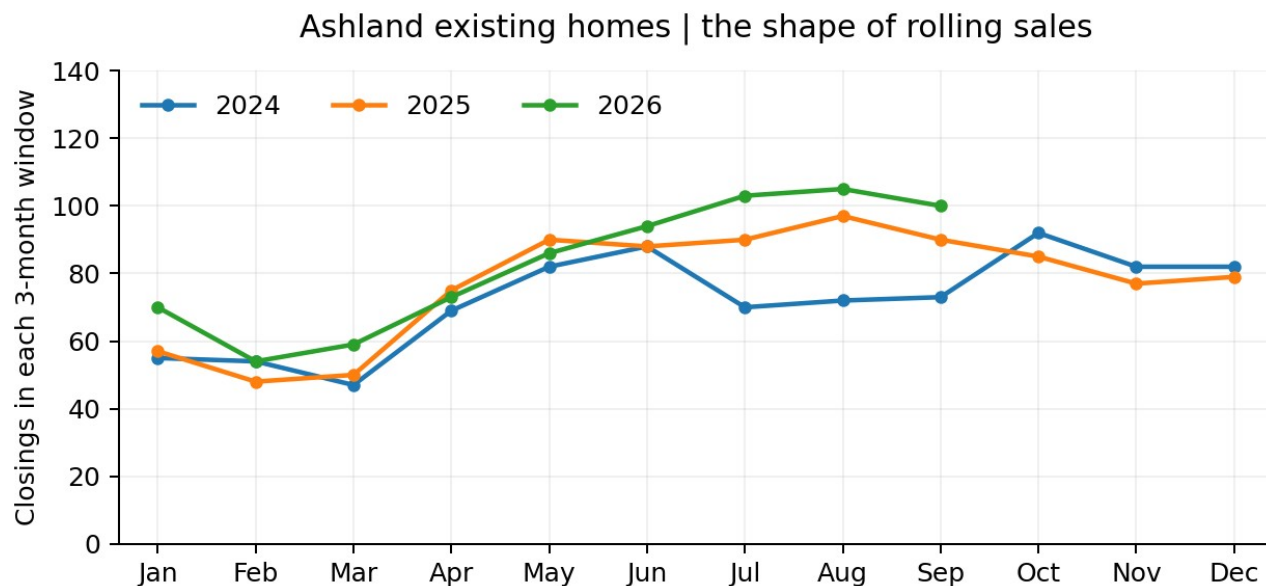
Review the full price history, competing properties, condition and terms. Compare an offer’s net economics and certainty rather than judging it only by its percentage of the current ask.

The right offer is supported by the property—not by a universal percentage off list.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. Hypothetical arithmetic: $\$630,000 \times 97.8\% = \$616,140$. No transaction or future discount is asserted.

The rolling recovery paused—not disappeared.

Existing-home sales windows show the longer activity pattern.



The 2026 Ashland RVAR rolling sales count climbed from 54 in the February report to 103 in July and 105 in August, then eased to 100 in September. September is still materially above the winter low even though the latest rolling pace declined.

Each point spans three months: the September point covers July-September, while August covers June-August. Their five-sale difference is not a five-sale decline in standalone September activity. The shared months make adjacent points dependent.

Read the line as the changing pace of the market—not as twelve independent monthly totals.

The 2024 and 2025 lines provide same-source historical context. They are not templates that 2026 must repeat, and no missing October-December 2026 observations have been filled with forecasts.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Ashland urban-growth-boundary rows; July 1-September 30 sales and September 30 inventory. [3] Authenticated historical source observations and canonical August analytical inputs. Original-vintage history is preserved; later comparator values do not overwrite it. All points are source-reported rolling existing-home counts; historical years are not added together.

The longer window is firmer than the monthly price headline.

RVAR reports a different population and a longer observation period.

Ashland existing homes	July report	August report	September report
Sales in rolling 3-month window	103	105	100
Median sale price	\$515,000	\$515,000	\$552,000
Median cumulative DOM	30	23	21

The July-September window records 100 existing-home sales compared with 90 in the matching 2025 window. Median cumulative market time shortened from 30 to 21 days, while median price moved from \$547,750 to \$552,000; the source prints a 0.8% year-over-year increase.

That is stronger than the monthly DOMUS price comparison, but it does not invalidate it. RVAR includes existing single-family homes, townhomes and condominiums within urban growth boundaries. DOMUS’s Ashland page uses its calendar-month Single Family Residence population.

What the two views add

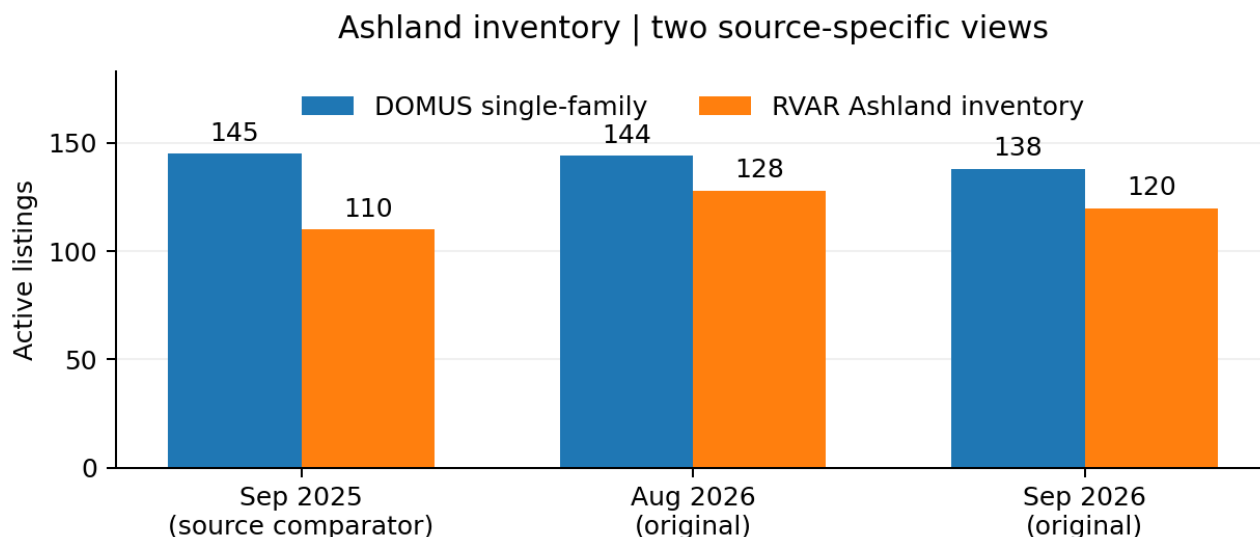
The monthly series identifies September’s immediate transaction flow; the rolling series describes a broader completed-sale window. Keeping both prevents one volatile statistic from carrying the entire decision.

Different readings can be useful together without being combined into one synthetic market.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Ashland urban-growth-boundary rows; July 1-September 30 sales and September 30 inventory. [3] Authenticated historical source observations and canonical August analytical inputs. Original-vintage history is preserved; later comparator values do not overwrite it. No community medians were averaged. The September rolling median is not a September-only price.

Selection narrowed from August—not from every benchmark.

The source definition changes the year-over-year comparison.



DOMUS inventory is 138, down from 144 in archived August and 145 last September. RVAR's Ashland inventory is 120, down from 128 in August but above 110 last September. Both show a monthly decline; their annual comparisons point in different directions.

That is not a license to allocate the difference between sources to rural homes, condos or any other group. The source records do not provide a reconciled property-by-property crosswalk. RVAR's inventory also is not certified here as an existing-home-only count.

Count your relevant alternatives—not the largest inventory number on the page.

For a client, location, property type, condition and price range determine meaningful choice. A lower aggregate inventory total does not tell us whether the homes matching that client's requirements became more or less plentiful.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Ashland urban-growth-boundary rows; July 1-September 30 sales and September 30 inventory. [3] Authenticated historical source observations and canonical August analytical inputs. Original-vintage history is preserved; later comparator values do not overwrite it. The two inventory series are displayed separately and never added.

Two closings do not tell the whole construction story.

Small counts and missing values deserve their own treatment.

RVAR Ashland new construction	Jul-Sep 2025	Jul-Sep 2026
Closed sales	6	2
Median sale price	\$861,512	Not reported
Median cumulative DOM	99	Not reported

The source reports two Ashland new-construction closings in the rolling July-September window, but no current median price or cumulative market-time figure. Those cells remain unavailable. We do not infer them from neighboring communities, last year’s figures or the broader existing-home median.

The separate DOMUS Ashland page reports a September new-construction sales-price statistic of \$1,111,500 and a January-September figure of \$762,003. It does not supply a corresponding construction closing count in that table. The RVAR two-sale count cannot be attached to the DOMUS median as though they describe the same sample.

What remains useful

New construction deserves property-specific comparison: the home, site, specifications, completion timing and competing alternatives. The available source totals are context, not a reliable explanation of the price of a particular new home.

The calendar-year scorecard and pricing comparisons on pages 14-16 put this latest quarter in the context of 2025 and 2026 to date.

A missing number is better than a confident answer built from the wrong population.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Ashland urban-growth-boundary rows; July 1-September 30 sales and September 30 inventory. Partial construction engine outputs are not used to assert a complete Health/Risk/Outlook/Cycle result.

Seven year-to-date sales—not two for the year.

Compare January-September with January-September; keep the complete 2025 year as a separate reference.

RVAR Ashland new construction	2025 full year Jan-Dec	2025 YTD Jan-Sep	2026 YTD Jan-Sep
Closed sales	16 reported	14 calculated	7 calculated
Median sale price	\$744,950	Not reported here	Not reported here
Median cumulative DOM	113 days	Not reported here	Not reported here

The two closings in the September rolling report cover July-September only. Adding the three non-overlapping calendar quarters gives seven Ashland new-construction closings through September 2026, compared with fourteen over the matching nine months of 2025: seven fewer, or 50.0% lower.

The 2025 annual report independently records sixteen new-construction closings, a \$744,950 median sale price and 113 median cumulative days on market. These describe the complete January-December year—not the January-September comparison.

A softer sales count is clear. A full-year 2026 verdict is not.

What the calendar does—and does not—add

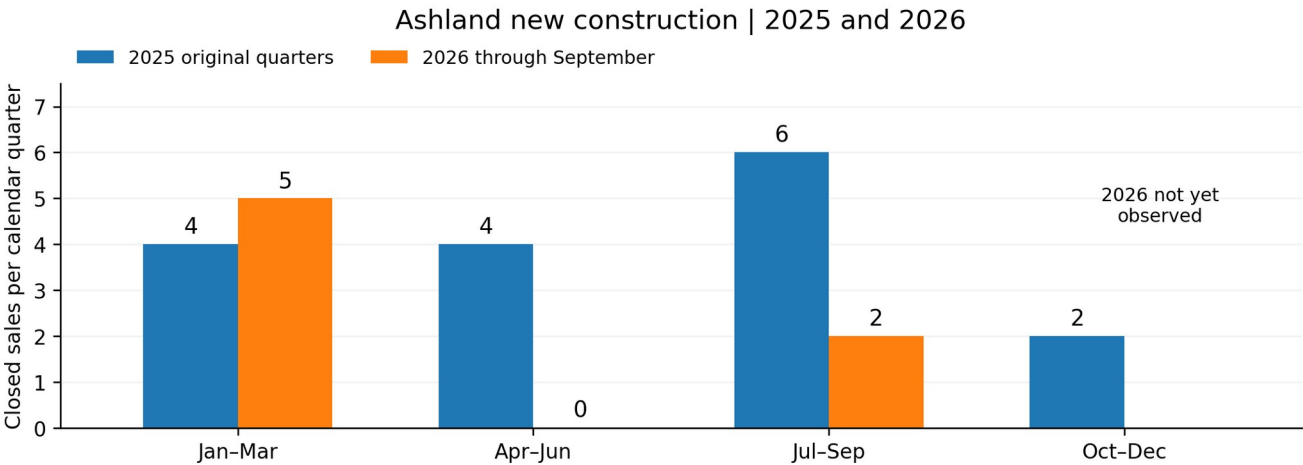
2026 remains a nine-month observation. We do not compare seven year-to-date closings with sixteen full-year closings as a year-over-year decline, extrapolate a December total, or average quarterly medians to manufacture annual prices or market time.

These are closed transactions in RVAR’s new-construction population within the urban growth boundary. They are not building permits, construction starts, completions or the number of new homes still available.

SOURCE & BASIS | [7] RVAR / Southern Oregon MLS, Jackson County Residential Statistics 2025, p. 1, Ashland new construction, January 1-December 31. Direct annual statistics; not an average of quarterly medians. [8] RVAR / Southern Oregon MLS, March, June, September and December 2025 and March, June and September 2026 residential statistics, p. 1, Ashland new construction. Calendar-quarter endpoint counts; original published values. YTD totals are author calculations over non-overlapping quarters.

A stronger start. A quieter year so far.

Non-overlapping calendar quarters show where the year-to-date difference developed.



The original 2026 quarter-end reports record five closings in January-March, none in April-June, and two in July-September. Five of the seven year-to-date transactions occurred in the first quarter. The middle-quarter zero is a reported sales count—not a missing value and not evidence that construction stopped.

The first quarter supplied most of the year’s recorded closings.

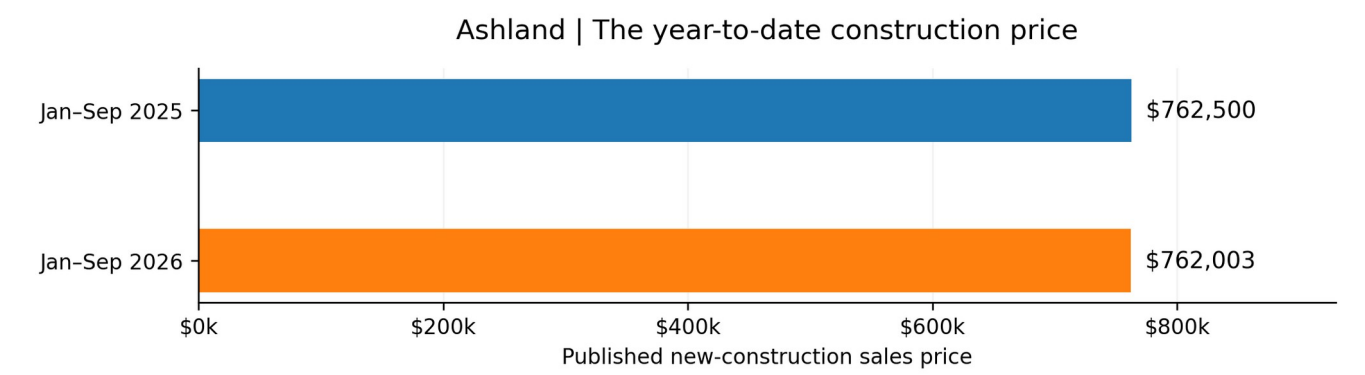
The original 2025 quarter counts are 4, 4, 6 and 2. Their total of sixteen matches the separate annual report. The chart leaves the fourth quarter of 2026 unobserved; it is not plotted as zero.

A comparison-vintage detail matters: the 2026 reports reprint 2025’s first two quarters as 3 and 5 rather than the archived 4 and 4. Both versions total eight through June and fourteen through September. The chart preserves the original 2025 series; later comparison values remain separately recorded. The sources do not explain the revisions.

SOURCE & BASIS | [8] RVAR / Southern Oregon MLS, March, June, September and December 2025 and March, June and September 2026 residential statistics, p. 1, Ashland new construction. Calendar-quarter endpoint counts; original published values. YTD totals are author calculations over non-overlapping quarters. [7] RVAR / Southern Oregon MLS, Jackson County Residential Statistics 2025, p. 1, Ashland new construction, January 1-December 31. Direct annual statistics; not an average of quarterly medians.

One expensive month does not rewrite the year.

DOMUS’s year-to-date construction price is almost unchanged, despite a much higher September reading.



DOMUS construction price period	2025	2026	Published change
September only	\$853,250	\$1,111,500	+30.3%
January-September	\$762,500	\$762,003	-0.1%

The January-September price figures differ by just \$497, whereas the September-only comparison is substantially higher. A single month can describe a different mix of homes from the year to date; it does not establish broad appreciation in equivalent new homes.

| Read the year before turning one month into a pricing rule.

This is DOMUS’s separately reported new-construction sales-price measure. Its table supplies no matching construction closing count. Do not attach RVAR’s seven year-to-date sales to this price statistic, or treat the separate \$744,950 RVAR full-year 2025 median as the same population and period.

For a buyer or seller, compare the specific home, site, specifications, completion status and competing alternatives. The broader time window improves context; it does not replace property-level evidence.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3, New Construction Sales Price row. Same-publication January-September comparisons; no construction-specific sales count is supplied in the table.

Ashland’s rebound is local—not a countywide verdict.

Matching-source comparisons keep the geography meaningful.

DOMUS September view	Closings	Median price	Median DOM	MOS
Ashland	36	\$580,000	40	3.8
Jackson County	201	\$494,000	36	4.4
Medford	91	\$472,500	29	3.8
Central Point	21	\$398,500	22	3.6
Jacksonville	7	\$600,000	35	7.6
Talent	3	\$430,000	43	7.0

Ashland’s 36 closings exceed its year-earlier 22, whereas the county’s 201 fall below 217. The local activity recovery should not be relabeled a uniform county recovery. The county includes Ashland, so their counts are not additive.

The smaller community samples also make rankings fragile. Jacksonville has seven closings and Talent three; a median or supply measure derived from a small monthly pool can change sharply with a few transactions. This exhibit is context, not a contest to identify the universally best market.

The county is your context. The local alternatives are your competition.

SOURCE & BASIS | [1] DOMUS September source pp. 1, 3, 5, 8, 9 and 15. Same monthly single-family family; geographies overlap.

Sell the comparison—not the headline.

Improved transaction flow rewards preparation and supportable positioning.

September gives a ready seller evidence that buyers are completing purchases. It does not mean a higher asking price is automatically justified. The lower monthly median and longer completed-sale market time remain part of the same report.

Decision	Evidence to use	What to avoid
Set the launch price	Relevant closed sales, current alternatives and property differences	Applying a citywide median change to your home
Prepare the home	Condition, presentation and the buyer’s likely objections	Assuming a stronger sales count removes preparation needs
Choose a review point	Showing feedback, competing listings and offer quality	Waiting for a future report to explain current feedback
Evaluate an offer	Net terms, financing, contingencies and timing	Judging value only by percentage of asking price

A practical conversation

“The activity backdrop improved, but we still need buyers to choose this home over its alternatives. Let’s make that comparison clear before we ask the market to validate our price.”

For a property already listed, compare fresh buyer feedback with any new competition. A change in the broader market is useful context; the listing’s actual response is the more immediate evidence for its next decision.

A better market helps. A better-positioned home gives buyers a reason to act.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Ashland urban-growth-boundary rows; July 1-September 30 sales and September 30 inventory. Seller guidance is interpretation, not a promised price, selling period or outcome.

Use the choice. Respect the returning activity.

A more active market still leaves room for a disciplined purchase.

Ashland’s 138 monthly-source active listings and 40-day median DOM support thoughtful comparison. The rebound to 36 closings and continued pending activity also warn against treating every attractive home as something that will wait indefinitely.

Question	Evidence worth obtaining
Is the price supportable?	Comparable sales and meaningful adjustments for the actual home
Is there genuine competition?	Current property-level interest and any competing offers—not a citywide label
What does the history reveal?	Original and current asking prices, time listed, relistings and prior changes
What are the ownership trade-offs?	Condition, inspection findings, likely repairs and ongoing costs
Should we proceed or pause?	Property fit, supportable terms and remaining diligence—not a hoped-for market bottom

The report’s modeled opportunity and strength scores describe market mechanics. They are not a discount to apply to an offer. A sound proposal should answer why this home, at these terms, fits the buyer’s needs.

A practical conversation

“We do not need to guess the perfect month. We need the right property, a defensible comparison and terms that let you make the decision with your eyes open.”

Be selective without becoming passive. Be prepared without manufacturing urgency.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. Buyer guidance is interpretation; no property-specific valuation or financing recommendation is issued.

The move is one decision with two prices.

A sale result matters alongside the cost of the next home.

Hypothetical scenario	Sell for	Buy for	Purchase minus sale
Initial comparison	\$650,000	\$750,000	\$100,000
Both prices \$25,000 lower	\$625,000	\$725,000	\$100,000
Only the sale \$25,000 lower	\$625,000	\$750,000	\$125,000
Only the purchase \$25,000 lower	\$650,000	\$725,000	\$75,000

These examples are deliberately hypothetical and exclude debt, transaction expenses, taxes, repairs and financing. They demonstrate one arithmetic point: a change in the selling price does not by itself establish whether the overall move became better or worse.

In practice, the two properties may sit in different price ranges, communities or market segments. Their changes do not have to offset. A home that is easy to sell can still be difficult to replace, while a slower sale may accompany attractive purchase alternatives.

The decision to model

Compare the likely net sale proceeds, the next purchase, existing loan payoff, replacement financing, holding periods and the timing of possession. Those details belong in a property-specific plan rather than a county or city median.

Do not optimize the sale headline while overlooking the economics of the move.

SOURCE & BASIS | Author-created arithmetic examples only. September market context: [1]-[2]. No transaction costs, tax outcomes or financing terms are estimated.

A rebound earns attention. A trend needs repetition.

The next evidence should confirm more than one September improvement.

Signal	What would reinforce the recovery	What would add caution
Completed sales	Activity holds up beyond one stronger month	Closings retreat while relevant inventory accumulates
Pending activity	Commitments remain firm alongside completions	Contracts weaken before the closing pipeline replenishes
Market time	Comparable homes find buyers more efficiently	Longer time persists despite sharper pricing
Pricing validation	Comparable sales and price history support asking levels	A higher median masks weaker property-level validation
Selection	Appropriate choices remain available for active demand	Stock builds in the exact segment a seller faces

These are conditional observations to monitor, not new model thresholds. No rule has been tuned to make September appear like a proven turning point. October information was not inserted into this September edition.

Watch the balance of evidence. Continued sales with firmer pending activity would be more persuasive than a rising median alone. Equally, a modest monthly reversal would not automatically erase the cumulative year’s closing lead.

Let the next evidence confirm the story—not merely repeat the headline you prefer.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Ashland urban-growth-boundary rows; July 1-September 30 sales and September 30 inventory. Forward watchlist is conditional interpretation, not a forecast or backtested signal.

The numbers work only when the definitions do.

Keep monthly flows, rolling sales and dated inventory snapshots distinct.

Reporting view	Period and population	Key September-edition figures
DOMUS Ashland	September SFR, native Ashland view	36 closings; \$580,000 median; 40 DOM
DOMUS Ashland YTD	January-September SFR	248 closings; \$599,500 median
RVAR Ashland existing	July-September existing SFR, townhomes and condos within UGB	100 closings; \$552,000 median; 21 median cumulative DOM
RVAR Ashland construction	July-September new-construction UGB view	2 closings; price and DOM unavailable
DOMUS inventory	Source-specific September snapshot	138 active listings
RVAR inventory	September 30 Ashland source scope	120 active listings

Do not add overlapping rolling windows to create year-to-date totals. Do not average community medians to create a county median. Do not add Ashland to the county count that already includes it. Do not assume that every property with an Ashland mailing address belongs to the UGB population.

Reported versus calculated

The report reproduces published levels and percentages as source facts. Ratios, count bridges and numerical differences are explicitly author calculations. Narrative interpretations and hypothetical examples are identified as such.

Precise definitions are not fine print. They determine what the comparison means.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Ashland urban-growth-boundary rows; July 1-September 30 sales and September 30 inventory. UGB means urban growth boundary. Full reader glossary appears on pages 31-32.

Preserve the past. Label the comparison.

September’s reprinted August is not identical to the original August record.

Ashland August measure	Original August	Printed in September
Closed sales	26	26
Pending sales	34	33
New listings	44	43
Median DOM	37	26
Active inventory	144	144
Median sale price	\$592,500	\$592,500

The September intake preserved both sets of values. It did not conclude that the earlier transcription was wrong or replace the historical inputs that issued forecasts and informed the earlier report. The publisher’s reason for the differences is not established in the supplied material.

The dashboard on page 3 follows the September publication. Historical charts on pages 5 and 8, and the September month-to-month analytical inputs, preserve original observations. This is why a printed percentage and an original-vintage calculation may answer different questions.

The T12/T13 chart

July and August use authenticated canonical records under the same Analytics-v2.0 and Health-v3.0 framework. September adds its newly calculated point. We do not compare Health-v2 July scores with Health-v3 later scores or turn later comparator revisions into an apparent market movement.

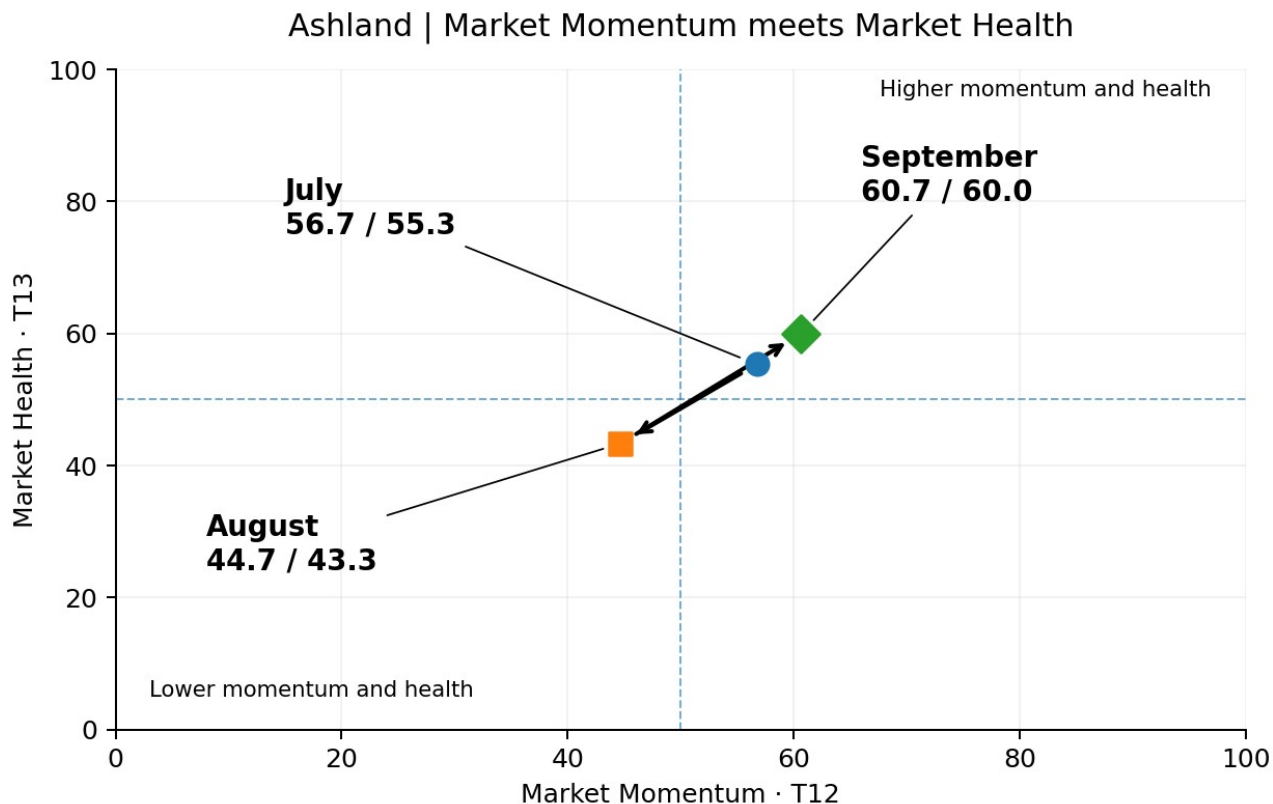
Construction’s calendar-year comparison uses original quarter-end counts. The 2026 publications reprint 2025 Q1/Q2 as 3/5 instead of the original 4/4; both paths produce fourteen January-September closings. The quarterly chart and annual reference retain their stated vintages.

An honest comparison keeps both vintages visible instead of rewriting the starting point.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Ashland p. 3. Calendar-month Single Family Residence; source-literal values and percentages. [3] Authenticated historical source observations and canonical August analytical inputs. Original-vintage history is preserved; later comparator values do not overwrite it. [4] Canonical DOMUS Ashland July/August records, Analytics-v2.0 and Health-v3.0. Full-precision values verified; graph labels rounded to one decimal.

July lifted. August cooled. September regained ground.

The same two-dimensional view, with all three months shown chronologically.



Right means higher T12 Overall Momentum; up means higher T13 Market Health. July is 56.7 / 55.3, August 44.7 / 43.3, and September is 60.7 / 60.0. The arrows connect observations; they are not a projected path.

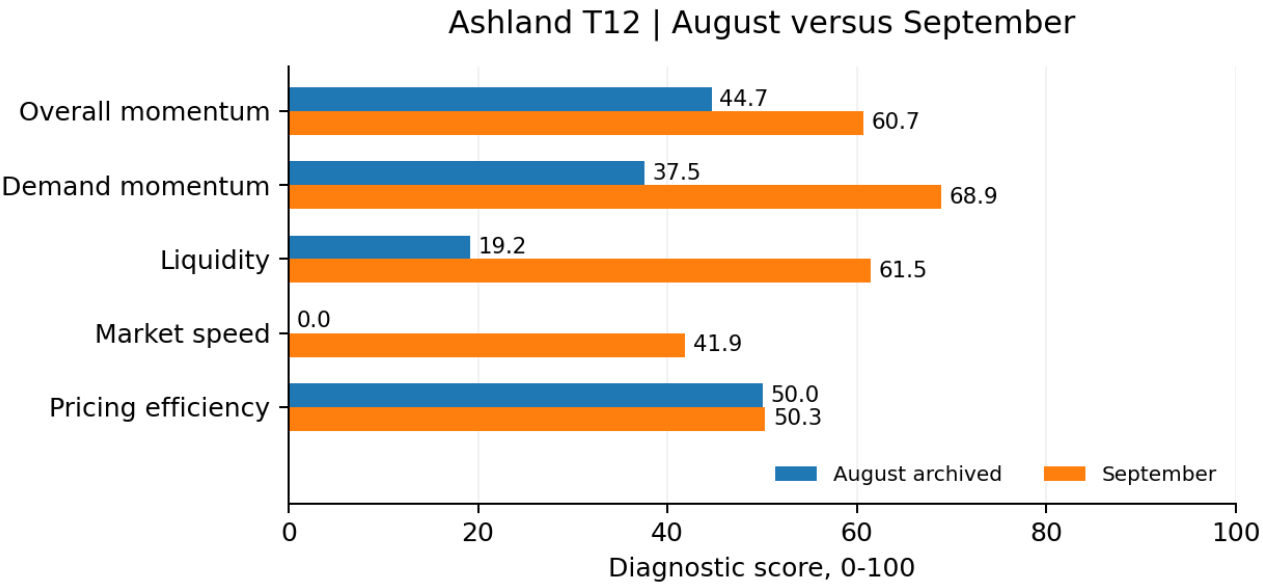
Both axes remain 0-100. The 50 lines are orientation guides, not universal buyer/seller boundaries. T12 and T13 share inputs and do not provide independent confirmations. September's Health scalar is available; DOMUS raw Risk, forecasts and Cycle remain withheld.

The monthly mechanics recovered. That is not the same as a uniform recovery in home values.

SOURCE & BASIS | [4] Canonical DOMUS Ashland July/August records, Analytics-v2.0 and Health-v3.0. Full-precision values verified; graph labels rounded to one decimal. [5] September source-linked analytical calculations, Ashland geography 200; Analytics-v2.0, Health-v3.0 and the scoped governing forecast/Cycle equations. Numerical diagnostics are not calibrated probabilities or property valuations. DOMUS Ashland only. Historical points retain their canonical input vintages; September uses original September observations and the archived August baseline.

Liquidity recovered faster than selling time.

The components explain the rebound more clearly than a single composite.



The strongest movement is in liquidity: 19.2 in August to 61.5 in September. Demand momentum rises from 37.5 to 68.9. More completed sales and continuing contracts provide the main activity support.

Market Speed recovers from its formula floor of 0.0 to 41.9, even though observed DOM increases from 37 to 40. That is because the score measures the rate of change: August’s 21-to-37 increase was much steeper than September’s 37-to-40 increase. A higher speed score here does not mean fewer observed days.

An improving change score can coexist with a slower absolute selling time.

Pricing Efficiency changes only modestly, from 50.0 to 50.3. It does not independently validate every asking price. Retired legacy shock/trend classifications are not reintroduced.

SOURCE & BASIS | [3] Authenticated historical source observations and canonical August analytical inputs. Original-vintage history is preserved; later comparator values do not overwrite it. [5] September source-linked analytical calculations, Ashland geography 200; Analytics-v2.0, Health-v3.0 and the scoped governing forecast/Cycle equations. Numerical diagnostics are not calibrated probabilities or property valuations. 0-100 diagnostic scores; original August inputs. August zero was a score floor, not zero sales.

The balance improved; it did not become a guarantee.

Monthly and rolling results remain separately identified.

September diagnostic	DOMUS monthly SFR	RVAR rolling existing
Market Health	60.0	59.4
Buyer Opportunity	41.0	44.4
Seller Strength	57.0	54.9
Seller minus buyer	+16.0	+10.5
Market Risk	Withheld	25.3

In the monthly view, Seller Strength increases from the archived August 35.5 to 57.0, while Buyer Opportunity declines from 60.5 to 41.0. These are separate diagnostics, not opposing percentages that must add to 100.

The rolling existing-home context also has higher Seller Strength than Buyer Opportunity. Agreement on that relative direction does not make the populations interchangeable or establish a guaranteed negotiating advantage for a specific listing.

Why the monthly Health point can still be shown

The frozen Market Health equation uses price, demand, inventory, liquidity, pricing efficiency, seller pressure, balance and reliability—not Market Risk. The supported scalar is independently checked under its own input requirements. Missing raw-risk history still blocks the complete DOMUS forecast and Cycle paths.

Use the diagnostics to sharpen the property discussion—not to replace it.

SOURCE & BASIS | [3] Authenticated historical source observations and canonical August analytical inputs. Original-vintage history is preserved; later comparator values do not overwrite it. [5] September source-linked analytical calculations, Ashland geography 200; Analytics-v2.0, Health-v3.0 and the scoped governing forecast/Cycle equations. Numerical diagnostics are not calibrated probabilities or property valuations. Health-v3.0 scalar arithmetic checked; no new classification thresholds or neutral-risk substitutions.

The model is steadier on price than a dramatic headline.

September-origin RVAR existing-home model centers, calculated October 13, 2026. Not individual-property price targets.

Measure	Observed Sep	Oct 2026	Dec 2026	Mar 2027	Sep 2027
Median price	\$552,000	\$547,993	\$541,831	\$550,859	\$558,674
Rolling sales	100.0	98.1	94.9	85.4	102.4
Cumulative DOM	21.0	22.9	26.1	24.5	27.1
Inventory	120.0	117.1	102.3	102.8	119.9

The price centers remain near the observed rolling median rather than projecting a large windfall or collapse. The December center is about \$542,000 versus \$552,000 observed, while the March center is about \$551,000. Such differences should not be mistaken for precise property-level opportunities.

The December sales center is about 95 with cumulative DOM about 26 days; the corresponding inventory center is about 102. Lower projected inventory is therefore not automatically a stronger seller environment. Counts are model centers and need not be integers.

Read the target correctly

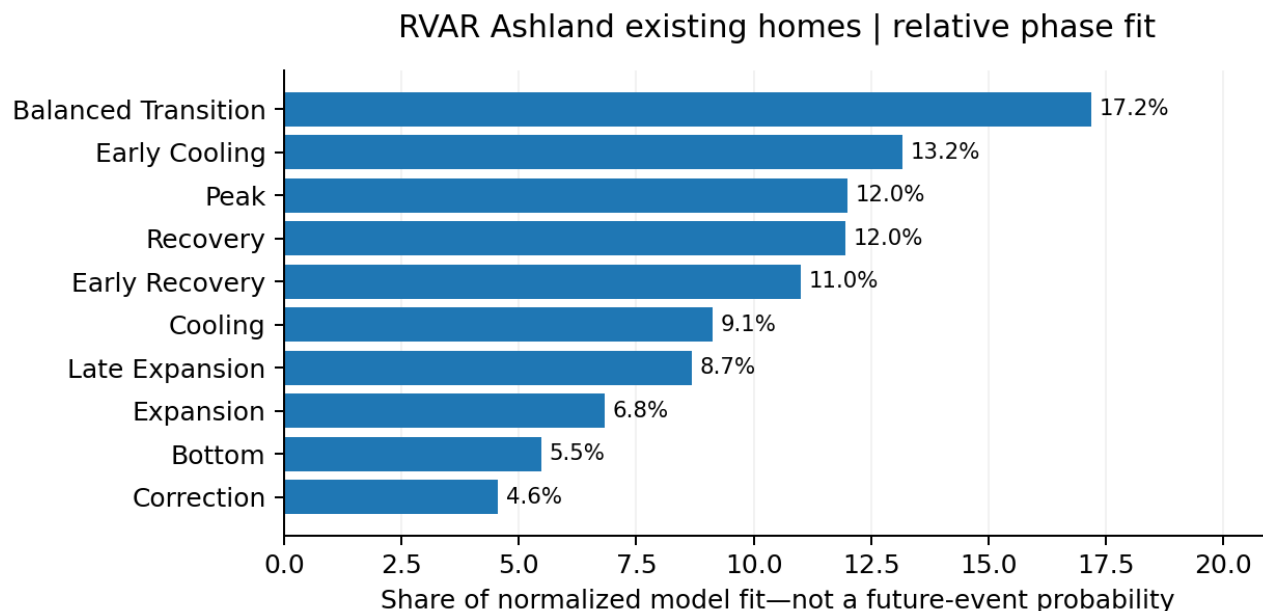
October sales/price/DOM refer to the August-October rolling window; December to October-December; March to January-March; next September to July-September. Inventory targets are month-end snapshots. These centers were calculated after September data arrived and do not replace the earlier September-target forecasts.

Use the outlook as conditional context—not a promised listing date, price or discount.

SOURCE & BASIS | [5] September source-linked analytical calculations, Ashland geography 200; Analytics-v2.0, Health-v3.0 and the scoped governing forecast/Cycle equations. Numerical diagnostics are not calibrated probabilities or property valuations. Inventory retains its source-defined scope. No intervals, calibrated probabilities or DOMUS forecast substitutes are published.

A mixed cycle can contain a real recovery.

A phase label should not drown out the underlying measures.



The September RVAR existing-home model's leading phase is Balanced Transition at 17.2% of relative model fit, followed by Early Cooling at 13.2%. No phase dominates. Normalized entropy is 97.1 and diagnostic Cycle confidence is 50.1 on their 0-100 scales.

The model combines the current numerical state with the preserved canonical August state. That smoothing can leave the broad phase description mixed even when current transaction mechanics improve. The monthly DOMUS Cycle remains withheld because its raw Risk path is not qualified.

Read T15 as context for the move—not a countdown to the next turning point.

Phase weights total 100 because the model normalizes relative fit. They are not verified probabilities that those conditions will occur next, and the confidence score is not a forecast success rate.

SOURCE & BASIS | [5] September source-linked analytical calculations, Ashland geography 200; Analytics-v2.0, Health-v3.0 and the scoped governing forecast/Cycle equations. Numerical diagnostics are not calibrated probabilities or property valuations. RVAR Ashland existing homes only; ten frozen phase prototypes and unchanged chronological prior state.

A forecast is accountable to the number it missed.

Original August-origin, one-month forecasts versus original September observations.

DOMUS Ashland monthly single-family

Metric	Frozen forecast	September actual	Absolute error
Active Inventory	148.8	138.0	10.8
Closed Sales	26.7	36.0	9.3
Days on Market	38.3	40.0	1.7
Median Sale Price	\$595,189	\$580,000	\$15,189

RVAR Ashland rolling existing-home context

Metric	Frozen forecast	September actual	Absolute error
Active Inventory	121.0	120.0	1.0
Closed Sales	99.7	100.0	0.3
Days on Market	25.8	21.0	4.8
Median Sale Price	\$526,803	\$552,000	\$25,197

These are four metric examples from each source for the same one-month horizon—not an estimate of overall accuracy. Every original record remains in the preserved county forecast evaluation, including longer horizons, separate construction diagnostics and missing outcomes.

The pooled April-September monitor retains the one-month inventory ALERT and has WATCH readings for three-month inventory and three-month DOM. These are forecast-error findings, not Ashland market-health grades. DOMUS monitoring remains insufficiently mature; no RVAR thresholds are borrowed.

Preserve the original forecast. Show the outcome. Keep the limits of the test visible.

SOURCE & BASIS | [6] Preserved September-target forecast evaluation and April-September level-error monitoring. Forecasts retain their original issue-time fields. Calculation success is not forecast accuracy. No forecast was refitted here. Errors are market-statistic errors, not individual-home appraisal errors.

Use the measurement. Keep the limits.

Source definitions, analytical scope and interpretation limits travel with the report.

Source register

[1] DOMUS / Oregon Data Share, Jackson County Market Summary, September 2026: Ashland p. 3; regional comparison pages identified on page 17. Footer states updated October 4, 2026. Original PDF is preserved in the package.

[2] RVAR / Southern Oregon MLS, Jackson County Residential Statistics as of September 30, 2026, p. 1. Existing, construction and inventory populations remain distinct. Original PDF is preserved in the package.

[3] Source-linked historical and canonical-input evidence retained in the verified Jackson September diagnostic package. Historical rows are read, not rewritten; no current engine was refitted for this Ashland publication.

[4] Canonical July/August Ashland T12-T13 records; the established market-map design is retained. [5] September analytical calculations and frozen Health equations. [6] Original frozen forecasts and their level-error monitoring.

Availability is field-specific

Ashland monthly T12 and supported non-risk T13 scalars are available as numerical diagnostics. Monthly raw Risk, new forecasts and Cycle remain unavailable. The RVAR existing-home branch supplies supported numerical diagnostics and model centers. Construction price/DOM gaps do not become invented values or a complete construction-market story.

Review boundary

Original historical observations and forecasts remain preserved. Eleven unresolved August source outcomes remain pending; no replacement values are invented. Technical consistency is not evidence of predictive accuracy.

Know which number is observed, which is calculated and which is still unavailable.

Construction calendar extension: [7] RVAR 2025 annual report; [8] March/June/September/December 2025 and March/June/September 2026 quarter-end reports. The 2025 annual count and price/time medians are directly reported. Year-to-date sales are sums of three non-overlapping quarters; no YTD median or full-year 2026 value is fabricated.

SOURCE & BASIS | Sources [1]-[8]. The package includes source files, selected evidence, chart data, manuscript, rendering code and this publication's verification record.

Definitions for the market narrative

The complete approved glossary; analytical terms do not imply every model path is available.

Closed sales

Completed transactions counted in the source's specified reporting window.

Pending sales

Contract activity as reported by the source; not a verified same-cohort closing forecast.

Active inventory

Available-listing snapshot within the source's geography and property scope.

Months of supply (MOS)

Supply relative to a sales pace, not the selling time of an individual listing.

Days on market (DOM)

The source's market-time measure; RVAR uses median cumulative DOM in its rolling table.

Median / transaction mix

The middle observation / the composition of homes that happened to transact.

Urban growth boundary (UGB)

The geographic reporting boundary used in RVAR's existing/new-home scope; not every property carrying a community mailing address.

YoY / MoM / YTD

Year over year / month over month / year to date. Each needs its own stated comparison period.

Publication vintage

The set of source values available in a particular publication; later comparison columns may differ.

Percentage point

The subtraction of two percentage levels. A move from 97.7% to 98.8% is 1.1 percentage points; it is not the same operation as a relative percent change.

Rolling three-month window

A reporting period that spans three months. Overlapping windows must not be added to invent a new total, and their sales counts are not standalone monthly counts.

SOURCE & BASIS | Approved 22-entry glossary reused from the verified county publication. September forecast-target example retained; no missing analytical fields are imputed.

Definitions for the analytical guide

The complete approved glossary; analytical terms do not imply every model path is available.

List-price realization

The reported share of list price received. The aggregate alone does not establish the original asking price, concessions, or the negotiating room on a particular listing.

Market Dynamics (T12)

Normalized current-behavior diagnostics, including momentum, liquidity, speed, and pressure.

Market Health (T13)

Source-specific synthesis of health, leverage, opportunity, and risk—not a value estimate.

Market Outlook (T14)

Governed numerical estimates for future source-specific metrics and horizons.

Market Cycle (T15)

Relative fit to phase prototypes, with uncertainty and persistence made explicit.

Numerical center / point forecast

A calculated level for a specified future period and source population. It is not the sale price of a particular home.

Forecast horizon / target

The time ahead and the period being estimated. A September 2026 origin with a twelve-month horizon targets September 2027, not a month already observed.

Diagnostic confidence / reliability

Model-derived quality measures. A score is not automatically the same percentage of real-world forecast accuracy.

Phase weight / prototype fit

The relative fit of the modeled state to a frozen phase description. The largest weight can still be small; these are not independently calibrated future-event probabilities.

Normalized cycle entropy

How spread out the ten phase weights are: equal weights correspond to 100; concentration in one phase moves toward zero.

Smoothing / persistence

Combining current and prior modeled state. The frozen Cycle-v3 illustration uses 55% current raw value and 45% prior smoothed value.

Know the market. Price the property. Choose the move.

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SOURCE & BASIS | Approved 22-entry glossary reused from the verified county publication. September forecast-target example retained; no missing analytical fields are imputed.