01 / COVER

EAGLE POINT MARKET INTELLIGENCE

September 2026 | The market behind the headlines

> **Fewer closings. A stronger year. Two different market readings.**

Eagle Point’s monthly closing pace slowed while its year-to-date lead remained intact. The separate rolling existing-home market held firmer negotiating diagnostics. This report explains the contrast without treating one geography label as one interchangeable market.

Monthly Eagle Point single-family market	September 2026
Closed sales	14
Pending sales	18
Median sale price	$494,500
Active inventory	83
Months of supply	5.9

Prepared by Jon Barrows and Jessica Blackwell
Full Circle Real Estate | Ashland, Oregon

jonandjess.realestate
jonandjessreal@gmail.com | (707) 787-7307

> **Observations through September 30, 2026.**
> **Monthly, rolling and calendar-year comparisons remain separately identified.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained.

02 / THE EAGLE POINT READ

The year stayed ahead. September surrendered ground.

A weaker month does not erase a stronger year—or settle the right asking price.

The monthly single-family report records 14 September closings against 27 a year earlier and 23 in August. Yet January–September closings remain ahead: 166 versus 152. September reduced a lead rather than turning the whole year into a decline.

The counterweight is the continuing contract pipeline.

Eighteen pending sales compare with 16 last September. Inventory was lower than a year earlier, but 5.9 months of supply reflects the slower closing pace. Fewer available listings and more months of supply can coexist.

Two models of two different reporting populations

DOMUS's monthly Health reading is 51.2, with Buyer Opportunity above Seller Strength. RVAR's rolling existing-home Health reading is 59.5, with Seller Strength above Buyer Opportunity. Both readings softened from August; they did not converge to the same negotiating balance.

Our interpretation

Buyers should distinguish available choice from actual competing offers. Sellers should distinguish a higher transaction median from broad pricing power. A property's relevant competitors, condition and source-population fit matter more than choosing whichever city statistic sounds most favorable.

> **One place name. Different windows. A better decision requires both.**

Reader route: market evidence pp. 3–17; transaction decisions pp. 18–21; sources p. 22; T12–T15 and accountability pp. 23–34; glossary pp. 35–36.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [4] Accepted September analytical records, Eagle Point geography 270; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August selections. Scores are diagnostics, not probabilities, appraisals or independent confirmations.

03 / MONTHLY DASHBOARD

Read the complete row—not just the arrow.

The September source supplies all columns below.

Measure	Sep 2026	Sep 2025	Aug comparator	Published YoY
Median Sales Price	$494,500	$469,000	$440,000	+5.4%
Closed Sales	14	27	23	-48.1%
New Listings	16	21	26	-23.8%
Pending Sales	18	16	17	+12.5%
Median Days on Market	36	67	10	-46.3%
Price per Square Foot	$252	$257	$258	-1.9%
% of List Price Received	97.5%	98.1%	97.7%	-0.6%
Active Inventory	83	100	98	-17.0%
Months Supply of Inventory	5.9	3.7	4.3	+59.5%

The monthly median increased 5.4% year over year, but closings fell 48.1%. Median market time was shorter than last September and longer than August. Those statements use different comparisons and can all be true.

The published DOM month-over-month increase is 278.9%; the displayed 10-to-36-day levels imply 260.0%. We retain the printed comparison and separately identify arithmetic from displayed levels. No unrounded observation is invented.

> **A source percentage, a model input and a rounded display are not automatically identical.**

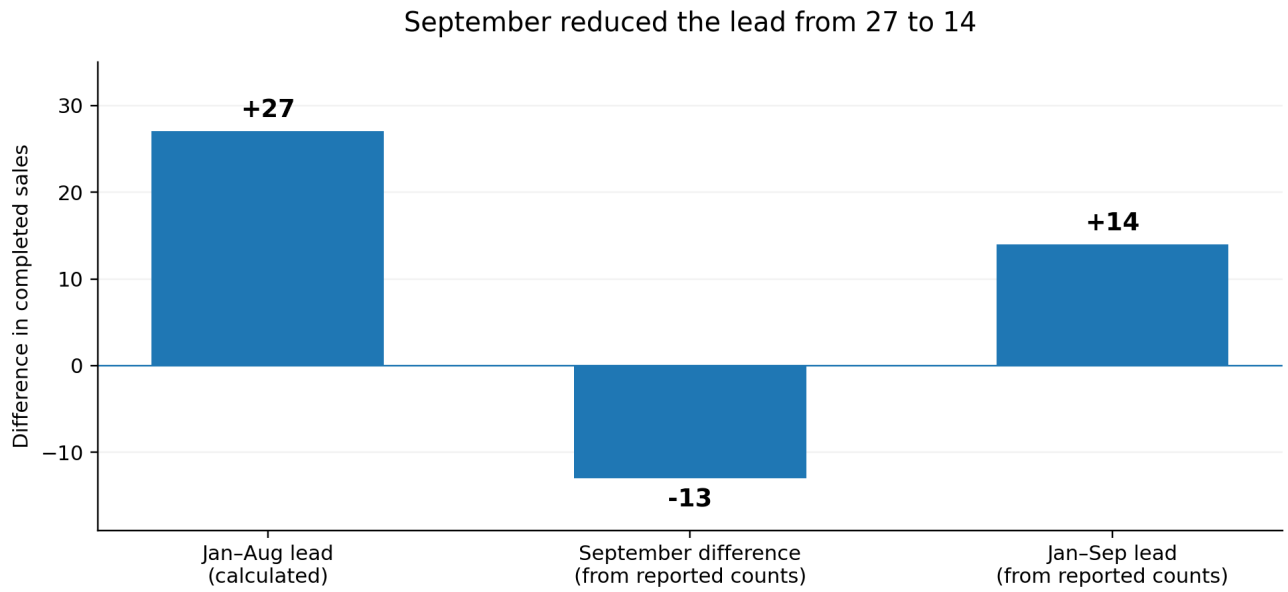
The August pending comparison is 17 in this September table, versus 18 in the archived August source. The three-month historical charts preserve the archived observation; p. 22 explains the difference.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations.

04 / THE YEAR BEHIND THE MONTH

September used up nearly half the closing lead.

A same-publication count bridge separates the month from the cumulative year.



The September table reports 166 year-to-date closings against 152. Removing September's 14 and 27 produces an implied January–August comparison of 152 versus 125: a 27-transaction lead.

September then removes 13 from that advantage. The year-to-date lead ends at 14: 27 − 13 = 14. These January–August figures are author calculations from one publication, not separately sourced observations.

> **A weak month reduced the advantage. It did not erase it.**

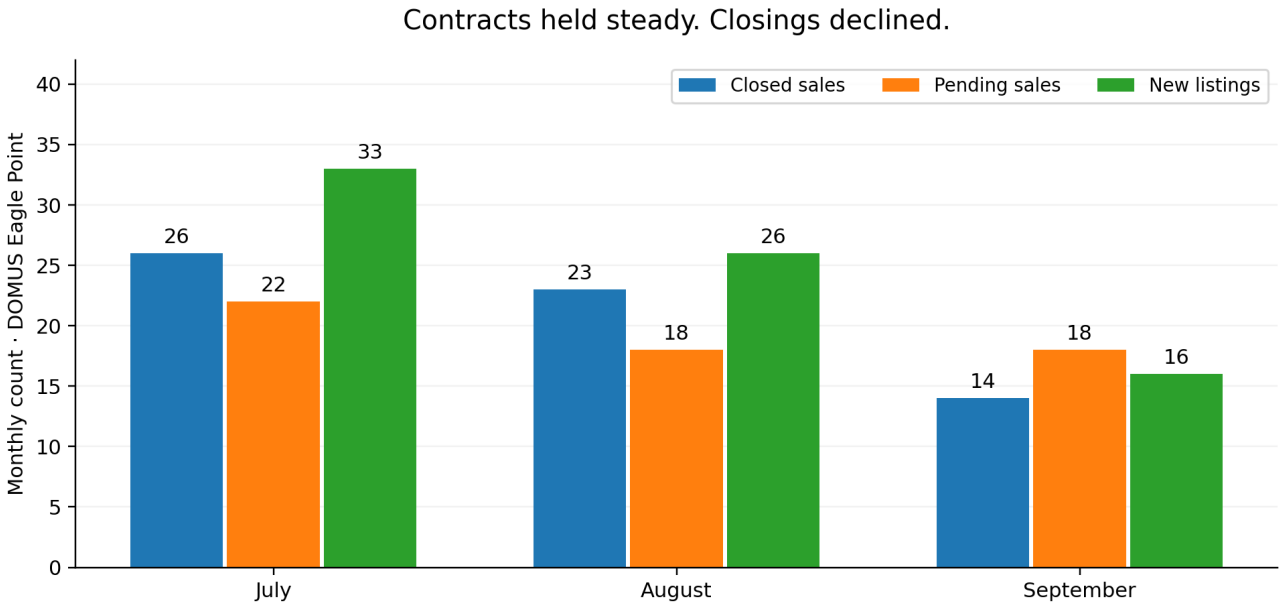
The bridge is about completed transactions. It does not measure unsold demand, property appreciation or the probability that a listed home will close.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. Author calculations: YTD minus September, with one publication vintage throughout.

05 / THREE MONTHS OF ACTIVITY

Contracts held steady. Closings did not.

July, August and September reveal the change beneath the year-to-date headline.



Original-vintage monthly closings run 26 → 23 → 14. Pending sales run 22 → 18 → 18, and new listings 33 → 26 → 16. The latest closing slowdown is larger than the change in contract activity.

The September table's 17-to-18 pending comparison prints a 5.9% increase. The archived 18-to-18 comparison used by the models is flat. Neither source version is silently substituted for the other.

> **A continuing pipeline is not the same as a completed recovery.**

Contracts and closings are separate activity counts. These reports do not identify which contracts closed or provide a verified contract-to-close conversion rate.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations.

06 / SUPPLY AND THE DENOMINATOR

Fewer listings. More months of supply.

The closing pace fell faster than inventory.



Using displayed source values, August's 98 listings divided by 23 closings is 4.26 months. Reducing inventory to 83 while holding 23 closings fixed would produce 3.61 months. Using September's 14 closings instead gives 5.93 months, consistent with the published 5.9.

The middle step is hypothetical. It isolates one arithmetic effect, not a separate observed market or an explanation of what caused the change. In this inventory-first ordering, slower closings more than offset the reduction in available listings.

Supply expanded relative to activity—not because listings surged.

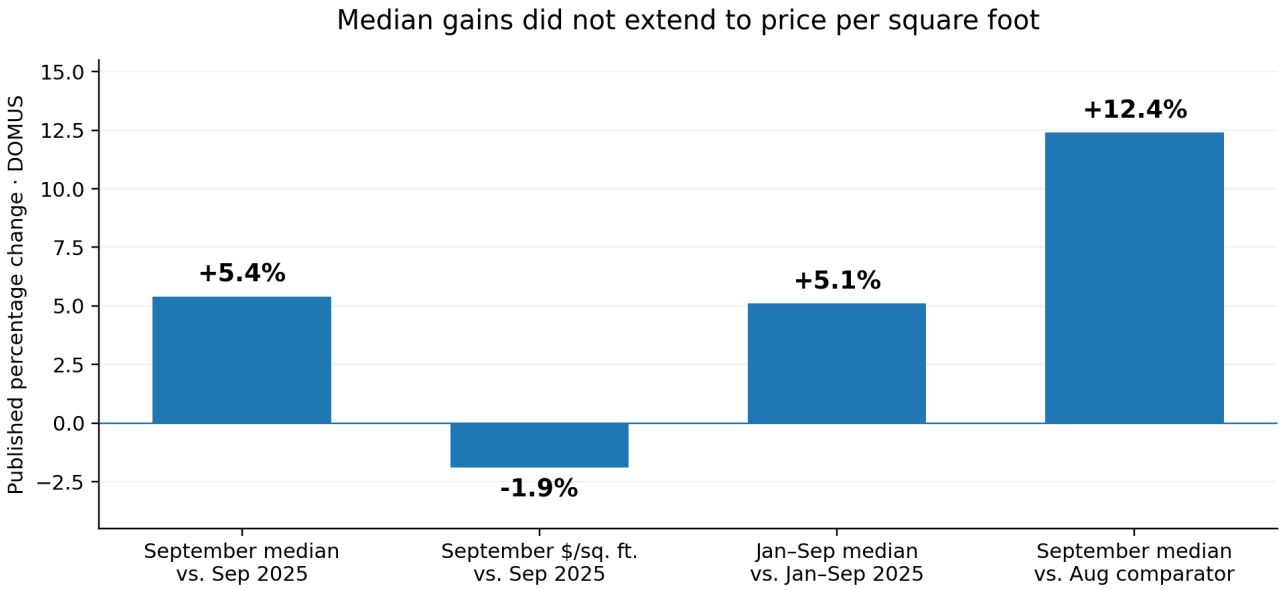
Months of supply is a stock-to-pace ratio. It is not the time a specific home will take to sell, nor an automatic discount instruction.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. Author-calculated illustration; middle bar is hypothetical.

07 / THE PRICE HEADLINE

A higher median needs more than one witness.

The price measures do not all tell the same story.



The monthly median increased to $494,500: 5.4% above last September and 12.4% above August's reported median. But September price per square foot was 1.9% lower year over year.

The January–September median was $499,000 versus $474,980, a published 5.1% increase. Year-to-date price per square foot was 1.2% lower. These comparisons describe the homes that sold, not a repeat-sales index of identical properties.

> **A rising midpoint does not prove every home gained value.**

Transaction mix can affect the median, but these aggregate tables do not quantify how much of the change came from mix. Comparable-property analysis still needs location, condition, size and other relevant differences.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained.

08 / MARKETING TIME

The monthly slowdown was sharper than the rolling one.

Same month labels; different completed-sale windows.

Market-time measure	July report	August report	September report
DOMUS monthly median DOM	43	10	36
RVAR existing median cumulative DOM	31	28	28
RVAR construction median cumulative DOM	156	177	209

The monthly single-family reading moved from 43 to 10 to 36 days. RVAR's rolling existing-home median cumulative market time ended at 28 days in both August and September. Construction's separate rolling measure continued to lengthen.

What this explains in the models

T12's monthly Market Speed score moves from its ceiling of 100.0 in August to its floor of 0.0 in September. RVAR existing-home Speed settles at 50.0 because its latest reported time is unchanged. Those different inputs help explain the contrast before any geographic explanation is attempted.

> **Zero is a score floor—not zero sales or a frozen market.**

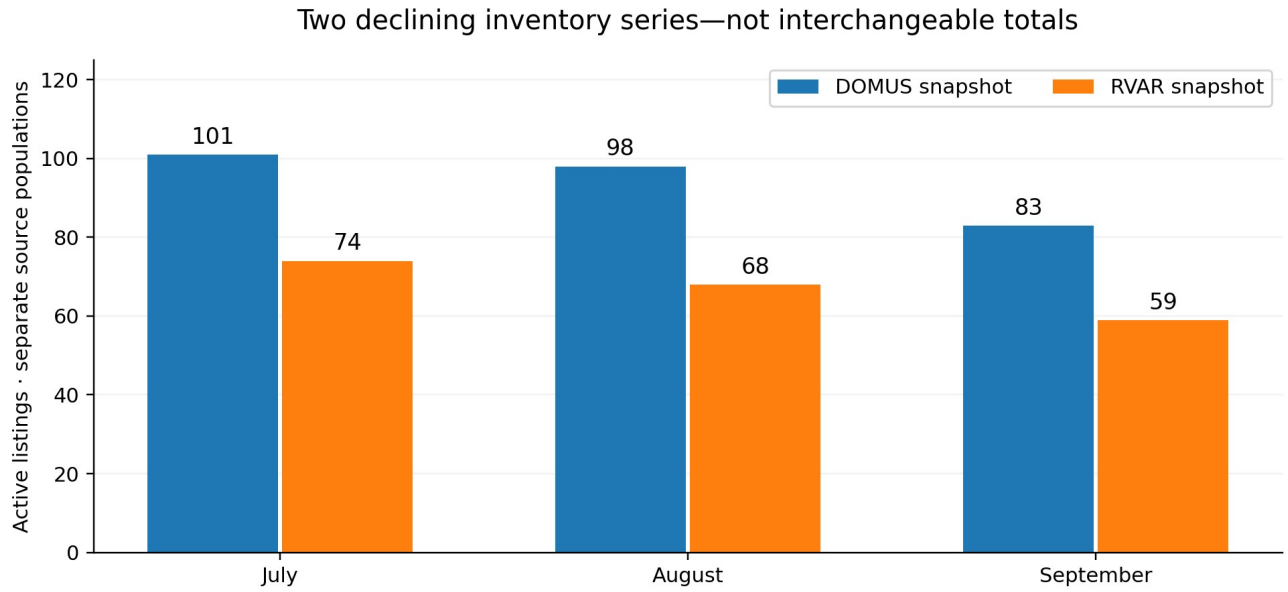
These statistics concern completed transactions. They are not the age of every active listing, time in escrow, a guaranteed sale time or a measured chance of sale.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations. [4] Accepted September analytical records, Eagle Point geography 270; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August selections. Scores are diagnostics, not probabilities, appraisals or independent confirmations.

09 / TWO INVENTORY VIEWS

Both counts fell. They are not the same inventory.

Keep source-specific snapshots separate.



DOMUS inventories are 101, 98 and 83 across July, August and September. RVAR's Eagle Point snapshots are 74, 68 and 59. Both decline in the latest month, but they are distinct source populations.

September's 24-listing difference is not a verified count of rural properties or properties outside the UGB. The tables do not establish that one roster is an exact subset of the other; property types and source selection also differ.

> **A gap between counts is not a map of the gap.**

RVAR's geography-level inventory is also shared by the existing-home and construction analytical branches. It must not be relabeled as 59 existing homes plus 59 newly built homes.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations. [4] Accepted September analytical records, Eagle Point geography 270; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August selections. Scores are diagnostics, not probabilities, appraisals or independent confirmations.

10 / GEOGRAPHY AND APPLICABILITY

The boundary matters. The name is not the boundary.

The UGB explanation is useful—but its size relative to DOMUS is not established here.

What is documented	What remains unverified
RVAR's existing/new-home scope is within urban growth boundaries.	The exact polygon or membership rule behind DOMUS's Eagle Point PDF.
DOMUS labels the page Eagle Point / Single Family Residence.	Whether that page matches city limits, postal city, ZIP 97524 or another filter.
The City distinguishes UGB-related future annexation areas in its land-use description.	The relative area, listing overlap or causal share of the model gap attributable to geography.

A wider DOMUS catchment is a plausible explanation to investigate, not a conclusion established by these reports. We therefore do not label DOMUS "all Eagle Point" or claim that the UGB is a measured fraction of its area.

Differences in time window, property scope, construction inclusion, input history and calculation components are already documented. Those differences can affect T12/T13 even before geographic coverage is measured.

> **Choose the population that fits the property—not the label that supports the argument.**

For an actual property, establish boundary and property-type fit, then review genuinely comparable listings and sales. Measuring the geographic contribution requires the publisher's exact selection rule and a matched listing or parcel crosswalk.

SOURCE & BASIS | [7] Source-geography review: RVAR scope note; DOMUS Eagle Point source page; City of Eagle Point, Land Use; Domus Analytics, The hierarchy of geography filters. Public documentation does not establish the exact DOMUS Eagle Point polygon or its area relative to the UGB. **See source register on p. 22.**

11 / PUT THE SOURCES SIDE BY SIDE

Matching dates do not make matching markets.

A three-month comparison reduces one difference—but does not erase the others.

Reporting view	Window	Closings	Price measure
DOMUS single-family	Sep 2026	14	$494,500
DOMUS single-family, summed counts	Jul–Sep 2026	63	No pooled median calculated
RVAR existing homes, UGB	Jul–Sep 2026	44	$447,500
RVAR new construction, UGB	Jul–Sep 2026	6	$502,860

The three original monthly DOMUS closing counts sum to 63: 26 + 23 + 14. The two RVAR segment counts total 50: 44 existing and six new-construction sales. The windows align, but source membership and property scope are still different.

The 13-sale difference must not be called “sales outside the UGB.” That would require verified nested populations and matched records. Nor can the separate medians be averaged into an Eagle Point price.

> **A like-for-like calendar is necessary—not sufficient—for a like-for-like market.**

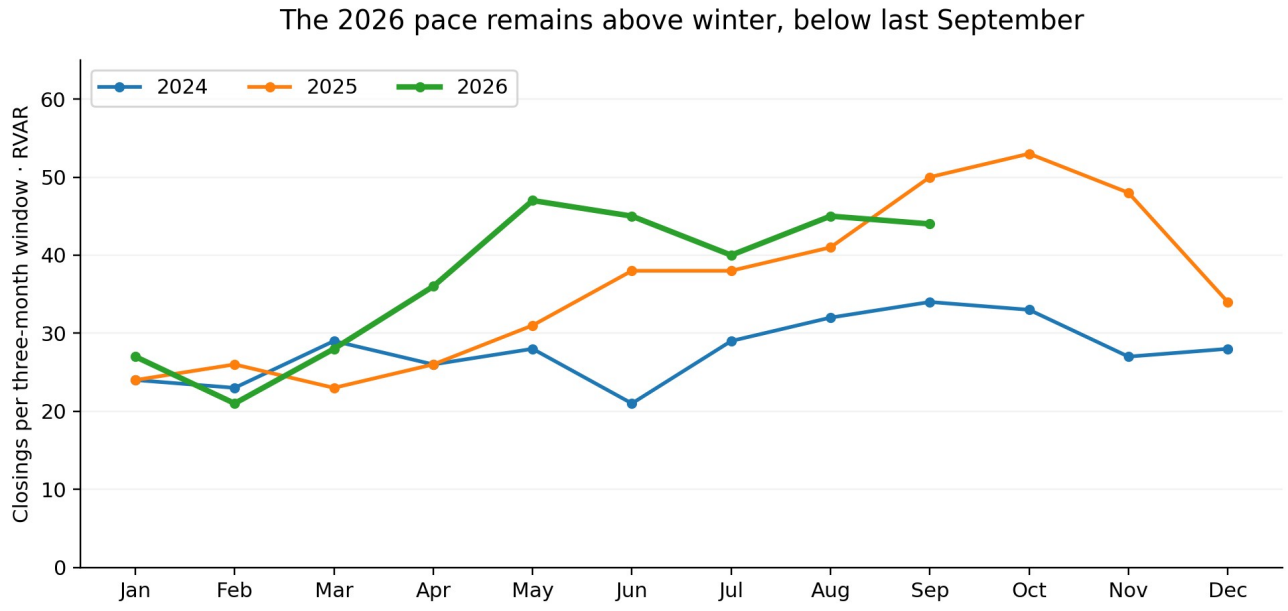
Use each source to answer its own question. DOMUS provides the immediate monthly single-family pulse. RVAR separates existing and new homes in the stated UGB scope over a longer window.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations. Counts are author sums of non-overlapping monthly periods or separately reported RVAR segments; no residual is geographically assigned.

12 / THE SHAPE OF ROLLING SALES

Above winter. Below last September.

The current rolling pace is not a straight-line recovery.



The 2026 rolling existing-home count was 21 in February, rose to 47 in May, then moved through 45 in June, 40 in July, 45 in August and 44 in September. September remains above winter's low but below the matching 2025 window's 50.

The September point covers July–September; August covers June–August. Their one-sale difference is a difference between overlapping windows, not a one-sale decline in September-only sales. The points are not independent monthly totals.

> **A recovery can lose momentum without returning to its starting point.**

The earlier calendar years are context, not a forecast template. October–December 2026 remain unfilled, and the rolling counts are never summed into year-to-date activity.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations.

13 / EXISTING HOMES | MATCHED 2025 WINDOW

Fewer transactions. Faster completed-sale market time.

RVAR's July–September existing-home comparison within the UGB.

Measure	Jul–Sep 2025	Jul–Sep 2026	Change
Closed sales	50	44	-12.0%
Median cumulative DOM	37	28	-9 days
Median sale price	$430,000	$447,500	Published +4.1%

The closing count declined 12.0%, but median cumulative market time shortened from 37 to 28 days. The median price increased from $430,000 to $447,500. The stronger price and time comparisons do not negate fewer completed transactions.

The three recent report windows

RVAR existing homes	July	August	September
Rolling sales	40	45	44
Median price	$442,500	$440,000	$447,500
Median cumulative DOM	31	28	28

> **The rolling view is firmer—not uniformly stronger.**

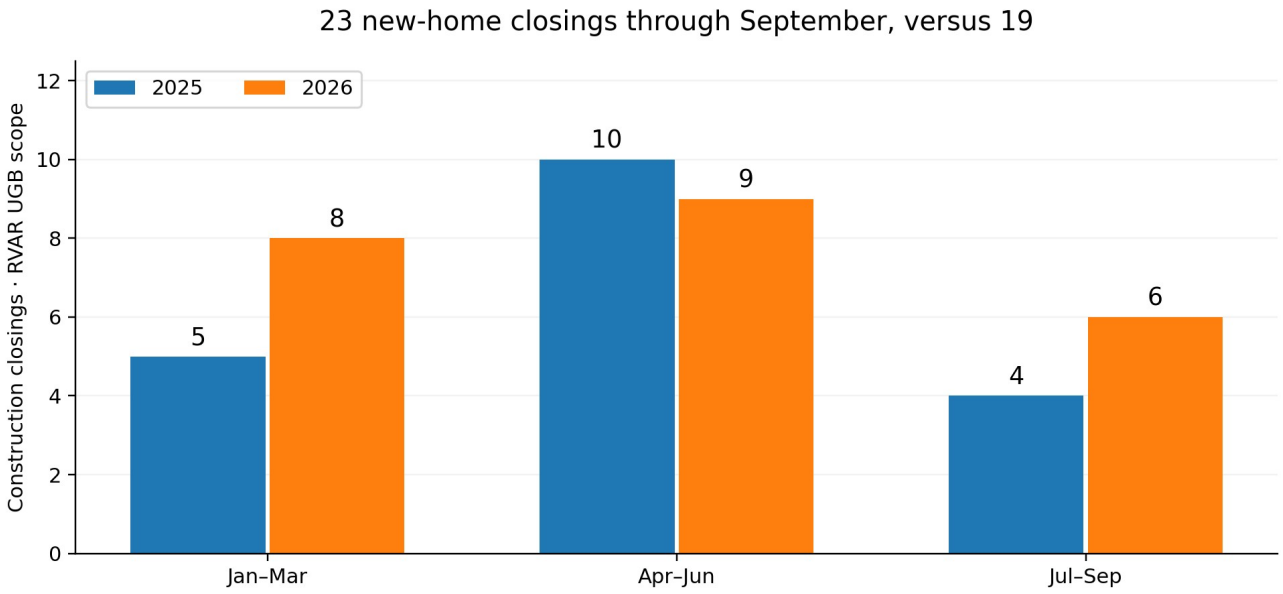
The quarterly sample contains 44 sales. The price movement is a change in a transaction median, not the appreciation rate of equivalent homes or a guaranteed seller premium.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations.

14 / NEW CONSTRUCTION | CALENDAR YEAR

More new-home closings so far. Not a completed year.

January–September 2025 and 2026 are the comparable periods.



The non-overlapping quarter counts sum to 23 construction closings through September 2026 against 19 in the matching 2025 period. The increase is four sales, or +21.1%. This adds a full year-to-date lens to the latest 90-day view.

RVAR's separate full-year 2025 report records 31 construction closings. That twelve-month total is context, not the denominator for the nine-month growth comparison. No 2026 fourth quarter is assumed or annualized.

> **The quarter counts can be added. Their medians cannot.**

The year-to-date count is an author calculation from Jan–Mar, Apr–Jun and Jul–Sep source windows. It is not a sum of all nine overlapping rolling reports or a count of building starts or completions.

SOURCE & BASIS | [6] RVAR March, June and September 2026 reports, Eagle Point new-construction rows; matched non-overlapping quarters. RVAR annual 2025 report supplies the separate full-year reference. Counts sum; medians and DOM do not.

15 / CONSTRUCTION | PRICE AND TIME

The year’s volume grew. The latest quarter took longer.

Each construction quarter retains its own transaction pool.

RVAR new construction	2025 sales	2026 sales	2025 DOM	2026 DOM
Jan–Mar	5	8	216	190
Apr–Jun	10	9	151	141
Jul–Sep	4	6	104	209

Median sale price	2025 quarter	2026 quarter
Jan–Mar	$565,210	$544,980
Apr–Jun	$605,110	$568,250
Jul–Sep	$551,980	$502,860

The latest quarter’s six sales compare with four a year earlier, but cumulative median market time lengthened from 104 to 209 days. The median price fell from $551,980 to $502,860, a published 8.9% decline. More closings did not mean faster selling or a higher transaction median.

> **A stronger annual count can coexist with weaker recent mechanics.**

Full-year 2025 reported a $529,000 median and 153 median cumulative days. A comparable 2026 YTD RVAR median and DOM cannot be reconstructed by averaging the quarter medians; those aggregate results remain unreported here.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [6] RVAR March, June and September 2026 reports, Eagle Point new-construction rows; matched non-overlapping quarters. RVAR annual 2025 report supplies the separate full-year reference. Counts sum; medians and DOM do not.

16 / CONSTRUCTION | TWO PRICE LENSES

A September price is not a quarterly price.

DOMUS and RVAR construction measures must stay separate.

Construction price view	2025 comparator	2026	Printed change
DOMUS September	$663,185	$449,960	−32.2%
DOMUS January–September	$570,260	$549,960	−3.6%
RVAR July–September UGB	$551,980	$502,860	−8.9%

The monthly construction price comparison is much larger than the year-to-date comparison. The source page does not supply a numerical DOMUS new-construction closing count for these price measures, so the RVAR six-sale count is not attached to them.

Recent rolling construction

RVAR construction	July report	August report	September report
Rolling closings	6	8	6
Median cumulative DOM	156	177	209
Median price	$527,360	$527,360	$502,860

> **Compare the homes and the reporting window before comparing the price.**

Neither series establishes the cost of construction, an identical-home discount, builder incentives or future supply. Those require property-specific and project-specific evidence.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations.

17 / REGIONAL CONTEXT

A county benchmark is a starting point—not a substitute.

Matching DOMUS monthly measures, separately reported geographies.

DOMUS September	Closed	Pending	Active	MOS	DOM
Eagle Point	14	18	83	5.9	36
Jackson County	201	232	887	4.4	36
Medford	91	103	345	3.8	29
Central Point	21	25	75	3.6	22
White City	7	8	39	5.6	67
Ashland	36	35	138	3.8	40

Eagle Point's 5.9 months of supply is higher than the reported county level of 4.4, while its 14 closings are a much smaller sample. Differences in inventory, price mix and transaction flow make the county useful for context—not an alternate Eagle Point observation.

These geographies overlap. The county row already includes activity from its communities; adding the rows would double count. No average of community medians or model scores becomes a county result.

> **Start broad. Decide locally.**

For a buyer comparing communities, examine the actual homes meeting the same needs. For a seller, compare relevant active competitors and completed sales rather than a neighboring community's most flattering headline.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. DOMUS county p. 1, Ashland p. 3, Central Point p. 5, Eagle Point p. 6, Medford p. 9 and White City p. 16. [8] Approved 22-entry glossary and Market Intelligence publication standard. Interpretation and recommended transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate.

18 / SELLER INTELLIGENCE

Price for today’s competition—not the strongest statistic.

A practical framework, not a promise of a particular transaction result.

Identify the correct competitive set.

Confirm how the property relates to the UGB and source property types. A city name is not enough to select all comparables. Compare relevant location, size, condition, usable land and improvements before treating a broad median as support.

Make the asking price explainable.

September’s higher monthly median coexists with lower closings and weaker immediate liquidity. Use sold evidence for what buyers completed, pending activity for current commitments where observable, and active listings for the alternatives they can still choose.

Set a review process before listing.

Agree on which showing activity, feedback, competing listings and offers will prompt a reassessment. The 36-day monthly median is not a deadline, and the 28-day rolling median is not a guarantee.

Decision question	Useful evidence
Does the price fit the property?	Relevant comparables and material differences—not a market-wide percentage.
Is the launch attracting buyers?	Actual inquiries, showings and feedback for the listing.
How should an offer be judged?	Net proceeds, conditions, timing and execution risk together.

> **The best argument for a price is the buyer’s next-best alternative.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [8] Approved 22-entry glossary and Market Intelligence publication standard. Interpretation and recommended transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate.

19 / BUYER INTELLIGENCE

Use the room to investigate—not to assume a discount.

Monthly conditions invite selectivity; they do not remove competition.

Distinguish the broad signal from the listing.

DOMUS Buyer Opportunity exceeds Seller Strength in September, but the rolling existing-home relationship is the reverse. Neither result reveals the motivation of an individual seller, the number of competing offers or the condition of a property.

Compare full ownership fit.

Review condition, likely maintenance, location and the evidence supporting intended use. For acreage or properties beyond the urban reporting scope, use genuinely relevant rural comparables rather than treating the UGB median as a substitute.

Build an offer from evidence.

Consider listing history, suitable comparable transactions, actual competition and unresolved property questions. Price, timing, inspections and other terms should work together. No citywide score prescribes a fixed discount.

Proceed selectively when…	Investigate further when…
The property fits and the comparable evidence is supportable.	The price relies mainly on an unmatched citywide median.
The terms reflect known competition and remaining uncertainties.	The apparent bargain depends on unverified condition or source-geography assumptions.

> **The opportunity is a better decision—not a forecast of the perfect bottom.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [4] Accepted September analytical records, Eagle Point geography 270; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August selections. Scores are diagnostics, not probabilities, appraisals or independent confirmations. [8] Approved 22-entry glossary and Market Intelligence publication standard. Interpretation and recommended transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate.

20 / SELLING AND BUYING

Measure the whole move—not just your sale price.

An explicitly hypothetical illustration of two linked decisions.

Assumed transaction	Illustration
Current home sale	$500,000
Next home purchase	$600,000
Unadjusted price gap	$100,000
Hypothetical sale is $10,000 lower	$490,000
Hypothetical purchase is $20,000 lower	$580,000
Illustrative revised gap	$90,000

Under these assumptions, accepting $10,000 less on the sale while paying $20,000 less on the purchase reduces the simple price gap by $10,000. It is an arithmetic example—not a forecast, a transaction recommendation or a market estimate.

The illustration excludes mortgage payoff, financing, closing costs, taxes, repairs and timing. Those can change the practical result substantially. The difference between DOMUS and RVAR medians is not the cost of moving between equivalent homes.

> **A concession on one side can be outweighed by an advantage on the other.**

Compare the two actual properties and feasible transaction structures together. A generalized buyer-market or seller-market label does not complete that calculation.

SOURCE & BASIS | [8] Approved 22-entry glossary and Market Intelligence publication standard. Interpretation and recommended transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate. Hypothetical assumptions supplied solely to illustrate arithmetic; not source-derived prices or financial guidance for a specific transaction.

21 / WHAT WE WATCH NEXT

A stronger pipeline needs completed follow-through.

Confirmation should come from several relevant measures.

Evidence to watch	What it would add
Closings recover while pending activity holds.	Stronger evidence that current commitments are producing transaction flow.
Monthly DOM moderates and liquidity improves.	Confirmation that September's softer mechanics are not persisting.
Inventory rises while closings stay low.	More reason to revisit seller competition and positioning.
Comparable price evidence strengthens.	Better pricing support than a changed median alone.
New-home activity broadens beyond a few closings.	A more stable basis for interpreting construction conditions.

These are conditional interpretation questions, not newly programmed model rules or predicted probabilities. No observation from October has been inserted into this September edition.

> **Look for confirmation—not the one number that agrees with you.**

For a property-specific discussion, contact Jon Barrows and Jessica Blackwell at Full Circle Real Estate. Explore the complete report library at **jonandjess.realestate**.
jonandjessreal@gmail.com | (707) 787-7307

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [8] Approved 22-entry glossary and Market Intelligence publication standard. Interpretation and recommended transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate.

22 / SOURCES, VINTAGES AND LIMITS

Preserve the evidence—even when the comparison changes.

One source correction must not silently rewrite another month's model.

Selected source-vintage distinction	Archived observation	Later comparator
DOMUS August pending sales	18	17 in Sep 2026
RVAR Sep 2025 inventory	59	61 in Sep 2026

The seven checked RVAR prior-year sales, price, DOM and inventory fields match across publication vintages except inventory. Current year-over-year inventory commentary uses 61 → 59; historical charts keep the original 59. We do not assign a reason for the publisher's change.

Source register: [1] September DOMUS p. 6; [2] September RVAR p. 1; [3–5] authenticated historical and September analytical/monitoring records; [6] March/June/September RVAR quarter rows and annual 2025 report; [8] the established glossary and publication standard.

Geography references [7]: City of Eagle Point, "Land Use" (or-eaglepoint.civicplus.com/240/Land-Use); Domus Analytics, "The hierarchy of geography filters" (university.domusanalytics.com). These explain planning or filtering concepts but do not establish the exact Eagle Point DOMUS PDF boundary.

> **Documented limits make comparisons more useful—not less useful.**

All market observations and scores in this edition come from the project's source and accepted analytical records. The bounded public-document review supplies no replacement market numbers. No parcel-level geography overlap or current boundary-area ratio was verified.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations. [7] Source-geography review: RVAR scope note; DOMUS Eagle Point source page; City of Eagle Point, Land Use; Domus Analytics, The hierarchy of geography filters. Public documentation does not establish the exact DOMUS Eagle Point polygon or its area relative to the UGB. See source register on p. 22.

23 / THE ANALYTICAL GUIDE

The models organize evidence. They do not enlarge the sample.

Market Dynamics → Market Health → Market Outlook → Market Cycle.

Analytical branch	T12 / supported T13	Risk	T14 / T15
DOMUS monthly SFR	Available	Withheld	Withheld
RVAR UGB existing homes	Available	Available	Qualified centers / relative fit
RVAR UGB new construction	Available	Available	Qualified centers / relative fit

T12 describes momentum, speed, liquidity and related mechanics. T13 combines source-specific components into Health, Buyer Opportunity, Seller Strength and Risk where supported. The following maps pair Overall Momentum with Market Health, not Risk.

The DOMUS Health equation does not consume Market Risk, so its independently supported scalar can be shown while missing raw-risk history still blocks the complete DOMUS forecast and Cycle paths. A missing dependency is never filled with another source's score.

> **Three branches. Explicit permissions. No invented completeness.**

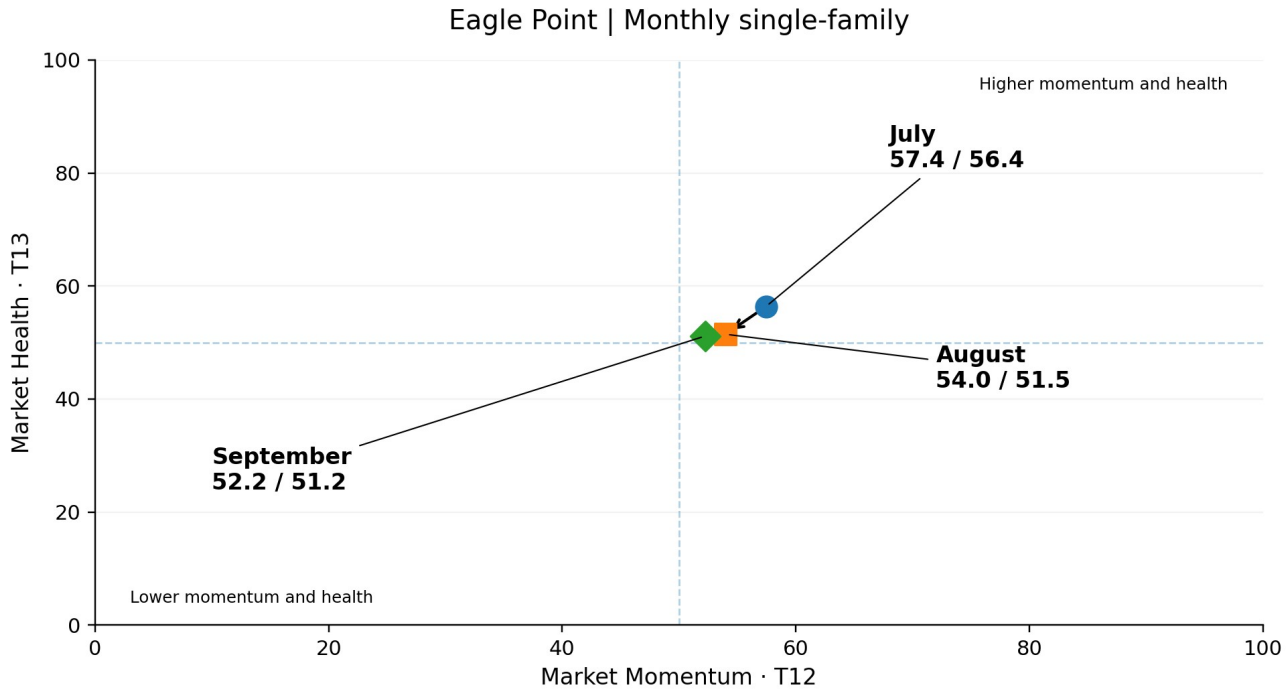
The accepted Eagle Point availability register retains 48 forecast slots: 32 numerical RVAR centers and 16 withheld DOMUS slots. The construction branch uses shared geographic inventory, not independently measured builder inventory. A qualified calculation is not proof of predictive accuracy.

SOURCE & BASIS | [4] Accepted September analytical records, Eagle Point geography 270; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August selections. Scores are diagnostics, not probabilities, appraisals or independent confirmations. [5] Accepted source-specific September forecast centers, routed Cycle-v3 results and scoped level-error monitoring. Point, interval, direction and probability permissions remain distinct.

24 / MONTHLY MARKET MAP | T12 / T13

Price rebounded. The monthly mechanics did not.

DOMUS Eagle Point Single Family Residence; July–August–September.



The monthly Momentum / Health coordinates move 57.4 / 56.4 → 54.0 / 51.5 → 52.2 / 51.2. September's price rebound was not enough to lift the composite above August because the components did not improve together.

The arrows connect three observed monthly diagnostic states, not a projected path. The 50 guides are visual reference lines, not certified buyer/seller boundaries. T12 and T13 share inputs, so they are not independent confirmations.

> **The price headline recovered more than the transaction mechanics.**

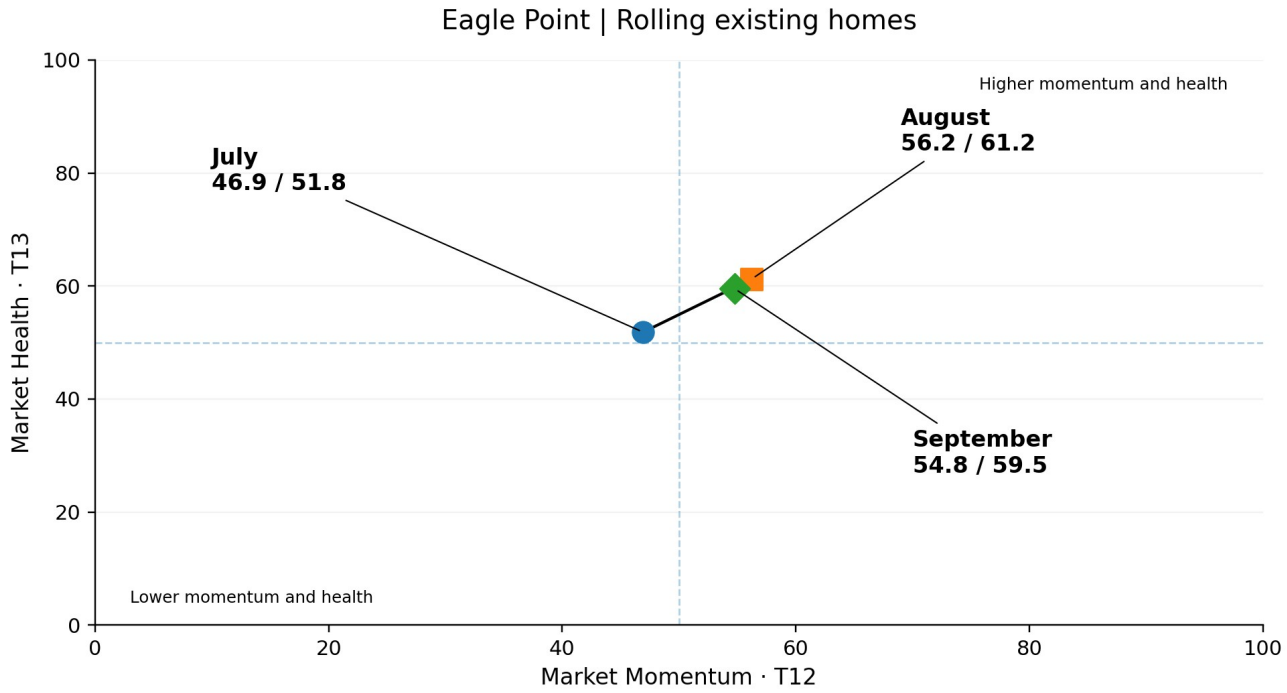
The chart refers to the source-labeled monthly single-family population. It does not assign the result to all properties within or outside the UGB, and it does not predict any individual home's price.

SOURCE & BASIS | [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations. [4] Accepted September analytical records, Eagle Point geography 270; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August selections. Scores are diagnostics, not probabilities, appraisals or independent confirmations.

25 / ROLLING MARKET MAP | T12 / T13

The rolling rebound eased—not reversed to July.

RVAR Eagle Point existing homes within the UGB; each report spans three months.



RVAR Momentum / Health moves 46.9 / 51.8 → 56.2 / 61.2 → 54.8 / 59.5. September softened from August but retained most of that month's improvement relative to July.

The rolling sales count edged from 45 to 44, cumulative median DOM stayed at 28 and geographic inventory fell from 68 to 59. That combination is materially different from DOMUS's 23-to-14 closing decline and 10-to-36 monthly DOM increase.

> **Both sources softened. They softened from different states and different inputs.**

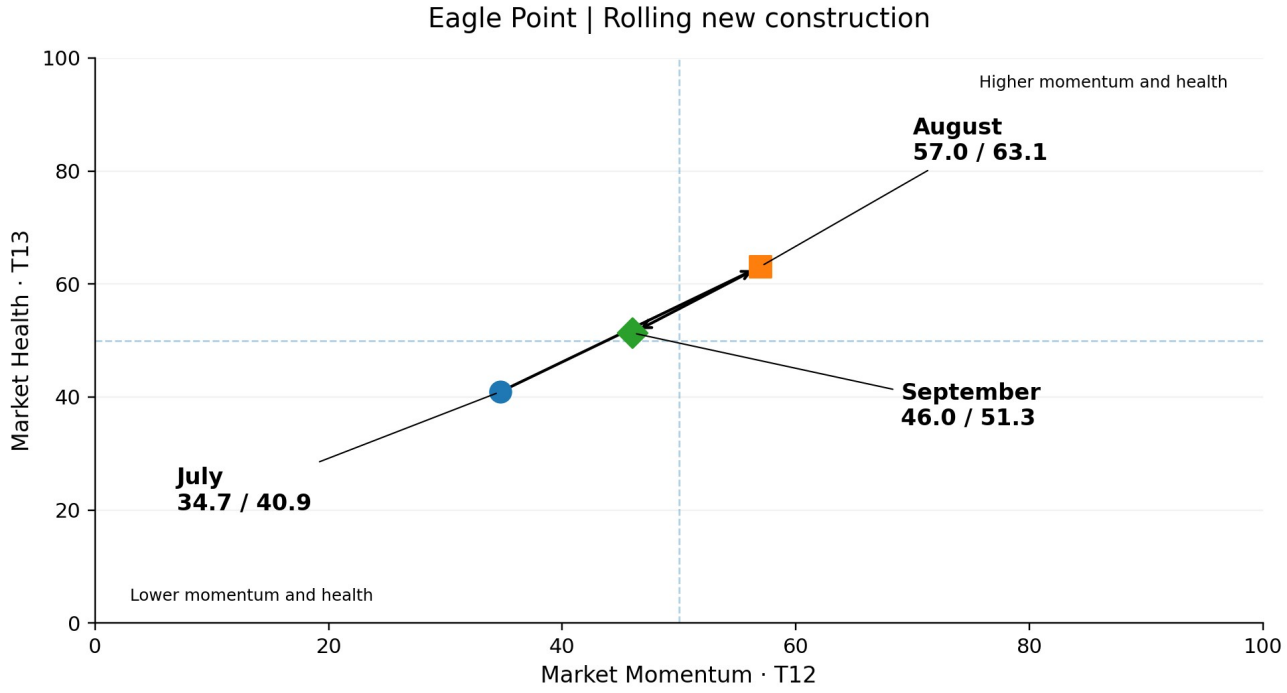
These are May–July, June–August and July–September reporting windows. The paths are not three independent quarterly experiments and must not be merged with the monthly DOMUS path.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations. [4] Accepted September analytical records, Eagle Point geography 270; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August selections. Scores are diagnostics, not probabilities, appraisals or independent confirmations.

26 / CONSTRUCTION MARKET MAP | T12 / T13

More annual sales do not erase a softer latest quarter.

RVAR UGB new construction; separate from existing homes.



Construction Momentum / Health moves 34.7 / 40.9 → 57.0 / 63.1 → 46.0 / 51.3. The August improvement gave back ground in September as the rolling count fell from eight to six, the median declined and market time lengthened.

The January–September construction count nevertheless remains ahead of 2025. The map measures recent source-specific mechanics, not the same-period year-to-date count comparison. Those two views can move differently.

A busier construction year is not a guarantee of stronger current leverage.

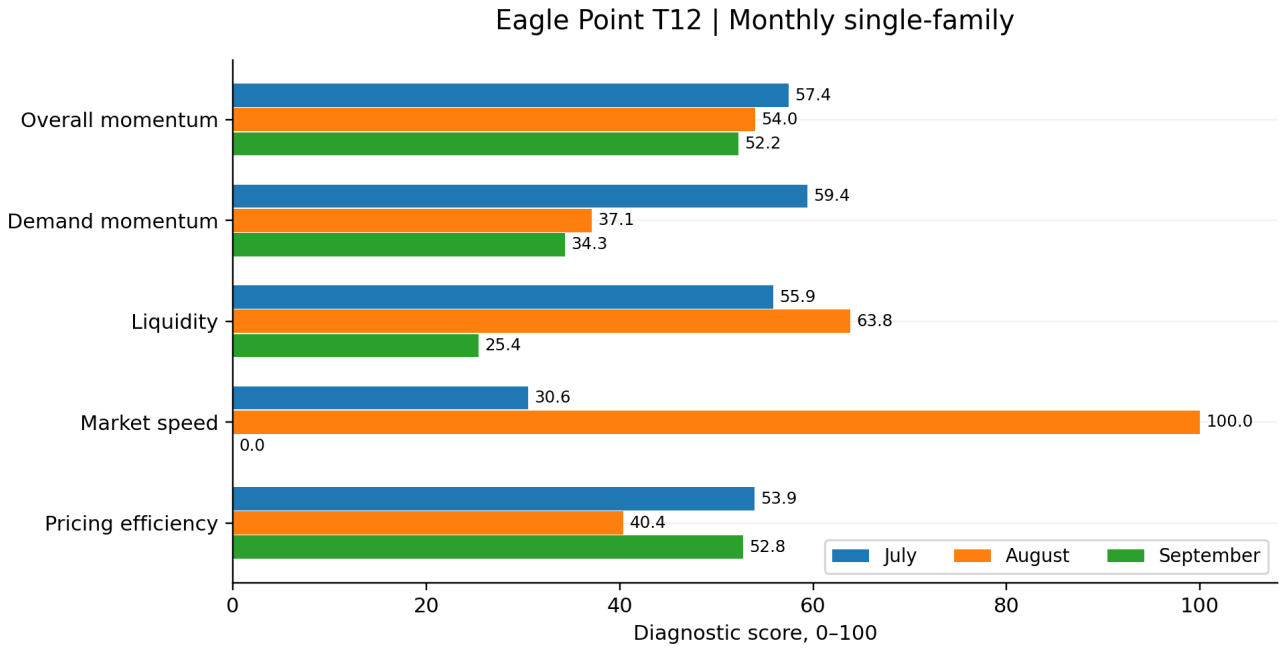
The branch's inventory inputs are the shared RVAR geography snapshot. They are not the number of new homes available, and this chart does not establish builder incentives or project-level absorption.

SOURCE & BASIS | [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations. [4] Accepted September analytical records, Eagle Point geography 270; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August selections. Scores are diagnostics, not probabilities, appraisals or independent confirmations. [6] RVAR March, June and September 2026 reports, Eagle Point new-construction rows; matched non-overlapping quarters. RVAR annual 2025 report supplies the separate full-year reference. Counts sum; medians and DOM do not.

27 / MARKET DYNAMICS | MONTHLY T12

Price and inventory cushioned a liquidity slowdown.

The components explain why one composite can look calmer than the market beneath it.



From August to September, Liquidity falls from 63.8 to 25.4 and Market Speed from 100.0 to 0.0. Demand Momentum eases from 37.1 to 34.3. Price Momentum, however, rises from 30.4 to 62.4, while Inventory Momentum increases from 53.0 to 65.3.

The latter inventory score rises because the listing count declines. It is not a measure of buyers having more choices. Pricing Efficiency recovers from 40.4 to 52.8, but it shares inputs with the other diagnostics.

An improving price signal can coexist with a weaker selling environment.

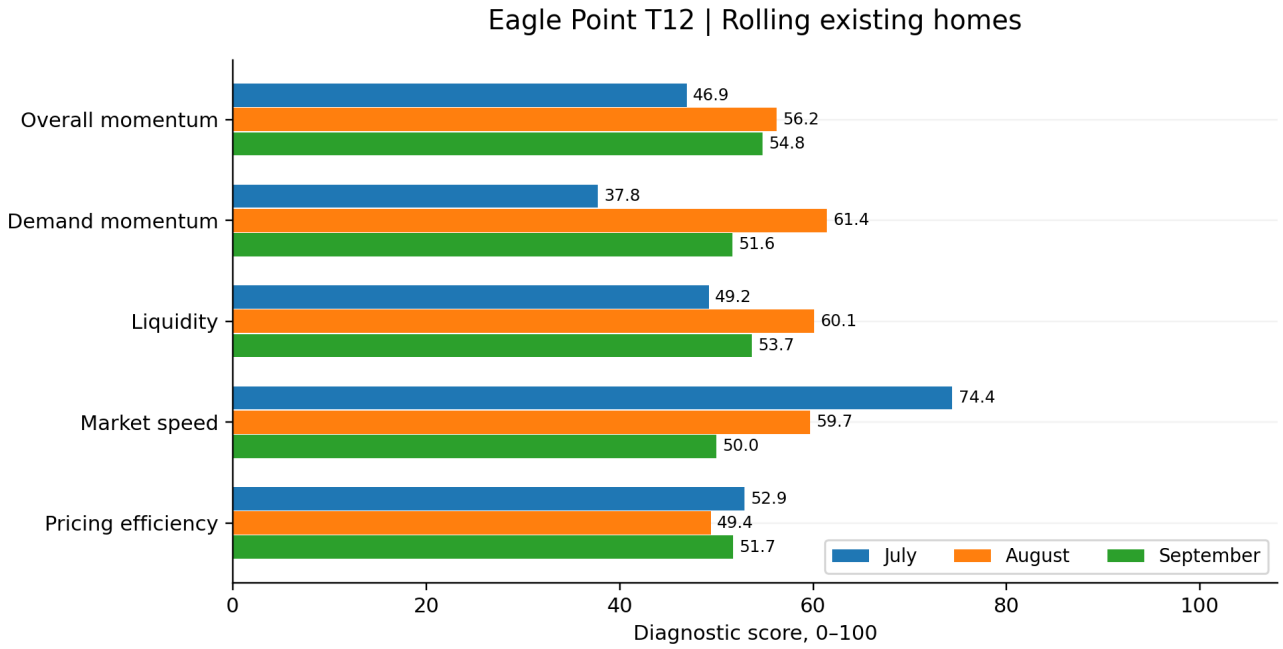
Market Speed uses the change in source-reported DOM and is bounded between 0 and 100. Its September floor reflects the sharp increase from a low August base; 14 homes still closed.

SOURCE & BASIS | [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations. [4] Accepted September analytical records, Eagle Point geography 270; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August selections. Scores are diagnostics, not probabilities, appraisals or independent confirmations.

28 / MARKET DYNAMICS | ROLLING T12

The existing-home slowdown was more moderate.

RVAR retains a different mix of supporting evidence.



Rolling Liquidity eases from 60.1 to 53.7, Demand Momentum from 61.4 to 51.6, and Market Speed from 59.7 to 50.0. Price Momentum improves from 49.4 to 51.7 and Inventory Momentum from 58.1 to 63.2.

Compare that with the monthly Liquidity score of 25.4 and Speed of 0.0. The contrast has a visible input basis: a small rolling-sales decline and unchanged rolling DOM versus a much larger monthly closing decline and rising monthly DOM.

> **A shared place name does not make the same formula see the same market.**

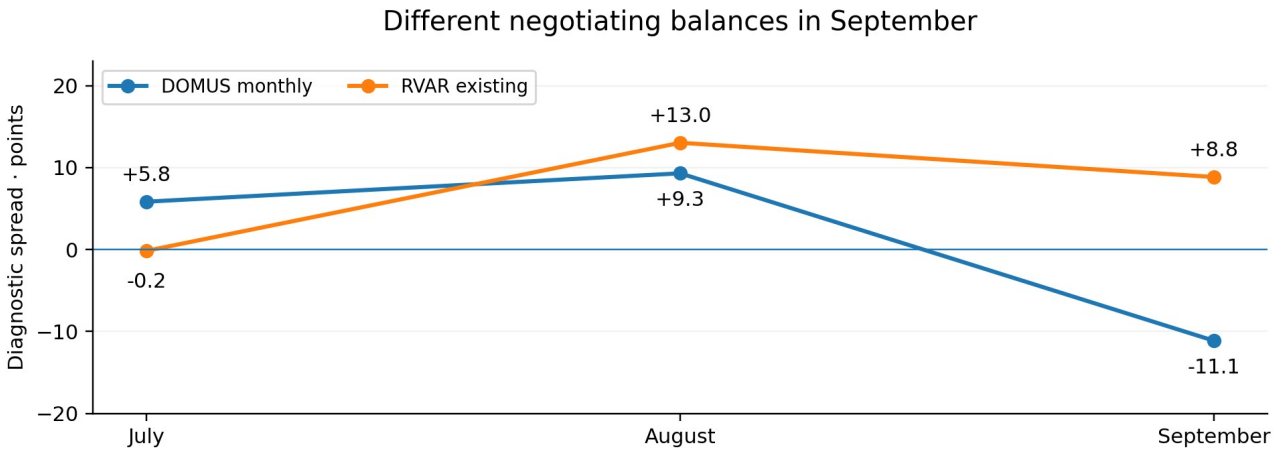
RVAR Pricing Efficiency equals its price-momentum signal under this source's formula. It should not be counted as a second independent pricing confirmation. DOMUS uses additional price-per-square-foot and list-price inputs.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations. [4] Accepted September analytical records, Eagle Point geography 270; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August selections. Scores are diagnostics, not probabilities, appraisals or independent confirmations.

29 / HEALTH AND LEVERAGE | T13

The latest negotiating balance points in opposite directions.

Seller Strength minus Buyer Opportunity; diagnostic points, not percentages.



September diagnostic	DOMUS monthly	RVAR existing	RVAR new
Market Health	51.2	59.5	51.3
Buyer Opportunity	53.1	44.6	52.2
Seller Strength	42.0	53.5	43.1
Seller minus buyer	-11.1	+8.8	-9.2

DOMUS's spread shifts from +9.3 in August to −11.1 in September. RVAR existing homes shift from +13.0 to +8.8. The construction spread is −9.2. These are source-specific relative readings, not an offer discount or a guarantee of leverage.

Read both views. Negotiate the actual property.

SOURCE & BASIS | [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations. [4] Accepted September analytical records, Eagle Point geography 270; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August selections. Scores are diagnostics, not probabilities, appraisals or independent confirmations. Author subtraction of separate Seller Strength and Buyer Opportunity indices; they need not sum to 100.

30 / WHY THE SCORES DIFFER

Geography is one question—not the entire explanation.

Five documented differences should be understood before assigning a cause.

Difference	Effect on interpretation
Window	DOMUS measures the calendar month; RVAR existing homes cover a rolling three-month period.
Population	DOMUS SFR and RVAR UGB existing homes are not identical property selections.
Components	DOMUS includes pending activity, price per square foot and list-price realization; RVAR's available inputs differ.
History and reliability	September reliability diagnostics are 62.5 DOMUS and 100.0 RVAR; neither is an accuracy percentage.
Vintage	The model retains 18 August pending sales; September's source comparator prints 17.

The 8.4-point gap between the September Health readings is not the measured effect of a larger geography. A geographic attribution would require matched records with time, property definitions and methods held appropriately comparable.

> **Explain the measured differences before naming an unmeasured cause.**

RVAR's longer historical coverage and full diagnostic reliability do not make every local claim more certain. Construction still has only six latest-quarter sales. DOMUS's missing Risk also does not negate its independently checked Health result.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Eagle Point p. 6. Calendar-month Single Family Residence and January–September YTD; publisher values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [3] Authenticated original-vintage historical source rows and canonical July/August records in the accepted September release. Later comparison columns do not overwrite original observations. [4] Accepted September analytical records, Eagle Point geography 270; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August selections. Scores are diagnostics, not probabilities, appraisals or independent confirmations. [7] Source-geography review: RVAR scope note; DOMUS Eagle Point source page; City of Eagle Point, Land Use; Domus Analytics, The hierarchy of geography filters. Public documentation does not establish the exact DOMUS Eagle Point polygon or its area relative to the UGB. See source register on p. 22.

31 / MARKET OUTLOOK | EXISTING HOMES

Use the forecast as context—not an asking-price formula.

September-origin RVAR numerical centers; all four horizons remain visible.

Measure	Current	Oct 2026	Dec 2026	Mar 2027	Sep 2027
Median price	$447,500	$451,858	$449,270	$461,191	$458,418
Rolling closings	44.0	45.3	41.8	41.7	44.5
Cum. median DOM	28.0	29.1	32.0	27.7	25.1
Geographic inventory	59.0	62.2	62.5	55.0	59.0

The December center is about 41.8 rolling sales, 32.0 cumulative median days and a $449,270 median. These are calculated source-statistic levels, not guarantees that the market will reach them or that any individual home will gain value.

Sales, price and DOM targets retain rolling three-month definitions: an October target covers August–October; December covers October–December; March covers January–March; September 2027 covers July–September. Inventory is a target month-end snapshot.

> **A numerical center is not a certified direction or uncertainty interval.**

No calibrated forecast bands or confidence probabilities are presented. The monitoring section retains inventory-error cautions. DOMUS centers remain withheld rather than being filled with RVAR estimates.

SOURCE & BASIS | [5] Accepted source-specific September forecast centers, routed Cycle-v3 results and scoped level-error monitoring. Point, interval, direction and probability permissions remain distinct.

A forecast cannot make a six-sale sample broad.

Construction centers remain separate from the existing-home route.

Construction measure	Current	Oct 2026	Dec 2026	Mar 2027	Sep 2027
Median price	$502,860	$520,302	$519,185	$532,537	$514,039
Rolling closings	6.0	7.2	7.9	7.9	6.5
Cum. median DOM	209.0	185.9	191.6	201.0	94.2

The December construction center is about 7.9 rolling closings, 191.6 cumulative median days and a $519,185 median. These are model outputs from the qualified branch—not a guarantee of stronger conditions or a suggested builder asking price.

The twelve-month market-time center is substantially below the current observation. That large numerical change deserves caution, not a confident faster-sales claim. Small samples, changing project mix and horizon uncertainty remain material.

> **A precise-looking number can still describe an uncertain market.**

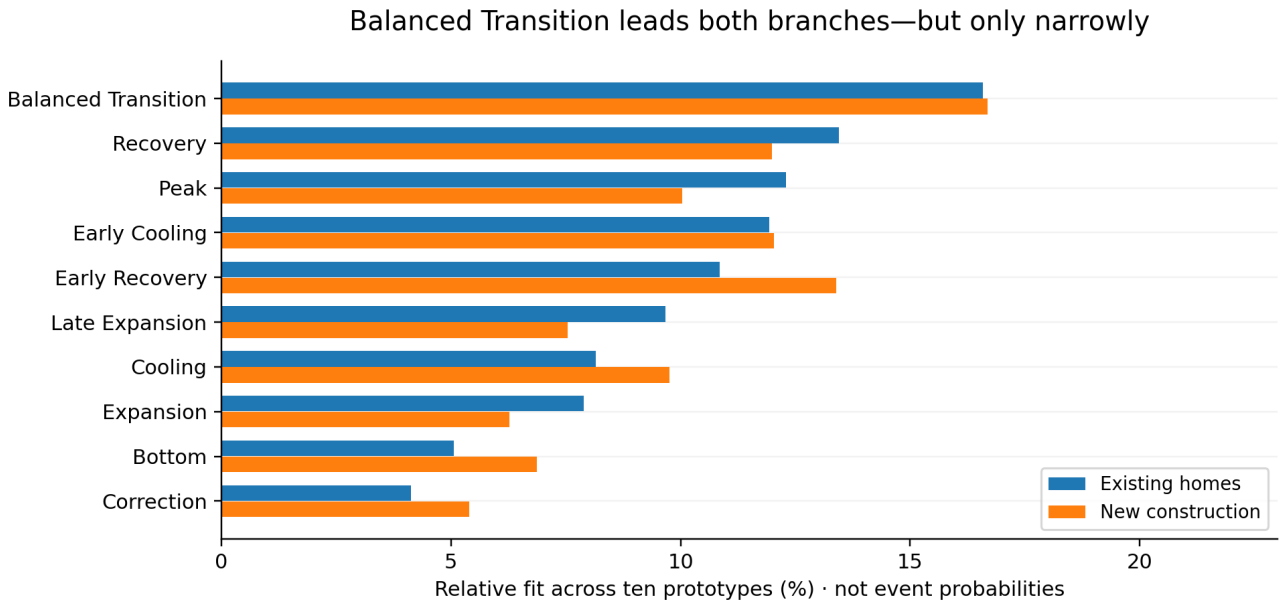
Construction-route inventory estimates are retained in technical support but not displayed as new-home inventory: their input is shared geographic inventory. No construction-only supply, project absorption, direction probability or certified interval is manufactured.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Eagle Point existing homes and new construction within urban growth boundaries, July 1–September 30 and matching 2025 periods. Inventory is a separate dated source snapshot. [5] Accepted source-specific September forecast centers, routed Cycle-v3 results and scoped level-error monitoring. Point, interval, direction and probability permissions remain distinct.

33 / MARKET CYCLE | T15

The same leading phase can hide different mechanics.

Both available RVAR branches have diffuse—not decisive—phase fit.



Balanced Transition leads both branches: 16.6% of relative fit for existing homes and 16.7% for construction. Existing homes' second fit is Recovery at 13.5%; construction's is Early Recovery at 13.4%.

Normalized entropy is 97.0 for existing homes and 97.5 for construction, showing broadly distributed fit across ten prototypes. Their diagnostic Cycle Confidence readings are about 49.9 and 49.0, not probabilities of a correct prediction.

> **A shared phase label does not mean a shared transaction outlook.**

The frozen process combines 55% current raw state with 45% prior smoothed state and uses the canonical August predecessor. Phase weights are not calibrated future-event probabilities. No DOMUS Cycle label is inferred from the RVAR results.

SOURCE & BASIS | [4] Accepted September analytical records, Eagle Point geography 270; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August selections. Scores are diagnostics, not probabilities, appraisals or independent confirmations. [5] Accepted source-specific September forecast centers, routed Cycle-v3 results and scoped level-error monitoring. Point, interval, direction and probability permissions remain distinct.

34 / ACCOUNTABILITY AND YOUR NEXT MOVE

Keep the unfavorable findings visible.

Forecast monitoring checks the models—not the direction of your home's value.

September monitoring scope	Recorded result
RVAR metric–horizon combinations	13 GREEN; two WATCH; one ALERT
DOMUS metric–horizon combinations	16 insufficiently mature
Active findings	1-month inventory ALERT; 3-month inventory WATCH; 3-month DOM WATCH

These are pooled, source-separated level-error findings, not independent local market events or a countywide price warning. The approved response retains unchanged methods with enhanced observation and targeted review. No model is retuned merely to obtain GREEN.

All 447 frozen September-target forecast records remain preserved: 398 preselected, 48 separate diagnostics and one original eligibility hold. Of those, 440 have usable outcomes; six source outcomes are unavailable. Percentage errors remain undefined at zero actuals, and the 11 unresolved August outcomes stay pending.

> **The best use of market intelligence is a more precise conversation.**

We help connect these source-specific conditions with your property, timing and alternatives.
Jon Barrows & Jessica Blackwell | Full Circle Real Estate
jonandjess.realestate
jonandjessreal@gmail.com | (707) 787-7307

SOURCE & BASIS | [5] Accepted source-specific September forecast centers, routed Cycle-v3 results and scoped level-error monitoring. Point, interval, direction and probability permissions remain distinct. [8] Approved 22-entry glossary and Market Intelligence publication standard. Interpretation and recommended transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate. Monitoring labels are limited to the accepted level-error scope, not an all-clear on excluded functions.

35 / READER'S GLOSSARY

Definitions for the market narrative

Source, comparison and transaction terms used throughout 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 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 | [8] Approved 22-entry glossary and Market Intelligence publication standard. Interpretation and recommended transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate. A term being defined does not establish that every source reports it.

36 / READER'S GLOSSARY

Definitions for the analytical guide

Understand 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 | [8] Approved 22-entry glossary and Market Intelligence publication standard. Interpretation and recommended transaction frameworks by Jon Barrows and Jessica Blackwell, Full Circle Real Estate. A term being defined does not establish that every source reports it.