01 / COVER

CENTRAL POINT MARKET INTELLIGENCE

September 2026 | The market behind the headlines

> **More competition. Fewer closings. Prices still need proof.**

Central Point's median rose against last September, but fewer homes closed and buyers had more competing listings to consider. The useful story is the gap between the price headline and the mechanics of the market.

Monthly Central Point single-family market	September 2026
Closed sales	21
Pending sales	25
Median sale price	$398,500
Active inventory	75
Months of supply	3.6

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> **Market observations through September 30, 2026.**
> **Monthly single-family and rolling existing-home populations remain separate.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values.

02 / THE CENTRAL POINT READ

The median improved. The selling environment became more competitive.

Price, activity and inventory need to be read together.

Central Point recorded 21 September closings versus 31 a year earlier, a published -32.3% change. Active inventory was 75 versus 70, and published supply was 3.6 months versus 2.3. More available listings were being measured against fewer completed transactions.

The price headline needs its counterweight.

The monthly median was $398,500, 8.5% above the prior September. Yet price per square foot was 2.9% lower, and the January–September median was 0.2% lower. This is not a uniform appreciation story. The mix of homes that sells can change along with the market.

The longer window adds another contrast.

RVAR's separate July–September existing-home table recorded 59 closings versus 71 in 2025. Median cumulative market time nevertheless shortened from 42 to 24 days. Fewer transactions and faster reported market time can coexist.

What we take from it

Sellers need to make their property's price and presentation persuasive against current alternatives. Buyers have a stronger reason to compare choices carefully, but aggregate conditions do not reveal a particular seller's motivation or guarantee a discount.

> **A higher median is useful context. It is not permission to ignore the competition.**

Reader route: evidence and comparisons on pages 3–13; decisions on pages 14–18; source notes on pages 19–20; T12–T15 and monitoring on pages 21–29; complete glossary on pages 30–31.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Central Point urban-growth-boundary existing homes and new construction: July 1–September 30 and the matching 2025 period. Inventory is a separate September 30 snapshot.

03 / MONTHLY DASHBOARD

The September snapshot—with the comparison attached.

Every column below comes from the September publication's Central Point table.

Measure	Sep 2026	Sep 2025	Aug comparator	Published YoY
Median sale price	$398,500	$367,348	$412,000	+8.5%
Closed sales	21	31	25	-32.3%
New listings	40	26	28	+53.8%
Pending sales	25	28	21	-10.7%
Median DOM	22	26	24	-13.7%
Price per sq. ft.	$267	$275	$277	-2.9%
List price received	98.2%	98.8%	97.9%	-0.6%
Active inventory	75	70	61	+7.1%
Months of supply	3.6	2.3	2.4	+56.5%

The August comparator is a later publication vintage.

It is not automatically the original August observation. The source's September table prints 25 August closings, while the preserved August report recorded 23. This dashboard follows one publication throughout; the chronological model charts preserve the original observations. Page 20 shows the differences.

Published changes and rounded levels are different evidence.

The source prints a 13.7% year-over-year decline in median DOM beside displayed levels of 26 and 22 days. Those displayed levels imply a 15.4% decline. We retain the published percentage rather than invent unrounded inputs or silently replace it.

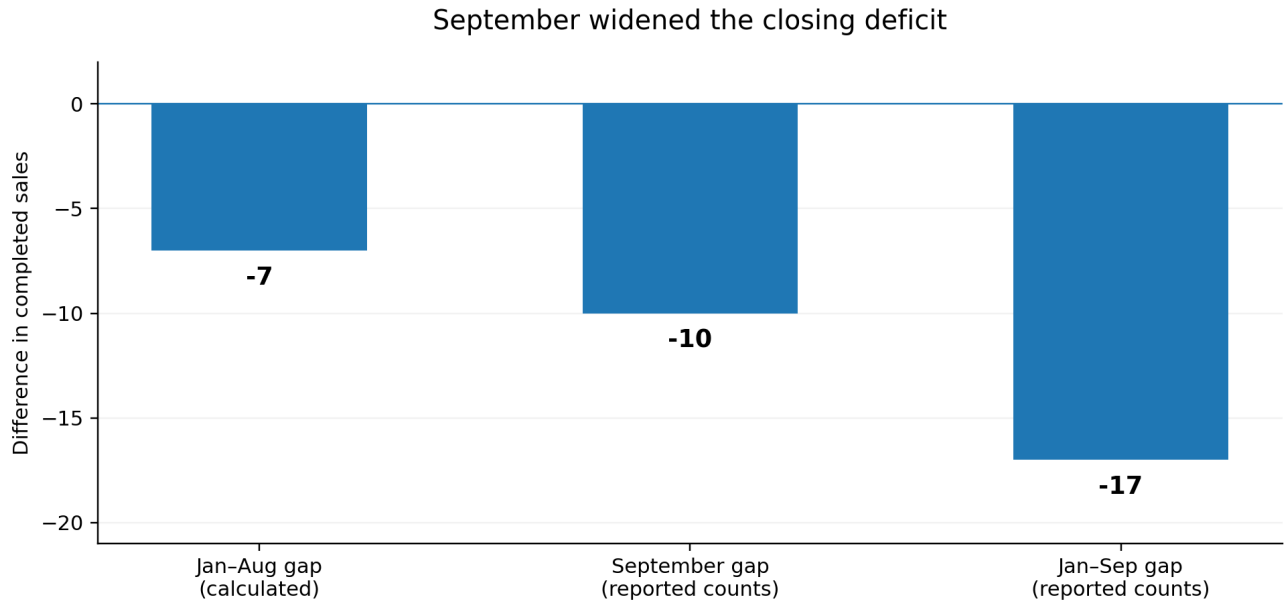
> **A useful comparison identifies the number, the population, the period and the publication.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. [3] Authenticated historical source observations and canonical July/August records in the accepted September release. Original observation vintages are retained; later comparison columns do not overwrite them.

04 / THE YEAR BEHIND THE MONTH

September widened the closing gap.

The month deepened an existing year-to-date shortfall.



The September publication reports 209 January–September closings versus 226 in 2025. Subtract September's 21 and 31, respectively, and the implied January–August totals are 188 versus 195. The year entered September seven transactions behind and ended 17 behind.

September therefore added ten transactions to the deficit. This bridge uses one publication vintage throughout; it does not combine the older August YTD release with September's revised comparison record.

> **The year was already behind. September made the shortfall larger.**

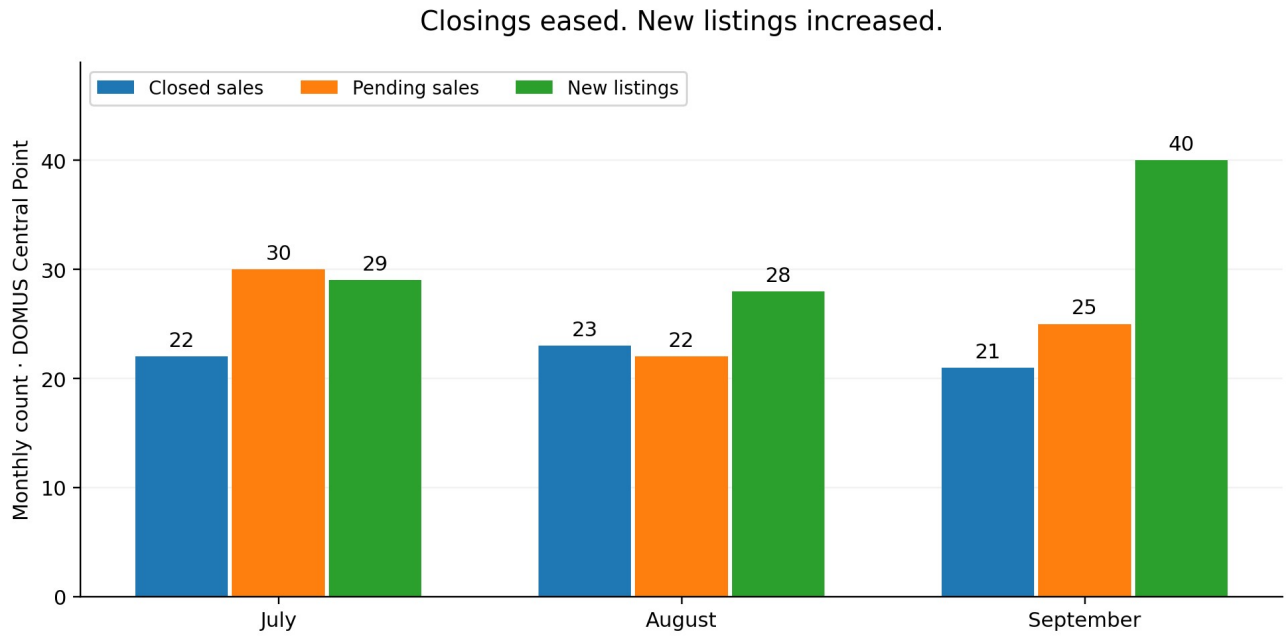
The January–August totals are author calculations by subtraction, not newly reported monthly observations. The result describes completed-sale counts, not homeowner equity or demand from every prospective buyer.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. Author calculation: (209 − 21) − (226 − 31) = −7; −7 + (21 − 31) = −17.

05 / CLOSINGS, CONTRACTS AND NEW LISTINGS

Contracts recovered modestly. Listing flow rose faster.

The last three months show different movements in different activity measures.



Original-vintage closed sales were 22 in July, 23 in August and 21 in September. Pending sales were 30, 22 and 25. New listings were 29, 28 and 40. September's improved pending count is a useful counterweight to fewer closings, but it did not return to July's level.

September also recorded more new listings than closings. These are different flows, not a linked set of properties. Their difference does not reconstruct the change in inventory because other listing-status changes and timing also matter.

> **More listings broaden the comparison. More contracts would strengthen the demand case.**

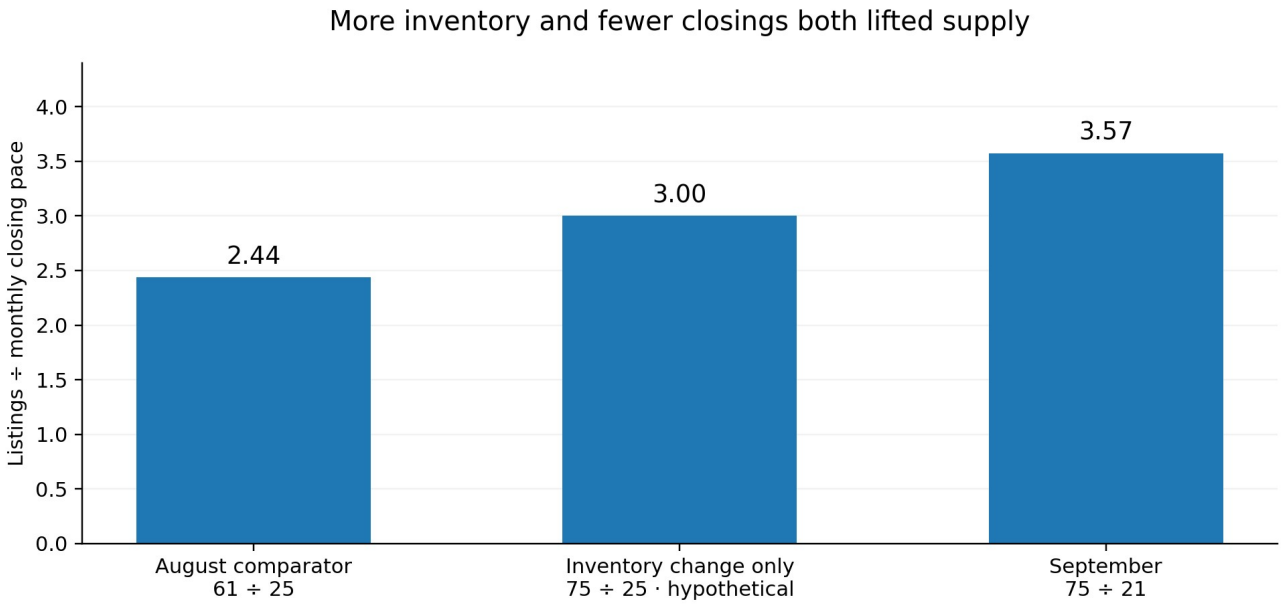
Do not divide closings by the previous month's pendings to claim a conversion rate. The source does not identify which contracts became which completed transactions.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. [3] Authenticated historical source observations and canonical July/August records in the accepted September release. Original observation vintages are retained; later comparison columns do not overwrite them. July/August use original archived observations; September uses its original current column.

06 / THE SUPPLY ARITHMETIC

More inventory and fewer closings both lifted supply.

Both changes increased the inventory-to-sales ratio.



Use the September publication's August comparison consistently: 61 listings divided by 25 closings is 2.44. Increasing inventory alone to 75 gives 3.00. Using September's 21 closings then gives 3.57, close to the published 3.6 months.

The middle step is hypothetical. In this inventory-first ordering, the inventory increase adds about 0.56 month and the slower closing pace another 0.57 month. This illustrates the arithmetic; it does not identify what caused buyers or sellers to act.

Supply increased for two reasons—not because the market stopped trading.

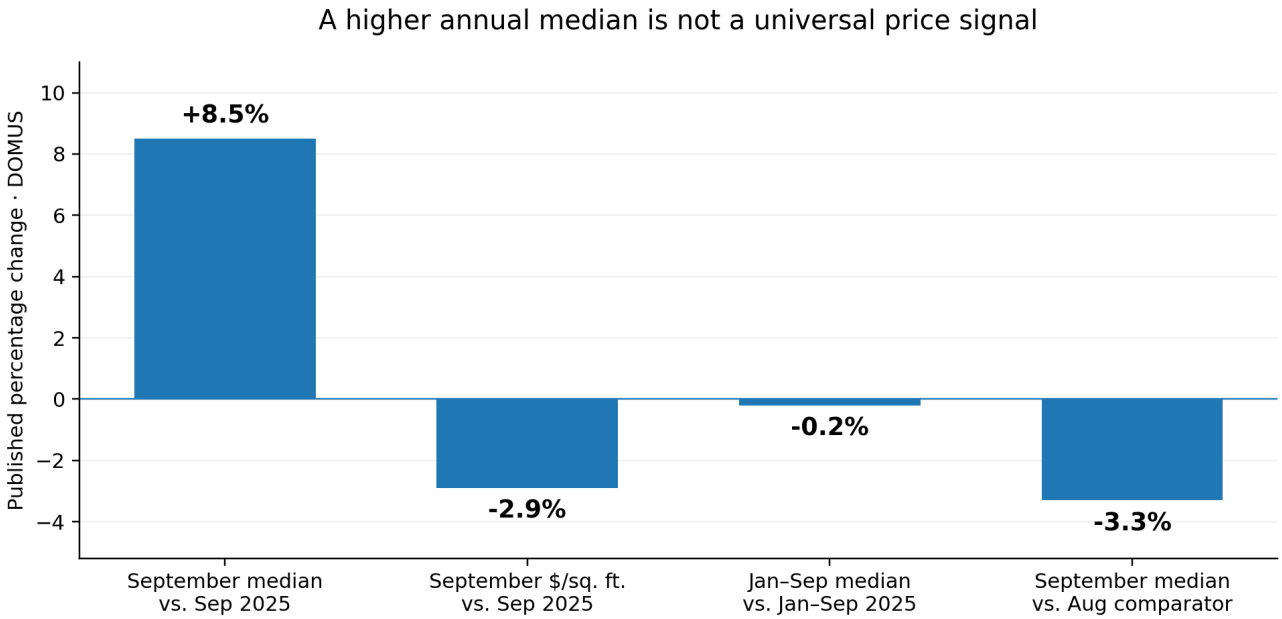
Months of supply is a stock-to-flow relationship, not the time your home will take to sell. The original August report's 23 closings and 2.7 months belong to a different vintage and are not substituted into this illustration.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. Author-calculated ratios; intermediate step hypothetical. See p. 20 for original August versus later comparator values.

07 / PRICE BEYOND THE HEADLINE

The median rose. The broader price evidence did not.

Different measures keep the appreciation claim in check.



September's $398,500 median was 8.5% above the previous September but 3.3% below the August comparison printed in the same table. The January–September median was $411,830 versus $412,500, a reported 0.2% decline.

Price per square foot was $267 versus $275 in the prior September, a reported 2.9% decline. The divergence from the transaction median is consistent with mix mattering, but these aggregates cannot measure how much of the difference came from mix rather than pricing.

> **A city median is the middle transaction—not a new price tag for every home.**

Our recommendation is to compare genuinely relevant properties and their condition, size and location rather than apply the city's percentage change directly to an individual listing.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. Figure uses the publisher's percentages, not percentages recalculated from rounded display values.

08 / TIME AND TRANSACTION VOLUME

The homes that sold moved faster. Fewer homes sold.

Market time and market participation answer different questions.

DOMUS Central Point	2025 comparison	2026
September closed sales	31	21
September median DOM	26 days	22 days
January–September closed sales	226	209
January–September median DOM	19 days	17 days
September active inventory	70	75

The source shows 22 median days on market for September's completed transactions, compared with 26 in the prior September. It also shows only 21 closings versus 31. A lower median time among the homes that sold does not establish that all available listings are moving faster.

The unsold market is not measured by that median.

The statistic does not give the age distribution of the 75 active listings, the likelihood that an individual listing sells, or the time spent in escrow. It should not be used as a promised selling schedule.

The useful question for a seller

Which comparable homes are attracting offers, and how does your home compare with the alternatives still available? For buyers, examine each property's listing history rather than infer urgency from the citywide median alone.

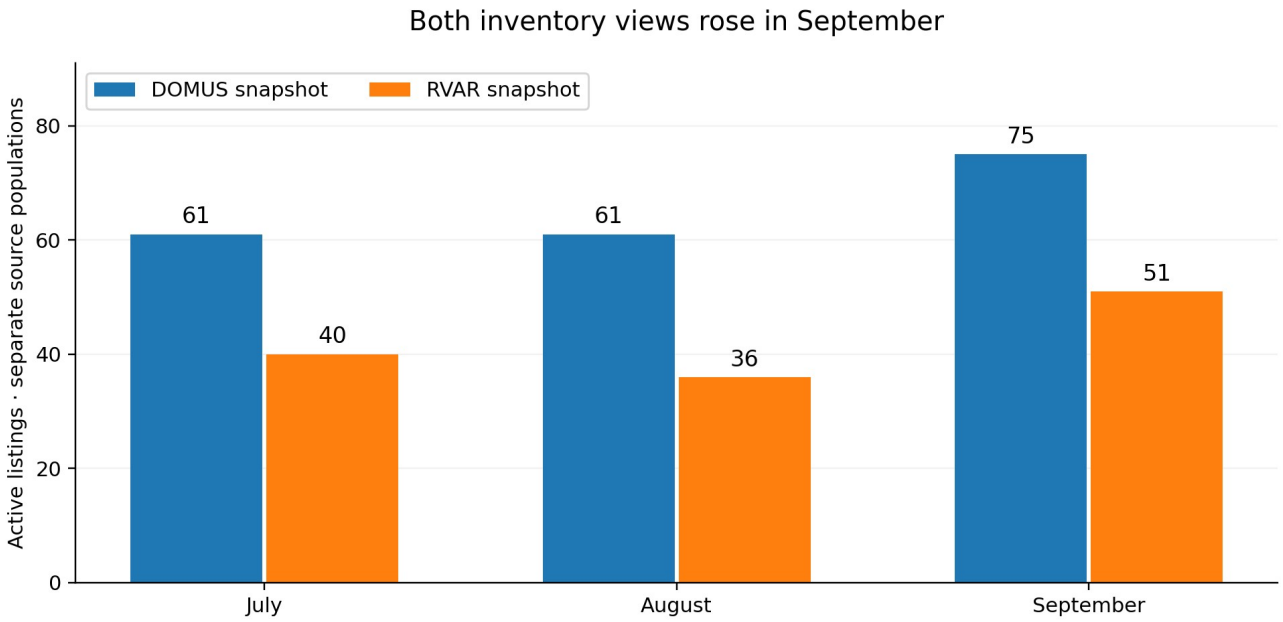
> **Speed among completed sales is not the same as strength across all listings.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values.

09 / THE INVENTORY PICTURE

Both inventory views rose. Their counts are not interchangeable.

Monthly single-family and RVAR snapshots retain their own coverage.



The monthly DOMUS sequence is 61 active listings in July, 61 in August and 75 in September. The separate RVAR sequence is 40, 36 and 51. Both rose in September, but the different levels reflect separately defined reporting views.

Against the same date in 2025, DOMUS reports 75 versus 70, while RVAR reports 51 versus 46. Do not subtract 51 from 75 and label the difference rural, newly built or outside the city. The source tables do not establish that decomposition.

> **More competition is a shared signal. The inventory totals are not a shared population.**

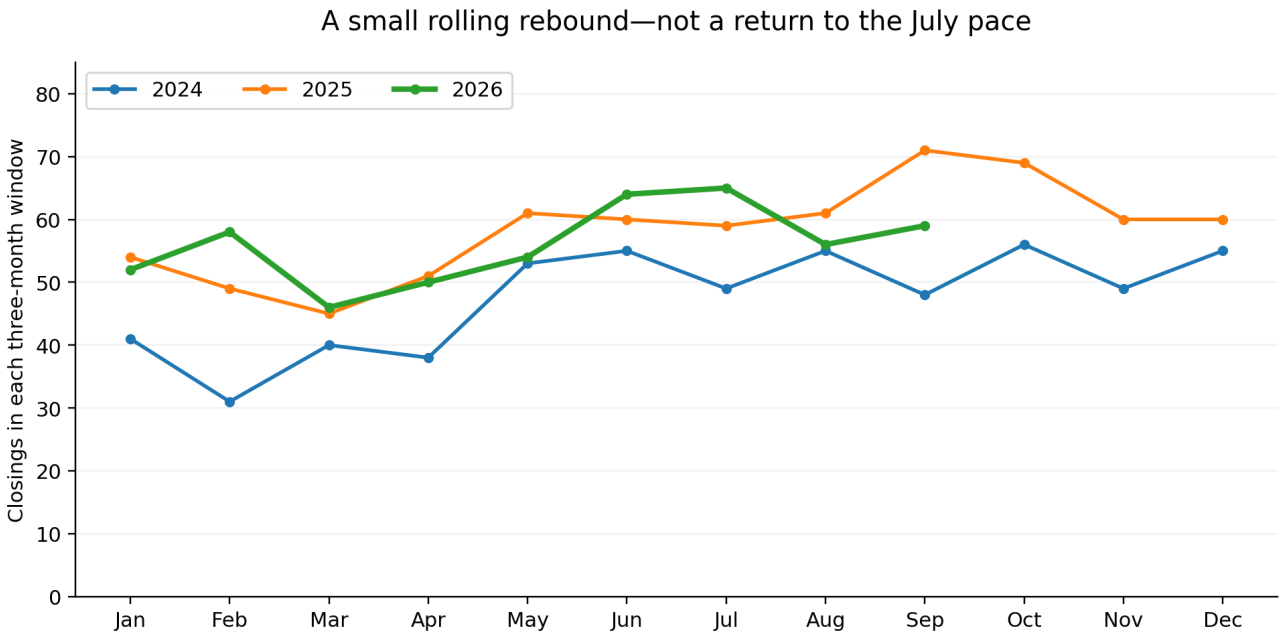
RVAR's dated community inventory is not labeled an existing-home-only inventory count. Its use in the rolling analytical context does not change that underlying definition.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Central Point urban-growth-boundary existing homes and new construction: July 1–September 30 and the matching 2025 period. Inventory is a separate September 30 snapshot. [3] Authenticated historical source observations and canonical July/August records in the accepted September release. Original observation vintages are retained; later comparison columns do not overwrite them.

10 / THE SHAPE OF THE YEAR

A small rolling rebound—not a return to the July pace.

Same-source history puts the September count in perspective.



The 2026 existing-home rolling count reached 65 in July, eased to 56 in August and recovered to 59 in September. September was still below July and below the matching September 2025 report's 71.

The 2024 and 2025 lines supply historical context, not a pattern that 2026 must repeat. The missing October–December 2026 observations are not filled with forecasts.

> **Three additional rolling closings do not establish a new monthly acceleration.**

Every point spans three months: July means May–July, August means June–August and September means July–September. Adjacent points share two months. Their differences are not standalone month-to-month sales changes, and the points must not be added into YTD totals.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Central Point urban-growth-boundary existing homes and new construction: July 1–September 30 and the matching 2025 period. Inventory is a separate September 30 snapshot. [3] Authenticated historical source observations and canonical July/August records in the accepted September release. Original observation vintages are retained; later comparison columns do not overwrite them. All chart counts retain original report vintages.

11 / ROLLING EXISTING HOMES | MATCHED PERIOD

Fewer sales. Faster market time. A higher median.

Central Point existing homes: July–September 2026 versus July–September 2025.

Matching three-month measure	2025	2026	Change
Closed sales	71	59	-16.9%
Median sale price	$367,348	$398,500	+8.5%
Median cumulative DOM	42 days	24 days	−18 days

The source reports 59 existing-home closings versus 71, a calculated decline of 16.9%. The median rose from $367,348 to $398,500, a published increase of 8.5%. Median cumulative market time shortened from 42 to 24 days.

Why that does not contradict recent softening

The same-period annual comparison is faster than last year. The recent sequential comparison is slower: the August rolling median cumulative DOM was 13 days and September was 24. A market can be faster than last year while losing speed against its latest window.

Equal medians do not prove equal populations.

The monthly DOMUS and rolling RVAR medians both happen to be $398,500. Their agreement does not make the datasets identical. RVAR includes existing single-family homes, townhomes and condominiums within urban growth boundaries; the monthly source uses its Single Family Residence scope.

> **Read the comparison period before deciding whether the market is faster or slower.**

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Central Point urban-growth-boundary existing homes and new construction: July 1–September 30 and the matching 2025 period. Inventory is a separate September 30 snapshot. [3] Authenticated historical source observations and canonical July/August records in the accepted September release. Original observation vintages are retained; later comparison columns do not overwrite them. Sales percentage and absolute DOM difference are author calculations; price percentage is source-reported.

12 / NEW CONSTRUCTION | MATCHED PERIOD

One closing is a transaction—not a construction-market verdict.

The requested July–September comparison is retained without filling blank cells.

RVAR new construction	Jul–Sep 2025	Jul–Sep 2026
Closed sales	3	1
Median sale price	Not reported	Not reported
Median cumulative DOM	161 days	Not reported

The published count declined from three closings to one. That is two fewer transactions; the calculated 66.7% decline is large because the starting count is small. The source does not publish a current median price or current median cumulative market time.

The monthly construction price is also blank.

DOMUS publishes no September Central Point construction median. It does report a $705,000 January–September construction median versus $660,000 in 2025, with a published increase of 6.8%. That cumulative statistic is not September's price and cannot replace the missing RVAR median.

DOMUS construction-price view	Value
September 2026	Not reported
September 2025 comparator	$572,781
January–September 2026	$705,000
January–September 2025	$660,000

> **Missing does not mean zero. A cumulative price does not fill a missing current price.**

No monthly construction sales count or construction-only inventory is inferred from the blank price cell, the printed chart, or the shared community inventory.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Central Point urban-growth-boundary existing homes and new construction: July 1–September 30 and the matching 2025 period. Inventory is a separate September 30 snapshot. Construction-price views retain their different periods and populations.

13 / REGIONAL CONTEXT

Central Point is not moving in lockstep with its neighbors.

Compare matching monthly single-family measures—not blended city statistics.

DOMUS September	Closings	Actives	MOS	Median price	Median DOM
Central Point	21	75	3.6	$398,500	22
Ashland	36	138	3.8	$580,000	40
Medford	91	345	3.8	$472,500	29
Eagle Point	14	83	5.9	$494,500	36
White City	7	39	5.6	$324,700	67
Jackson County	201	887	4.4	$494,000	36

Central Point's 3.6 months of supply sits near Ashland's and Medford's 3.8, yet that does not establish identical negotiating conditions. Central Point's current closing count is smaller, its property mix differs, and the direction of its own recent inventory and activity matters.

Use regional context to improve the question.

A buyer comparing communities should assess the relevant homes and costs within each location. A seller competes most directly with the properties a buyer would genuinely consider as substitutes, not an average of all nearby communities.

> **A nearby benchmark is a starting point—not a substitute for a comparable home.**

The county overlaps the community rows. These counts are not summed, medians are not averaged, and the table is not a price ranking for equivalent houses.

SOURCE & BASIS | [1] September 2026 DOMUS / Oregon Data Share, Jackson County p. 1; Ashland p. 3; Central Point p. 5; Eagle Point p. 6; Medford p. 9; White City p. 16. Source-literal monthly Single Family Residence views.

14 / ASKING PRICE AND THE NEGOTIATION

Near asking is not the same as no price adjustment.

September's 98.2% list-price realization does not reveal the whole negotiation.

The monthly report shows 98.2% of list price received versus 98.8% in the prior September. That aggregate does not identify each property's original asking price, earlier reductions, repair agreements or seller credits. It is not a universal offer formula.

A hypothetical example—not a local transaction

Assumed listing history	Amount
Original asking price	$425,000
Later asking price	$400,000
Sale at 98.2% of the later asking price	$392,800
Difference from later asking price	$7,200
Difference from original asking price	$32,200

The example sells 1.8% below its later ask but approximately 7.6% below its original ask. No credit or repair concession is included. A reported near-asking sale can therefore coexist with substantial earlier repositioning.

What we would examine

For buyers, we would compare the full price history, relevant alternatives and the terms available on the actual property. For sellers, we would assess whether the current ask is supported—not whether the neighborhood's average realization ratio seems reassuring.

> **The final asking price is one chapter. The listing history tells more of the story.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. Hypothetical arithmetic by the authors; assumed prices are not Central Point comparables or valuation advice.

15 / SELLER INTELLIGENCE

Make the comparison compelling before defending the price.

Our recommended framework for a more competitive listing environment.

The evidence does not say that Central Point sellers cannot succeed. It says that a higher annual median is not enough to establish a seller's individual pricing power when closings are lower and inventory is higher.

Decision	Evidence to bring into the conversation
Choose the comparison set	Recent comparable closings, competing active homes and verified contract activity within the property's relevant segment.
Set the opening position	Location, size, condition, preparation and meaningful differences from alternatives—not a blanket citywide appreciation percentage.
Agree on a review process	Showing quality, buyer feedback, competing price changes and offers. Establish the review plan with your broker rather than take a generic deadline from this report.
Evaluate the complete offer	Price together with financing, inspection provisions, timing and other terms. Near-asking-price statistics do not describe every concession.

What would strengthen the seller case?

A persuasive property comparison, serious buyer engagement and evidence that similar homes are securing contracts. Those are more useful than arguing that every home should follow the same median-price change.

> **Compete on evidence and presentation—not on the strongest headline you can find.**

These are our recommendations, not a source-derived prediction of your sale price or the number of days required to sell.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Central Point urban-growth-boundary existing homes and new construction: July 1–September 30 and the matching 2025 period. Inventory is a separate September 30 snapshot. [6] Approved 22-entry Market Intelligence glossary and publication standard. Interpretation and transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate.

16 / BUYER INTELLIGENCE

More choice is useful. A blanket discount is not.

Use the competing inventory to improve the decision, not to assume the outcome.

More active listings and fewer completed sales give buyers a reason to investigate alternatives carefully. September's 25 pending sales are a reminder that other buyers still made commitments. A broader opportunity does not establish that every suitable listing will remain available.

Question	How we would use the evidence
Is this the right comparison?	Match property type, location, size and condition. Do not compare a new home with a mixed existing-home median without accounting for the differences.
What supports the offer?	Comparable sales, actual competing options and the listing's verified price history. Market-wide scores are not dollar discounts.
What remains uncertain?	Property condition, likely ownership costs, financing and the information still needed to judge fit. Investigate rather than infer from days on market.
When should we move?	When property fit and supportable terms align with your circumstances—not because a model promises a perfect market bottom.

Keep the practical advantage

Use extra choice to compare trade-offs and clarify your priorities. Do not let an effort to win a presumed discount obscure the cost of buying a home that does not meet your needs.

> **The advantage is a better-supported decision—not a percentage taken off every asking price.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. [6] Approved 22-entry Market Intelligence glossary and publication standard. Interpretation and transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate. Recommendations are property-specific prompts, not a prediction or universal negotiation rule.

17 / WHEN YOU ARE SELLING AND BUYING

The gap between two prices can matter more than either headline.

A move involves both sides of the transaction.

Illustration with assumed prices

Hypothetical scenario	Your sale	Your purchase	Price gap
Starting assumptions	$420,000	$540,000	$120,000
Both prices 5% lower	$399,000	$513,000	$114,000
Only your sale 5% lower	$399,000	$540,000	$141,000

When both assumed prices fall by the same percentage, the gap in this example narrows by $6,000. When only the sale price falls, it widens by $21,000. These are arithmetic illustrations, not predictions of linked price changes across two properties.

The two homes may be in different markets.

A Central Point existing-home sale and a new-construction purchase do not share identical supply, comparable sales or transaction terms. Nor should a monthly single-family median be substituted for a rural acreage valuation.

The price gap is not cash needed to close.

The example omits mortgage payoff, financing terms, transaction costs, repairs, moving expenses and taxes. Those items require a separate property-specific review. This report does not estimate them.

> **Study the whole move—not just whether one market number went up or down.**

Our recommendation is to compare realistic sale and purchase scenarios together before deciding on timing or negotiating priorities.

SOURCE & BASIS | [6] Approved 22-entry Market Intelligence glossary and publication standard. Interpretation and transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate. Entire example is hypothetical; percentages and prices are explicitly assumed, not measured market changes.

18 / WHAT WE WILL WATCH NEXT

Confirmation matters more than a single rebound.

A conditional watchlist—not a new forecasting rule.

Evidence to watch	What would strengthen the interpretation
Contract activity	Pending sales improving alongside later closings, rather than an isolated increase in one flow.
Competing inventory	Active listings stabilizing relative to actual transaction pace; evaluate the relevant property segment.
Price validation	Comparable homes securing supported prices without depending on a changing mix of unusually expensive or inexpensive sales.
Market time	Read monthly DOM and rolling cumulative DOM separately. A faster annual comparison can coexist with slower recent momentum.
Construction evidence	Additional observations with published price and market-time values before making a broad construction-market claim.

These observations would help test the current interpretation. They are not numerical trigger thresholds and do not establish the timing of a future market turn. One month cannot settle every buyer's or seller's decision.

> **A better next observation would earn attention. A durable trend needs repetition.**

Your next move

We connect these market conditions with your property, your alternatives and your timing. Read future community reports or discuss a property-specific question at **jonandjess.realestate**.

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SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Central Point urban-growth-boundary existing homes and new construction: July 1–September 30 and the matching 2025 period. Inventory is a separate September 30 snapshot. [6] Approved 22-entry Market Intelligence glossary and publication standard. Interpretation and transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate.

19 / SOURCES AND REPORTING BOUNDARIES

Two sources. Different clocks. No synthetic Central Point market.

The definitions travel with the numbers.

Reporting view	Period and population	Boundary to preserve
DOMUS Central Point	Calendar September; Single Family Residence; January–September cumulative columns shown separately.	Not the RVAR urban existing-home population.
RVAR existing homes	July–September sales, price and median cumulative DOM; single-family homes, townhomes and condominiums within urban growth boundaries.	Not 59 September-only closings.
RVAR new construction	A separate July–September urban segment, with one current closing.	Blank medians are not zero or permission to substitute a cumulative DOMUS figure.
RVAR inventory	September 30 community snapshot.	Not separately allocated to existing homes or new construction.
T12/T13 history	July, August and September report-month calculations within each exact source and segment.	Not three independent samples or projected future points.

Missing observations stay missing. Printed percentages are retained separately from arithmetic based on rounded levels. An N/A or blank is not repaired using a chart coordinate, a later report's cumulative value or another community.

The RVAR urban total does not fully reconcile to its visible community counts in the supplied page. No residual is assigned to Central Point, and the report does not claim a newly reconciled county total.

> **A consistent definition is more valuable than a falsely precise combined number.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Central Point urban-growth-boundary existing homes and new construction: July 1–September 30 and the matching 2025 period. Inventory is a separate September 30 snapshot. Source-review register retained in the supporting package.

20 / PUBLICATION VINTAGES

The August comparison changed. The archived history did not.

Two legitimate records must not be silently combined.

August measure	Original August	Printed in September
Median Sales Price	$425,000	$412,000
Closed Sales	23	25
New Listings	28	28
Pending Sales	22	21
Median Days on Market	25	24
Price per Square Foot	$278	$277
% of List Price Received	97.8%	97.9%
Active Inventory	61	61
Months Supply of Inventory	2.7	2.4

Seven of these nine displayed August measures differ. The original August values feed the retained chronological model comparison. The monthly dashboard and supply illustration explicitly use the September publication's August comparison. Neither vintage is silently substituted for the other.

Why the distinction matters

The original closing sequence is 23 to 21, while the later table compares 25 to 21. Original median DOM is 25 to 22; the later table compares 24 to 22. Those produce different rates of change, and therefore different possible model inputs.

> **Preserve the observation that was available then. Label the comparison published later.**

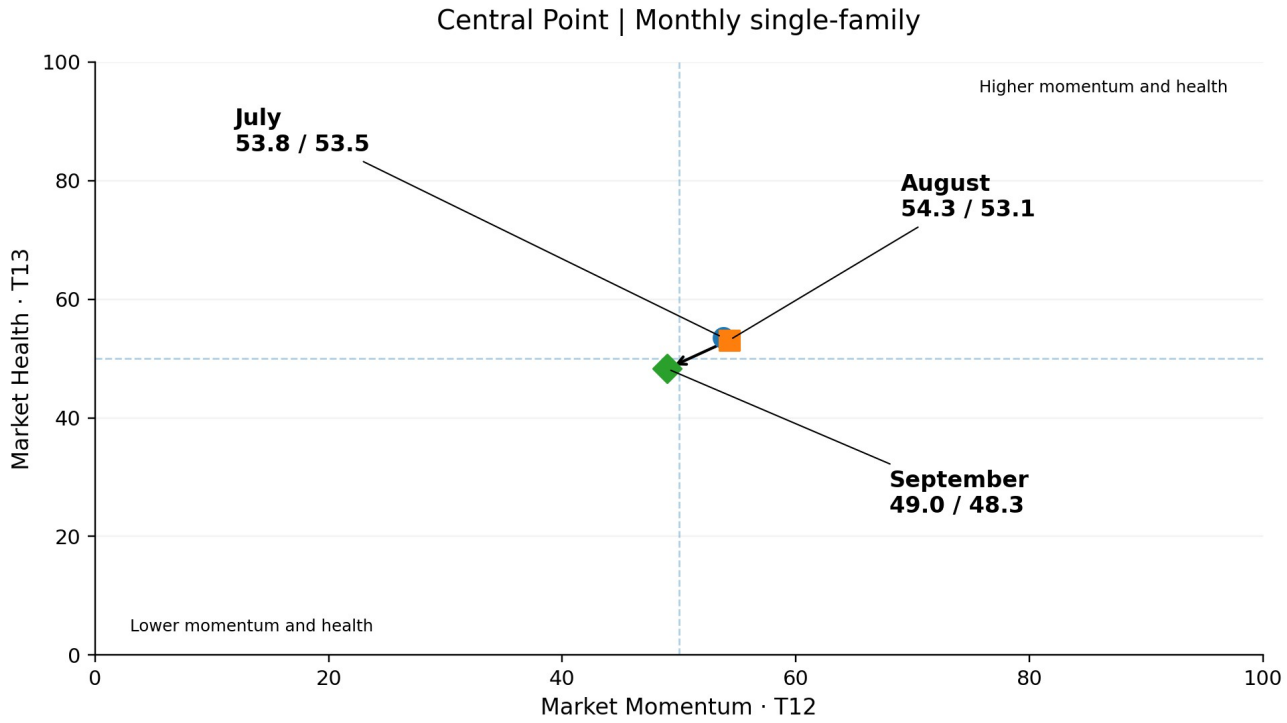
RVAR also reprints September 2025 inventory as 46, while the original 2025 observation was 44. The current year-over-year comparison uses 46; archived history keeps 44. The supplied material does not establish why these publication vintages differ.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Central Point p. 5. Calendar-month Single Family Residence; current, prior-year, August-comparator and January–September YTD columns retain the publisher's values. [3] Authenticated historical source observations and canonical July/August records in the accepted September release. Original observation vintages are retained; later comparison columns do not overwrite them. Same-month vintage review; current September values are unchanged.

21 / THE MONTHLY MARKET MAP | T12 / T13

September moved down and left.

Three monthly observations—not a forecast trajectory.



July's monthly point is 53.8 Momentum / 53.5 Health. August is 54.3 / 53.1, and September is 49.0 / 48.3. The small July–August difference is shown at its actual scale; labels are separated without relocating the points.

Right means higher Overall Momentum and up means higher Market Health. Both axes stay 0–100. The 50 lines are orientation guides, not new buyer/seller classification thresholds. T12 and T13 share inputs and are not independent confirmations.

> **The monthly model softened; that is not a measurement of each home's value.**

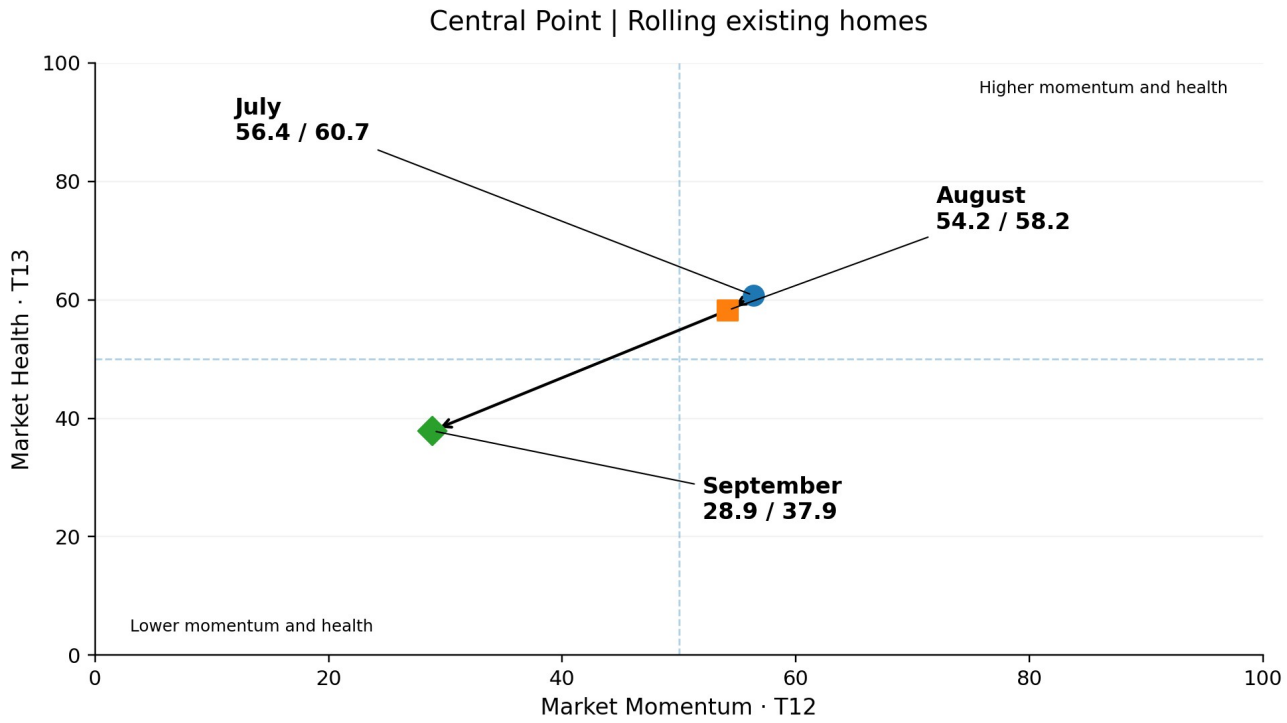
The independent Health scalar is supported. Missing DOMUS raw Risk still restricts the complete forecast and Cycle paths; those outputs are not filled with older values.

SOURCE & BASIS | [3] Authenticated historical source observations and canonical July/August records in the accepted September release. Original observation vintages are retained; later comparison columns do not overwrite them. [4] Accepted September analytical release, Central Point geography 250; Analytics-v2.0 and Health-v3.0. July/August use authenticated canonical inputs. Numerical scores are diagnostics, not probabilities or property valuations. DOMUS Central Point only; original input vintages, same approved formula versions. Graph labels rounded after verification.

22 / THE ROLLING MARKET MAP | T12 / T13

The longer-window mechanics weakened more sharply.

The rolling existing-home context tells a different part of the story.



The RVAR existing-home map moves from July 56.4 / 60.7 to August 54.2 / 58.2, then September 28.9 / 37.9. Inventory growth and the increase in recent cumulative market time contribute to that marked down-and-left move.

The point remains a diagnostic of the specified rolling sales and community-inventory context. It is not a forecast of a price crash, nor proof that the current year is worse than every measure of last year.

> **Better than last year on market time. Weaker than August on recent mechanics.**

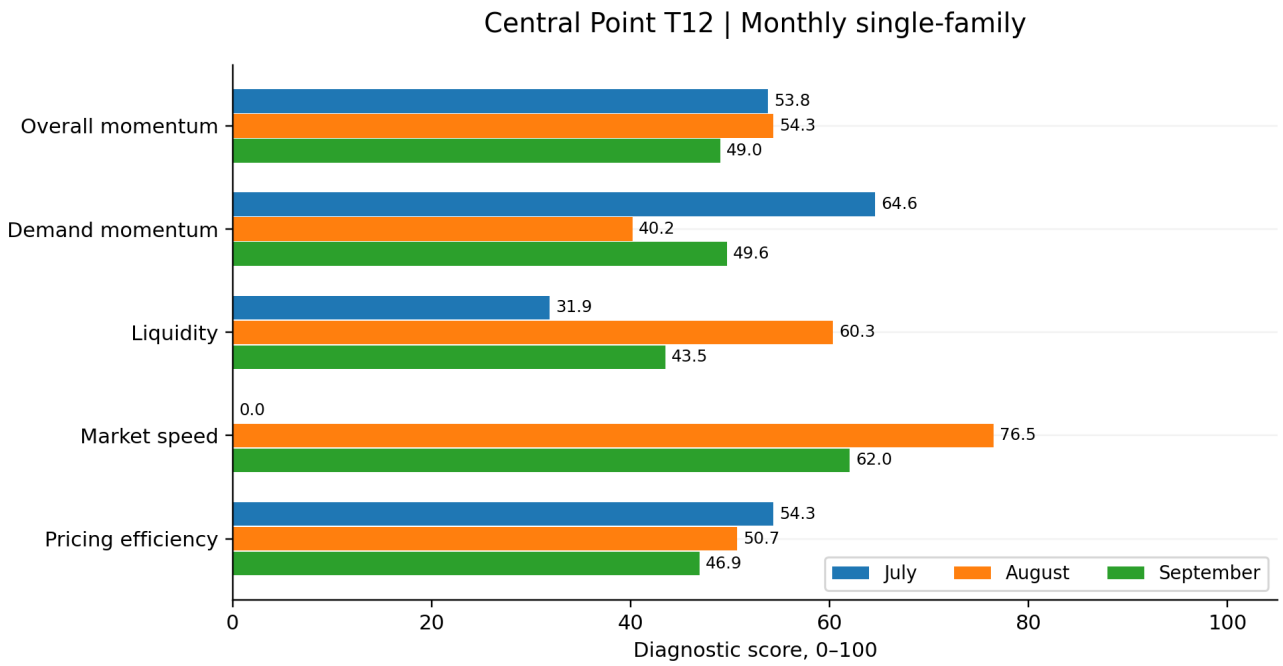
Adjacent rolling windows overlap. The same 0–100 axes are used as on the monthly map, but the sources and property populations are not pooled.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Central Point urban-growth-boundary existing homes and new construction: July 1–September 30 and the matching 2025 period. Inventory is a separate September 30 snapshot. [3] Authenticated historical source observations and canonical July/August records in the accepted September release. Original observation vintages are retained; later comparison columns do not overwrite them. [4] Accepted September analytical release, Central Point geography 250; Analytics-v2.0 and Health-v3.0. July/August use authenticated canonical inputs. Numerical scores are diagnostics, not probabilities or property valuations. RVAR Existing Sales context; dated community inventory is not existing-home-only stock.

23 / MONTHLY MARKET DYNAMICS | T12

Inventory pressure outweighed the modest contract rebound.

The component view explains September's softer monthly position.



Monthly liquidity declined from 60.3 in August to 43.5 in September. Demand Momentum improved from 40.2 to 49.6, but Inventory Momentum fell from 50.0 to 27.0 as actives rose from 61 to 75.

Market Speed is 62.0, below August's 76.5, even though observed DOM shortened from 25 to 22. The score measures the rate of change: August's decline from 34 to 25 was proportionally larger than September's decline from 25 to 22.

> **A lower speed score can coexist with fewer observed days on market.**

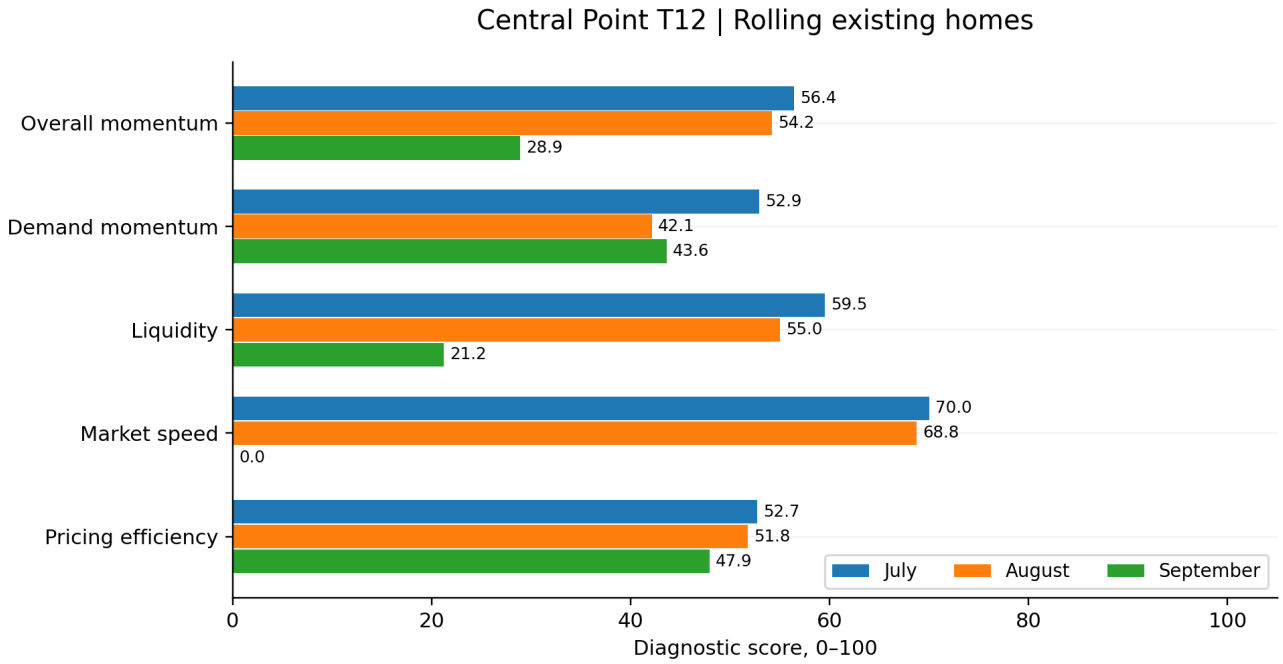
Pricing Efficiency also declined. Its monthly formula uses median-price movement, price-per-square-foot movement and list-price realization; it does not independently validate every asking price.

SOURCE & BASIS | [3] Authenticated historical source observations and canonical July/August records in the accepted September release. Original observation vintages are retained; later comparison columns do not overwrite them. [4] Accepted September analytical release, Central Point geography 250; Analytics-v2.0 and Health-v3.0. July/August use authenticated canonical inputs. Numerical scores are diagnostics, not probabilities or property valuations. The source inputs are original July/August observations and original September values, not later comparator columns.

24 / ROLLING MARKET DYNAMICS | T12

Supply and selling time drove the sharper shift.

A modest increase in rolling sales did not offset the other changes.



Between the August and September report windows, community inventory rose from 36 to 51, while rolling existing-home closings rose from 56 to 59. Cumulative median DOM increased from 13 to 24. Inventory grew much faster than the closing count, and the recent market-time comparison deteriorated.

Liquidity fell from 55.0 to 21.2. Market Speed reached 0.0 because its bounded rate-of-change formula fell below zero before clipping. It does not mean that no homes sold: the source records 59 closings.

> **A score floor is a formula boundary—not evidence that the market stopped.**

RVAR Pricing Efficiency uses the same underlying price-momentum signal in this framework. It is not an independent source of list-price or concession evidence, and the numerical score does not restore retired categorical trend/shock flags.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Central Point urban-growth-boundary existing homes and new construction: July 1–September 30 and the matching 2025 period. Inventory is a separate September 30 snapshot. [3] Authenticated historical source observations and canonical July/August records in the accepted September release. Original observation vintages are retained; later comparison columns do not overwrite them. [4] Accepted September analytical release, Central Point geography 250; Analytics-v2.0 and Health-v3.0. July/August use authenticated canonical inputs. Numerical scores are diagnostics, not probabilities or property valuations.

25 / HEALTH AND LEVERAGE | T13

The buyer-side shift is much larger in the rolling model.

Three months of Health, Buyer Opportunity and Seller Strength.

Reporting view	Month	Health	Buyer	Seller	Seller − buyer
Monthly single-family	July	53.5	47.1	49.5	+2.4
	August	53.1	40.4	51.9	+11.5
	September	48.3	49.5	46.9	-2.6
Rolling existing homes	July	60.7	41.2	57.0	+15.8
	August	58.2	41.6	54.1	+12.5
	September	37.9	80.3	29.9	-50.4

September's monthly Buyer Opportunity is 49.5 and Seller Strength is 46.9, a modest negative seller-minus-buyer spread. In the rolling existing-home context they are 80.3 and 29.9, a much wider negative spread. These are different populations and recent-rate inputs—not competing estimates of one universal discount.

The strong rolling signal has identifiable inputs.

Rising community inventory and sharply longer recent cumulative market time lifted the opportunity-side diagnostics. The current RVAR Market Risk score is 43.2. The model's name does not turn its numerical output into a probability of loss, property hazard rating or investment recommendation.

> **Opportunity describes conditions for investigation—not money automatically taken off the price.**

Buyer and seller indices are separate diagnostics; they do not have to add to 100. The Health scalar has its own weighted inputs and does not require the Market Risk scalar. That is why supported monthly Health can coexist with withheld monthly Risk.

SOURCE & BASIS | [4] Accepted September analytical release, Central Point geography 250; Analytics-v2.0 and Health-v3.0. July/August use authenticated canonical inputs. Numerical scores are diagnostics, not probabilities or property valuations. All scores use their exact source/segment and canonical input vintage; no new classification thresholds are applied.

26 / ANALYTICAL AVAILABILITY

A calculation can be supported without a complete market picture.

Sparse construction evidence must stay visible beside any diagnostic.

September analytical output	Monthly SFR	Rolling existing	New construction
T12 numerical components	Supported	Supported	Partial inputs
T13 Health / opportunity / strength	Supported	Supported	Sparse-input diagnostics
Raw Market Risk	Withheld	Supported	Withheld
T14 forecast centers	Withheld	16 centers	Withheld
T15 Cycle result	Withheld	Supported	Withheld

The construction diagnostic is not a builder-market census.

RVAR construction diagnostic	July	August	September
Rolling closed sales	0	1	1
Overall Momentum	57.0	60.0	25.7
Market Health	61.1	63.6	36.4
Price / cumulative DOM	Unavailable	Unavailable	Unavailable

The construction context uses the shared community inventory, not measured construction-only supply. Its formula reweights available components under the approved rules; it does not assign missing price or market time a neutral value. Several diagnostics can therefore depend heavily on the same limited evidence.

> **Do not confuse a populated score with a fully observed construction market.**

The September release keeps 24 Central Point forecast slots withheld across monthly single-family and construction, alongside 16 supported rolling-existing centers. No missing Risk, forecasts or Cycle state is borrowed from August, another source or another community.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Central Point urban-growth-boundary existing homes and new construction: July 1–September 30 and the matching 2025 period. Inventory is a separate September 30 snapshot. [4] Accepted September analytical release, Central Point geography 250; Analytics-v2.0 and Health-v3.0. July/August use authenticated canonical inputs. Numerical scores are diagnostics, not probabilities or property valuations. [5] Accepted September source-specific forecast centers, routed Cycle-v3 results and level-error monitoring. Forecasts are model estimates; phase weights are relative fit, not calibrated future-event probabilities. Supported partial diagnostics retain their missing-input limitations; full dependent branches remain unavailable.

27 / MARKET OUTLOOK | T14

Use the centers as context—not an offer-price calculator.

Qualified RVAR existing-home estimates from September inputs.

Metric	Observed	Oct 2026	Dec 2026	Mar 2027	Sep 2027
Median price	$398,500	$392,316	$395,362	$393,603	$396,786
Rolling closings	59.0	59.6	58.0	56.6	58.1
Cumulative DOM	24.0	24.3	22.6	20.8	25.2
Community inventory	51.0	46.0	45.4	38.8	49.9

These are the four available horizons—one, three, six and twelve months—from the September origin. They were calculated after the September data became available. They are not forecasts issued before the September outcomes were known.

Every target keeps its source meaning.

October's sales, price and cumulative DOM refer to August–October; December to October–December; March 2027 to January–March; and September 2027 to July–September. Inventory is the corresponding month-end community snapshot. Decimal closing centers are numerical expectations, not fractional completed transactions.

> **A nearby numerical center is not proof of a reliable future direction.**

The table supplies qualified centers without calibrated prediction intervals or probability claims. Differences from the current values must not be promoted into guaranteed price movements or certain timing advantages. The accepted inventory ALERT and other monitoring cautions remain relevant.

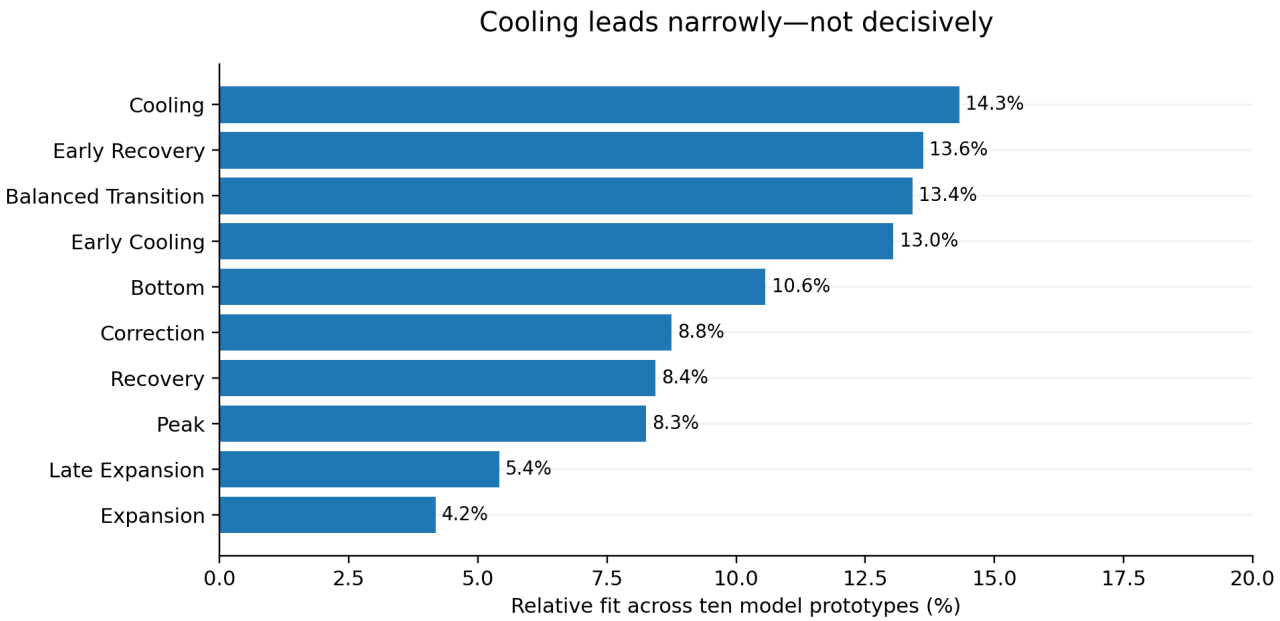
No monthly DOMUS or new-construction centers are substituted into the missing branches. The inventory row retains the broader community-inventory binding, not an existing-home-only listing count.

SOURCE & BASIS | [5] Accepted September source-specific forecast centers, routed Cycle-v3 results and level-error monitoring. Forecasts are model estimates; phase weights are relative fit, not calibrated future-event probabilities. All 16 existing-home centers shown across all four horizons; no favorable-horizon selection or invented interval bands.

28 / MARKET CYCLE | T15

Cooling leads narrowly—not decisively.

The model’s phase fit is spread across several alternatives.



The leading RVAR existing-home phase is Cooling at 14.3% of relative fit. Early Recovery follows at 13.6%. The gap is only 0.7 percentage point, with normalized entropy of 97.3 and diagnostic Cycle confidence of 49.2.

The state combines current evidence with the canonical August predecessor using the approved persistence rule. A leading phase therefore summarizes a smoothed diagnostic state; it is not a forecast that a named event will occur next.

> **The label is less informative without the small lead and the diffuse fit beside it.**

These relative weights sum to 100 by construction. That does not make them calibrated probabilities. The monthly DOMUS and construction Cycle paths remain withheld, and neither receives a copied August label.

SOURCE & BASIS | [4] Accepted September analytical release, Central Point geography 250; Analytics-v2.0 and Health-v3.0. July/August use authenticated canonical inputs. Numerical scores are diagnostics, not probabilities or property valuations. [5] Accepted September source-specific forecast centers, routed Cycle-v3 results and level-error monitoring. Forecasts are model estimates; phase weights are relative fit, not calibrated future-event probabilities. RVAR Existing Sales only; the current state uses the authenticated August chronological predecessor.

29 / FORECAST ACCOUNTABILITY

An alert is a reason to watch—not a reason to hide the result.

The accepted September surveillance findings remain part of the interpretation.

Monitoring result	September level-error scope
RVAR combinations	13 GREEN · 2 WATCH · 1 ALERT
One-month inventory	ALERT retained
Three-month inventory	WATCH retained
Three-month days on market	WATCH retained
DOMUS combinations	16 insufficiently mature
Accepted response	Unchanged methods with enhanced observation and targeted review

These are source/metric/horizon monitoring combinations—not counts of communities in distress or a grade for Central Point's housing market. The findings concern forecast errors pooled under the preserved membership rules.

The original 447 September-target forecasts remain intact. The completed evaluation has 440 usable forecast/outcome pairs, six missing source outcomes and one original eligibility hold. The 48 segment-diagnostic records remain separate from the preselected broad-monitoring population; evaluated does not mean correct.

What the caution means for a reader

Use forecast centers as bounded context, not guaranteed outcomes. Level-error GREEN does not certify excluded direction, catastrophic-error or broad drift functions. Forecast confidence and phase weights are not percentages of proven predictive accuracy.

> **Accountability means preserving unfavorable evidence—not changing the model to erase it.**

The 11 unresolved August outcomes remain pending. No threshold, model weight or source vintage was changed to make September's findings more favorable.

SOURCE & BASIS | [5] Accepted September source-specific forecast centers, routed Cycle-v3 results and level-error monitoring. Forecasts are model estimates; phase weights are relative fit, not calibrated future-event probabilities. Accepted September monitoring response and fixed membership; historical forecasts and missing outcomes remain preserved.

30 / READER'S GLOSSARY

Definitions for the market narrative

Twelve source and comparison terms used throughout the report.

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.

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.

SOURCE & BASIS | [6] Approved 22-entry Market Intelligence glossary and publication standard. Interpretation and transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate. Definitions describe the framework; a defined metric is not automatically observed or available in every reporting population.

31 / READER'S GLOSSARY

Definitions for the analytical guide

Ten terms that explain the models without overstating what they prove.

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.

SOURCE & BASIS | [6] Approved 22-entry Market Intelligence glossary and publication standard. Interpretation and transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate. Definitions describe the framework; a defined metric is not automatically observed or available in every reporting population.