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FULL CIRCLE REAL ESTATE | ASHLAND, OREGON

AUGUST 2026

EAGLE POINT

MARKET INTELLIGENCE

Residential Market Intelligence for Buyers and Sellers

More closings. Fewer pendings.
A market that rewards property-level judgment.

23	18	4.3
AUGUST CLOSINGS	AUGUST PENDING SALES	MONTHS OF SUPPLY

Monthly single-family residence data. Source: DOMUS August 2026, Eagle Point table, page 6.

Eagle Point enters late summer with more August closings but fewer pending contracts than a year ago. Inventory is slightly lower, months of supply sits at 4.3, and the monthly median is lower year over year. The rolling existing-home view is steadier, so this report keeps the two source windows separate.

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02 / THE EAGLE POINT READ

A balanced market with uneven demand signals.

Our reading: completed sales held up, the pending pipeline softened, and neither side has a universal advantage.

August produced 23 closings, up from 21 a year earlier, while pending sales fell to 18 from 25. Active inventory was 98, down 3.9% year over year, and months of supply measured 4.3.

The monthly median sale price was $440,000, -5.2% from August 2025. List-price realization eased to 97.7%, while the rolling RVAR existing-home view showed 45 sales over June-August, up from 43.

The question	What the evidence supports
Is demand clearly strengthening?	No. August closings improved, but pending sales were 28% below a year ago.
Do sellers still have support?	Yes, but it is moderate. Inventory is slightly lower and the health models lean seller-supportive rather than one-sided.
Does the lower August median mean every home lost value?	No. A monthly median is highly sensitive to transaction mix.
Is this a one-sided seller market?	No. Months of supply is 4.3, pendings softened, and negotiation remains property-specific.

The sentence worth remembering

Eagle Point is active enough to reward well-positioned homes, but mixed enough that pricing, condition and timing still determine leverage.

SOURCE & BASIS | [1] DOMUS August 2026, Eagle Point p. 6; [2] RVAR August rolling statistics, Eagle Point. Interpretations are author analysis.

03 / AUGUST SNAPSHOT

The monthly market stayed active, but the pipeline softened.

Completed sales improved while pending contracts moved the other direction.

Metric	Aug 2026	Aug 2025	Change
Median sale price	$440,000	$464,000	-5.2%
Closed sales	23	21	+9.5%
Pending sales	18	25	-28.0%
New listings	26	28	-7.1%
Median DOM	10 days	35 days	-71.4%
Active inventory	98	102	-3.9%
Months of supply	4.3	4.9	-12.3%
List price received	97.7%	98.7%	-1.0 pts

What stands out

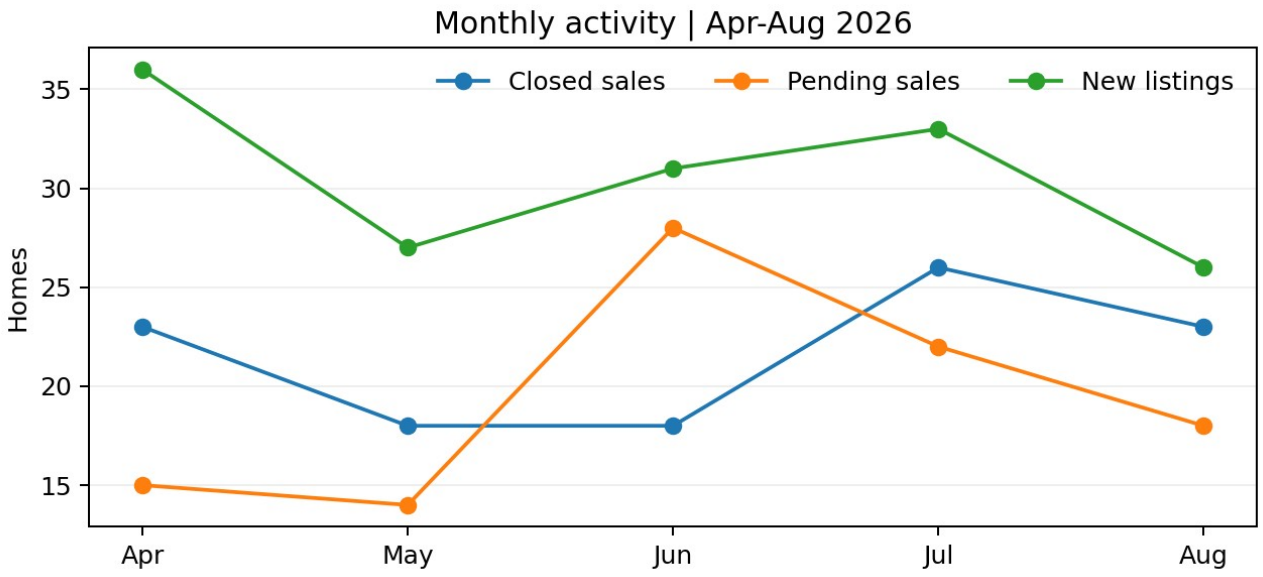
The August picture is mixed: closings rose 9.5% year over year, but pendings fell 28.0%. Inventory was only 3.9% lower, months of supply eased from 4.9 to 4.3, and the monthly median was 5.2% lower.

SOURCE & BASIS | [1] DOMUS August 2026, Eagle Point, monthly single-family residence table, source page 6.

04 / DEMAND

The closing count held up while pendings cooled.

Closings and pendings describe different stages of the transaction pipeline.



Eagle Point had 23 August closings and 18 pending sales. Pendings were -28.0% year over year while closings were +9.5%. That split is consistent with an active market whose near-term pipeline deserves watching rather than a simple strong-or-weak label.

Practical use

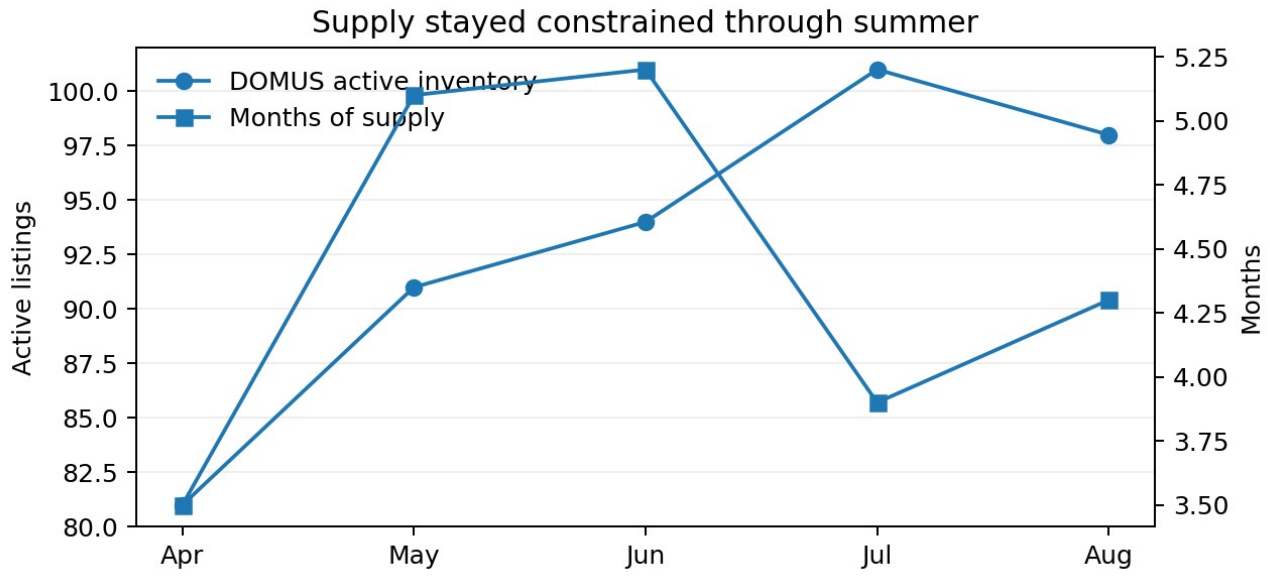
Sellers should watch early showing and offer response instead of assuming tight supply guarantees demand. Buyers should not mistake fewer closings for the absence of competition on well-priced homes.

SOURCE & BASIS | [1] DOMUS monthly Eagle Point series, April-August 2026.

05 / SUPPLY & LEVERAGE

Supply sits near the middle of the local range.

Buyers have choices, but inventory is not building rapidly.



August DOMUS inventory was 98 listings, down slightly from July and from 102 a year earlier. Months of supply was 4.3. The separate RVAR month-end UGB snapshot counted 68 active properties versus 68 a year earlier; these two inventory measures cover different property populations and should not be combined.

Negotiation implication

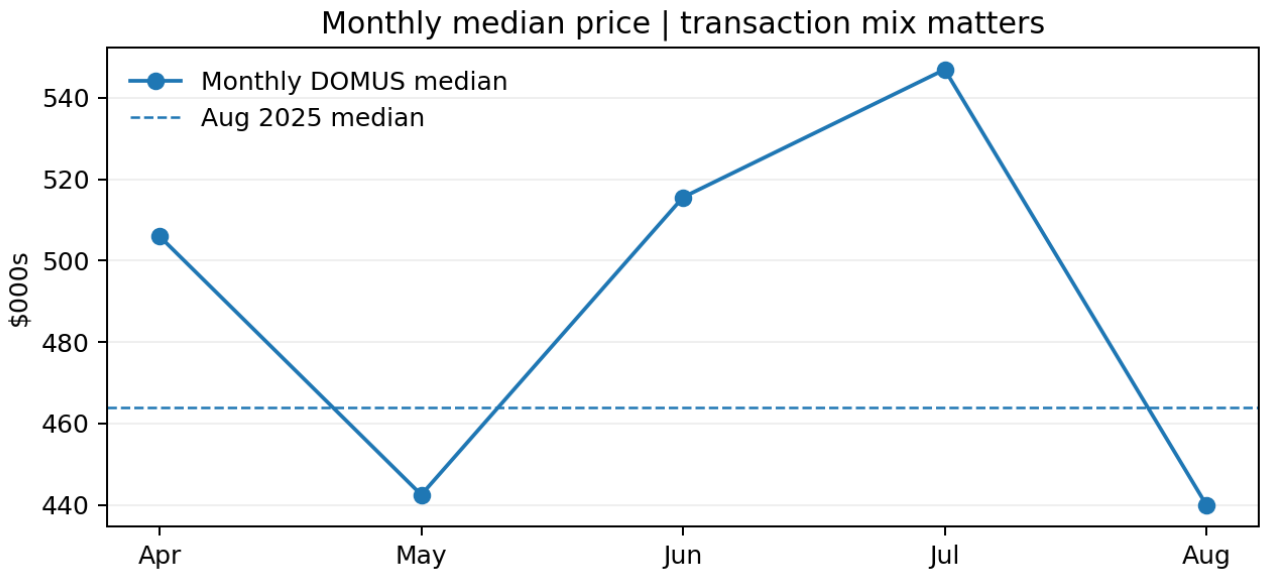
A 4.3-month supply reading is neither extreme scarcity nor a glut. With 97.7% list-price realization, aggregate negotiation remained visible even as the market continued to transact.

SOURCE & BASIS | [1] DOMUS August Eagle Point p. 6; [2] RVAR August inventory snapshot. Distinct source populations are preserved.

06 / PRICE & MARKET TIME

The monthly median fell while market time shortened sharply.

Neither metric is a property-level valuation.



The August median was $440,000, -5.2% from $464,000. Median days on market was 10 days versus 35 a year earlier. Price per square foot was $258, +0.4% year over year.

The divergence between median price and price per square foot is a reminder that the mix of homes sold matters. A larger share of higher-priced or larger homes can move the median without establishing broad appreciation for every property.

For valuation decisions

Use active competition, recent comparable sales, condition, lot, improvements and property-specific demand. Treat the monthly median as market context—not as a pricing formula.

SOURCE & BASIS | [1] DOMUS August 2026, Eagle Point p. 6.

07 / THE SUMMER VIEW

Summer data show a market moving sideways more than breaking trend.

April-August provides context that one month cannot.

Month	Median	Closed	Pending	Inventory	MOS	DOM
Apr	$506,000	23	15	81	3.5	73d
May	$442,500	18	14	91	5.1	26d
Jun	$515,588	18	28	94	5.2	36d
Jul	$546,980	26	22	101	3.9	43d
Aug	$440,000	23	18	98	4.3	10d

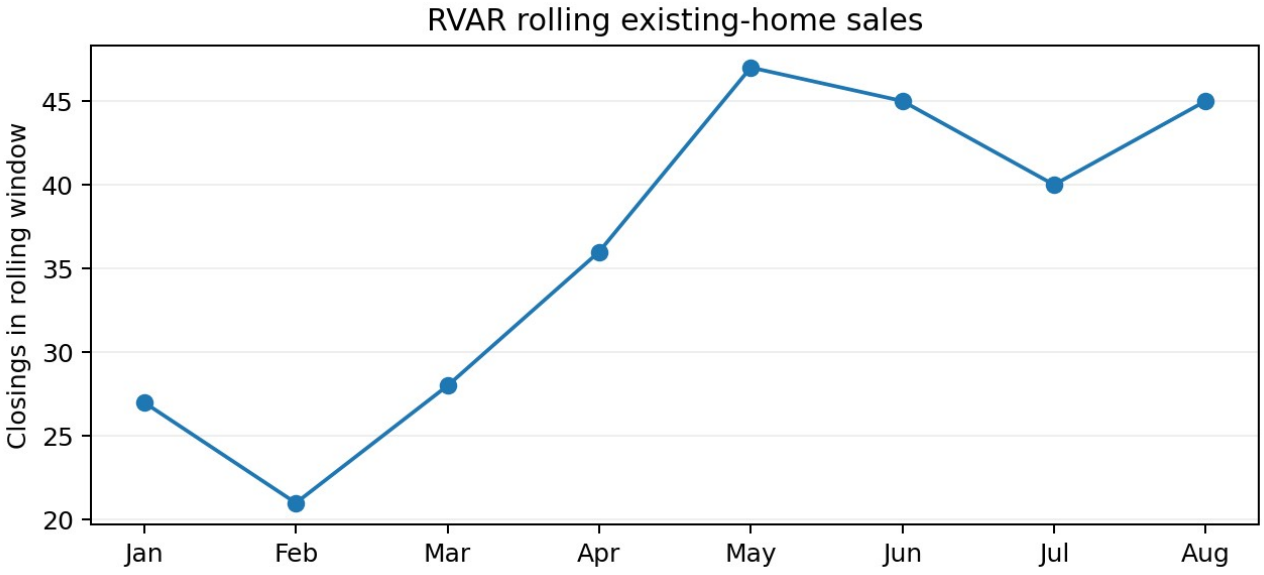
The monthly median moved from $506,000 in April to $442,500 in May, $515,588 in June, $546,980 in July and $440,000 in August. Inventory climbed from 81 to 101 before easing to 98, while pending sales peaked at 28 in June and fell to 18 in August. The summer series is volatile, not a straight-line trend.

SOURCE & BASIS | [1] Native DOMUS monthly Eagle Point records, April-August 2026.

08 / ROLLING EXISTING HOMES

The rolling existing-home market is steadier than the monthly headline.

RVAR covers a rolling three-month existing-home window inside its reporting boundary.



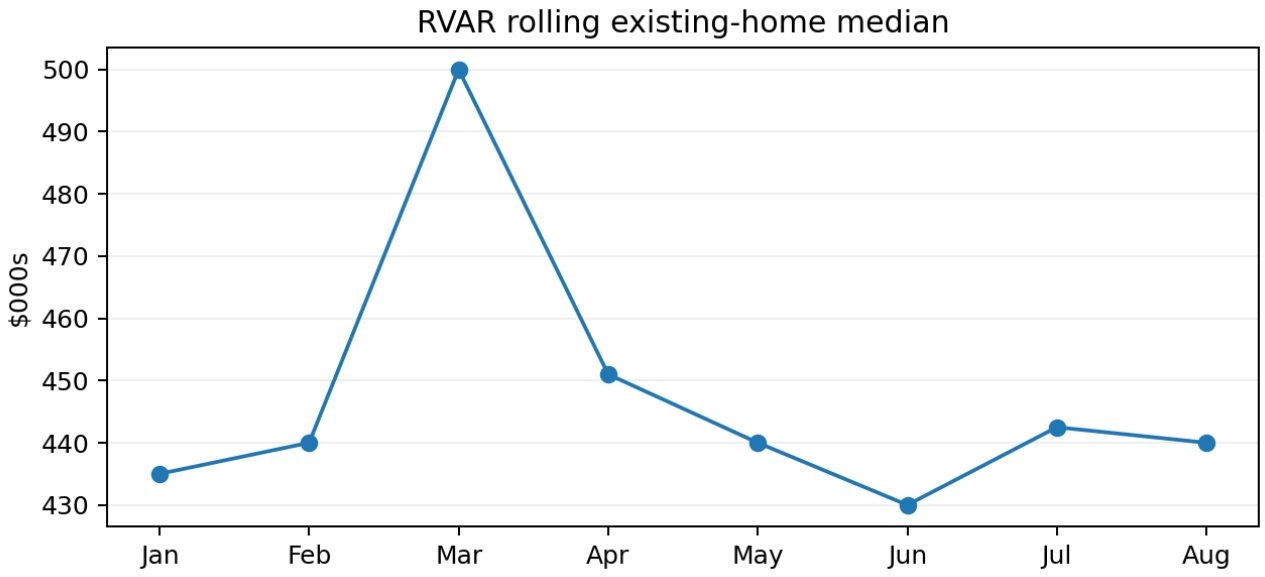
For June through August, RVAR recorded 45 existing-home sales, compared with 43 in the comparable prior-year window. Median cumulative market time fell to 28 days from 35.

SOURCE & BASIS | [2] RVAR August 2026 rolling residential statistics, Eagle Point existing homes.

09 / ROLLING PRICE

The rolling median held flat year over year.

The rolling price view is useful context, but it still reflects transaction mix.



The rolling median reached $440,000, +0.0% year over year. Because this is a rolling window and a different property population from the monthly DOMUS table, the $440,000 figure should not be averaged with the monthly $440,000 median.

SOURCE & BASIS | [2] RVAR August 2026 rolling residential statistics, Eagle Point existing homes.

10 / NEW CONSTRUCTION

New construction is active, but still a small local sample.

Eight rolling sales support observation, not broad generalization.

Measure	Jun-Aug 2026	Comparable 2025
Closed sales	8	5
Median cumulative DOM	177	102
Median sale price	$527,360	$557,762

RVAR reports eight Eagle Point new-construction sales in the June-August rolling window, up from five a year earlier. The median was $527,360 versus $557,762, while median cumulative market time was 177 days versus 102. The sample is meaningful enough to observe, but still too small and project-sensitive for a broad pricing conclusion.

Evidence discipline

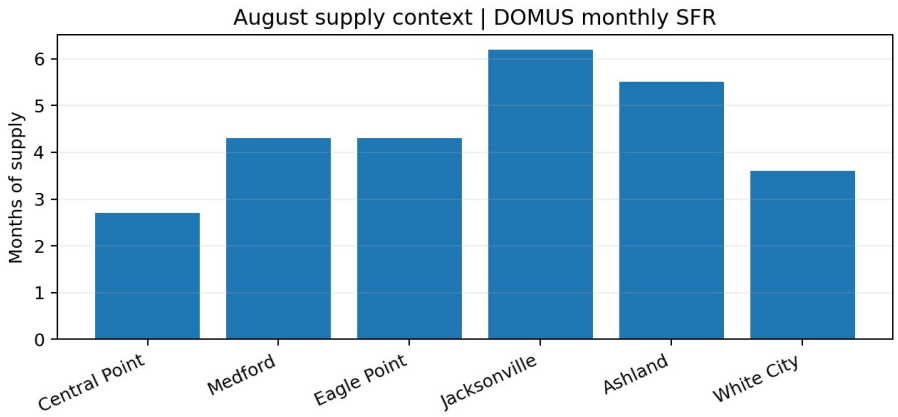
Low-volume new construction can move sharply with project mix. Treat the rolling median and market-time figures as project-sensitive context, not a universal benchmark.

SOURCE & BASIS | [2] RVAR August 2026 new-construction table, Eagle Point.

11 / LOCAL CONTEXT

Eagle Point sits near Medford on August supply and above Central Point.

Peer comparisons are useful only when the source and period match.



Market	Median	Closed	Inventory	MOS	DOM
Central Point	$425,000	23	61	2.7	25d
Medford	$426,700	85	363	4.3	20d
Eagle Point	$440,000	23	98	4.3	10d
Jacksonville	$657,500	9	56	6.2	18d
Ashland	$592,500	26	144	5.5	37d
White City	$331,000	9	32	3.6	12d

This table does not rank neighborhoods or predict resale performance. It simply shows how Eagle Point's August single-family market compares with other local markets under the same DOMUS monthly framework.

SOURCE & BASIS | [1] DOMUS August 2026 monthly SFR records for the named geographies.

12 / SELLER DECISIONS

For sellers: positioning matters more than the headline.

A 4.3-month supply market still rewards disciplined pricing and presentation.

Price against today's alternatives

Anchor to active and recent competing homes, not solely to the year-over-year median.

Watch response, not just traffic

Showings without second visits, questions or offers can signal a pricing or presentation gap.

Use supply as context, not permission

4.3 months of supply is balanced enough that pricing discipline still matters, and 97.7% list-price realization shows aggregate negotiation.

Protect optionality

A seller who also plans to buy should evaluate timing, contingency structure and replacement inventory before optimizing only for headline price.

SOURCE & BASIS | Application of [1] and [2]; transaction strategy is author interpretation, not a guarantee of outcome.

13 / BUYER DECISIONS

For buyers: use the mixed signals to negotiate selectively.

The objective is to know when to compete and when to wait.

Separate availability from value

A home can have limited direct competition and still be overpriced relative to condition, location or alternatives.

Use market time intelligently

The monthly median was 10 days, while the rolling existing-home measure was 28 cumulative days. Ask which source population best matches the property.

Negotiate the full package

Price is one lever. Closing timing, repairs, credits and contingencies may matter more to a particular seller.

Move fast only when the evidence fits

Preparation allows decisive action on a well-positioned home without treating every listing as a bidding war.

SOURCE & BASIS | Application of source and analytical evidence; property-specific due diligence remains necessary.

14 / SELL & BUY EXAMPLE

A two-sided move requires two market reads.

Hypothetical example: selling in Eagle Point while buying elsewhere in Jackson County.

Suppose a homeowner wants to sell a well-maintained Eagle Point home and purchase a replacement property in a market with more months of supply. The useful question is not “Is this a seller market or a buyer market?” It is “Where do I have leverage on each side?”

Decision	Eagle Point sale	Replacement purchase
Supply	4.3 months in August DOMUS	Use the target community’s own current supply
Timing	Prepare before listing; watch early response	Coordinate financing and contingency windows
Pricing	Compete against active alternatives	Test seller motivation and condition
Risk	Overpricing can weaken early momentum	Waiting can cost a strong property if target supply is thin

Why this matters

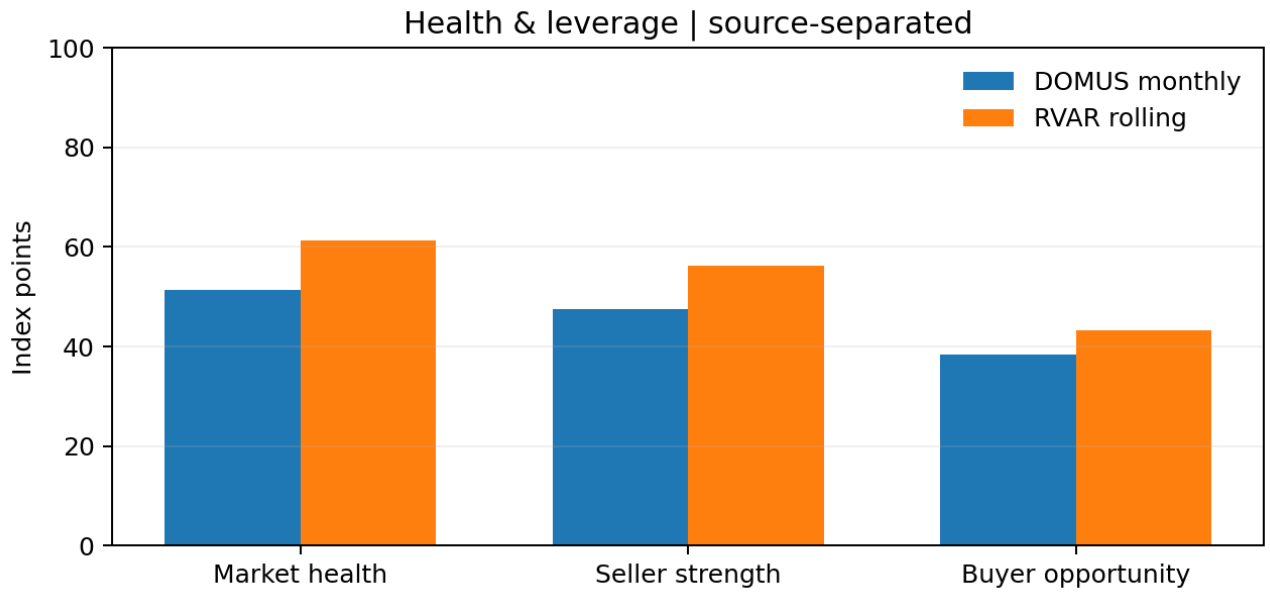
The same household can face different leverage in Eagle Point and in the replacement market. The correct strategy can differ on each side of the move.

SOURCE & BASIS | Hypothetical example only. No property-specific financial advice or guarantee is implied.

15 / MARKET DYNAMICS & HEALTH

The models lean seller-supportive, but they do not call the market one-sided.

T12 describes current behavior; T13 synthesizes health, leverage and risk.



View	Health	Seller	Buyer	Leverage	Risk
DOMUS monthly	51.5 / Mixed	47.6	38.3	Seller-Leaning	33.6
RVAR rolling existing	61.2 / Healthy	56.3	43.2	Seller-Favored	23.0

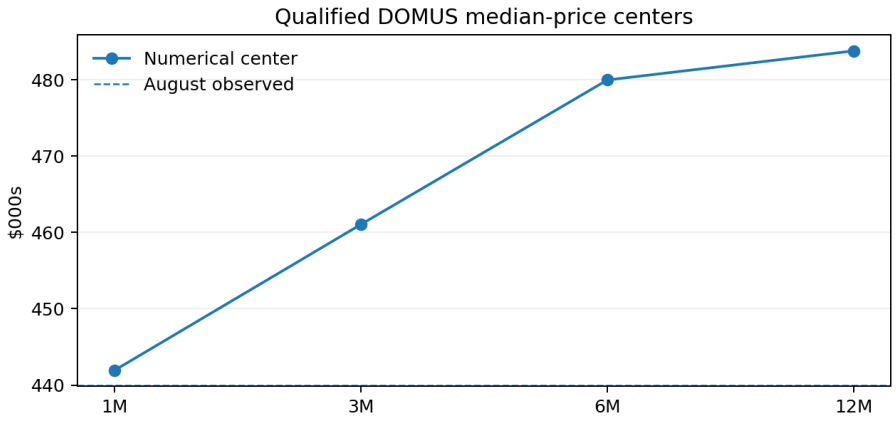
The monthly model is Mixed and Seller-Leaning; the rolling existing-home model is Healthy and Seller-Favored. That difference is not a contradiction: the models are evaluating different source populations and windows. Shared underlying inputs also mean agreement across T12/T13 is not independent confirmation.

SOURCE & BASIS | [3] Native T12-v2 and Health-v3 records for Eagle Point, August 2026.

16 / MARKET OUTLOOK

The numerical outlook is close to current levels, not a dramatic directional call.

T14 publishes qualified source-specific centers; direction and intervals carry separate permissions.



Horizon	Aug observed	Numerical center	Diag. conf.	Direction permission
1 month	$440,000	$441,932	80.9	Direction Descriptive Only
3 month	$440,000	$461,053	84.8	Direction Descriptive Only
6 month	$440,000	$479,975	79.1	Direction Descriptive Only
12 month	$440,000	$483,791	79.1	Direction Descriptive Only

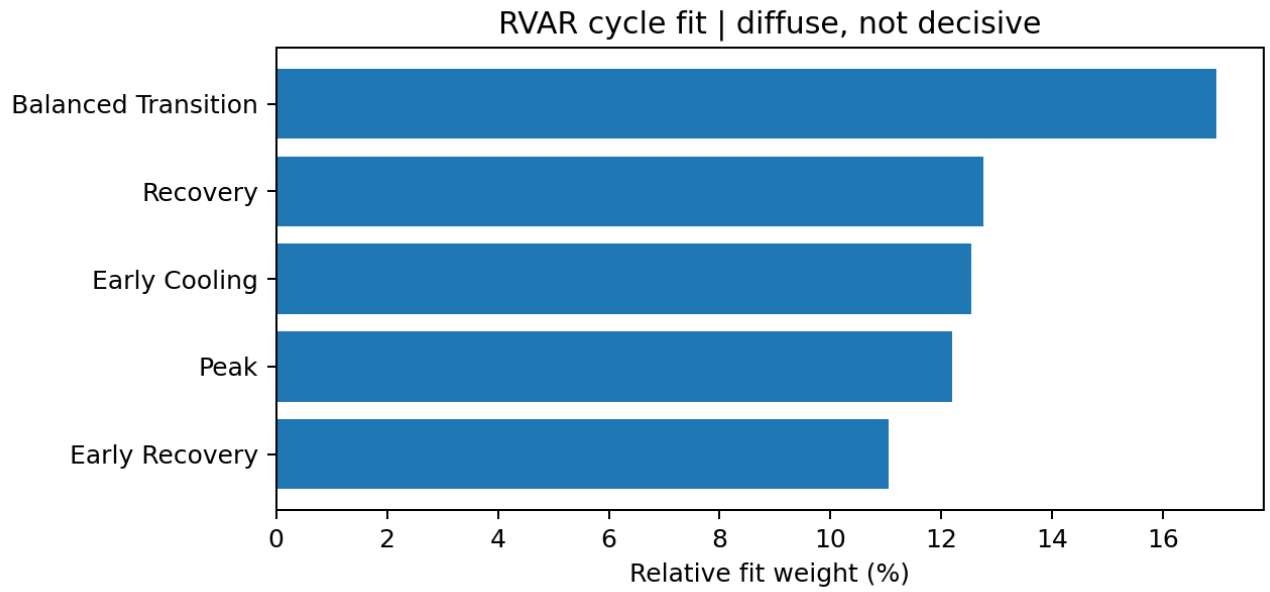
The DOMUS median-price centers rise from roughly $442,000 at one month to about $484,000 at twelve months. These are qualified numerical centers, not a valuation range for a specific home, and the upward spacing does not certify a directional outcome.

Claim boundary: Point forecasts are qualified numerical centers. Stored intervals are diagnostic, and directional labels are descriptive unless separately certified. Diagnostic confidence is not a measured probability of being correct.

17 / MARKET CYCLE POSITION

The cycle model is deliberately noncommittal.

High entropy means several phase descriptions fit similarly well.



Source	Primary fit	Weight	Secondary fit	Weight	Entropy
RVAR existing	Balanced Transition	17.0%	Recovery	12.8%	97.0
DOMUS monthly	Balanced Transition	17.3%	Early Cooling	13.3%	97.0

Balanced Transition is the leading fit in both source views, but its weight is under 18%. With normalized entropy near 97, the modeled state is diffuse. This should be read as “no decisive phase” rather than as a high-probability forecast of a particular future regime.

SOURCE & BASIS | [3] Cycle-v3 Eagle Point records, August 2026. Phase weights are relative prototype fit, not calibrated event probabilities.

18 / WHAT TO WATCH

Four signals will tell us whether the market is strengthening or loosening.

Pending sales

A sustained rise with stable supply would strengthen the demand case.

Inventory and months of supply

A material rebuild would give buyers more alternatives and weaken the scarcity argument.

List-price realization

A recovery toward or above 99% would support seller leverage; further slippage would suggest more negotiation.

Rolling existing-home sales and DOM

Stable or rising rolling volume with short cumulative DOM would confirm that the broader market remains liquid.

No single indicator should carry the entire narrative. The most useful update will be whether demand, supply and transaction efficiency begin moving in the same direction.

SOURCE & BASIS | Watchlist derived from the same source definitions used throughout this report.

19 / SOURCES & METHOD

How to read the evidence without mixing unlike measures.

Reference	Identity	Use
[1] DOMUS August monthly	Jackson+Co+Market+Summary+8-26.pdf, Eagle Point source page 6	Monthly single-family residence observations and printed YoY comparisons.
[2] RVAR August rolling	Jackson+Co+Residential+Statistics+826.pdf	Rolling existing homes, new construction and month-end inventory within RVAR reporting scope.
[3] Promoted analytical record	JCMI-2026-08-MARKET-ONLY-PRODUCTION-v1.0	T12-v2, Health-v3, routed MarketOutlook-v4 and Cycle-v3 for Geography_ID 270.
[4] Publication standard	Market Intelligence Publication Standard v1.0	Public report architecture, glossary meanings and source-separation rules.

DOMUS monthly and RVAR rolling observations use different windows and may cover different property populations. Their counts, medians and inventory figures are therefore presented side by side rather than averaged or added. July values printed in an August source report are also kept distinct from July values frozen with model inputs.

No market model was rerun or retuned to create this report. Missing values remain missing. The promoted August release and its monitoring qualifications remain unchanged. This publication does not update Client Intelligence.

How to use this report

Use the source facts and analytical tools to frame the right questions for a specific property. Do not convert a citywide median, model score or forecast center into a property-level valuation without comparable-sale and active-competition analysis.

SOURCE & BASIS | Prepared from authenticated project sources and the promoted August 2026 market-only release.

20 / GLOSSARY

Key terms used in this 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 an Eagle Point 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.

21 / GLOSSARY CONTINUED

Analytical and forecast terms.

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. An August 2026 origin with a twelve-month horizon targets August 2027; it cannot be scored as mature in September 2026.

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.

Closing note

Market intelligence is most useful when it sharpens the property-specific questions. It should not replace a comparative market analysis, inspection, appraisal, financing analysis or legal/tax advice.

SOURCE & BASIS | Glossary meanings adapted from the approved Market Intelligence Publication Standard; definitions are preserved.