01 / COVER

JACKSON COUNTY MARKET INTELLIGENCE

September 2026

> **A higher median. Slower completed sales. A stronger contract pipeline.**

The county rewards a closer look beyond the price headline. This report separates the monthly single-family market from rolling urban, rural and in-park mobile-home statistics, then connects the evidence to buyer and seller decisions.

September county SFR	Reported value
Median sale price	$494,000
Closed sales	201
Pending sales	232
Months of supply	4.4

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

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, Jackson County, September 2026, p. 1. Monthly Single Family Residence population. Author interpretation is distinguished from reported facts.

02 / THE COUNTY READ

September is not a one-direction market.

Higher transaction prices do not erase softer closing activity or longer market time.

The monthly county median rose to $494,000, with a published year-over-year increase of +12.8%. At the same time, closings fell to 201 from 217, and median days on market increased to 36 from 29. A blanket claim that sellers have regained control would overlook that counterevidence.

There is also meaningful support on the demand side. Pending sales increased to 232, above both the year-earlier 223 and the September publication's August comparator of 199. This is stronger reported contract activity, not a guarantee that those same contracts will close next month.

Inventory declined from the published August comparator while months of supply remained 4.4. The cumulative year is nearly level: 1,885 closings versus 1,884. The month weakened a small closing lead; it did not demonstrate that the entire year had collapsed.

Our interpretation

The evidence supports selective negotiation, not a universal buyer or seller rule. A well-positioned home can still attract activity, while longer market time and a slower completed-sale pace make unsupported pricing more difficult to defend. The relevant comparison is the actual property's alternatives within the correct source-defined market.

> **For sellers: validate your price against current alternatives and response. For buyers: use the available choices and listing history, but do not mistake a mixed county market for a guaranteed discount.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, Jackson County, September 2026, p. 1. Monthly Single Family Residence population. Author interpretation is distinguished from reported facts.

03 / MONTHLY DASHBOARD

The source-literal September snapshot

County Single Family Residence; all comparator columns below come from the September publication.

Measure	Sep 2026	Sep 2025	Aug comparator	Published YoY
Median sale price	$494,000	$438,000	$450,000	+12.8%
Closed sales	201	217	212	-7.4%
New listings	287	261	299	+10.0%
Pending sales	232	223	199	+4.0%
Median DOM	36	29	20	+22.4%
Price per sq. ft.	$267	$276	$271	-3.3%
List price received	98.2%	98.4%	98.6%	-0.2%
Active inventory	887	873	933	+1.6%
Months of supply	4.4	4.0	4.4	+10.0%

The table is not a composite of RVAR and DOMUS. It uses the native DOMUS county row. Its inventory and median cannot be substituted into the rolling urban or rural series without changing the reporting population.

Read a percentage with its denominator

Published percentage changes are retained as printed. Some do not reproduce exactly from the rounded displayed values. For example, the source prints a 77.5% month-over-month increase in median DOM; dividing the displayed 36 by 20 gives 80.0%. The report preserves both the printed change and the distinct displayed-value calculation rather than silently “correcting” the publisher.

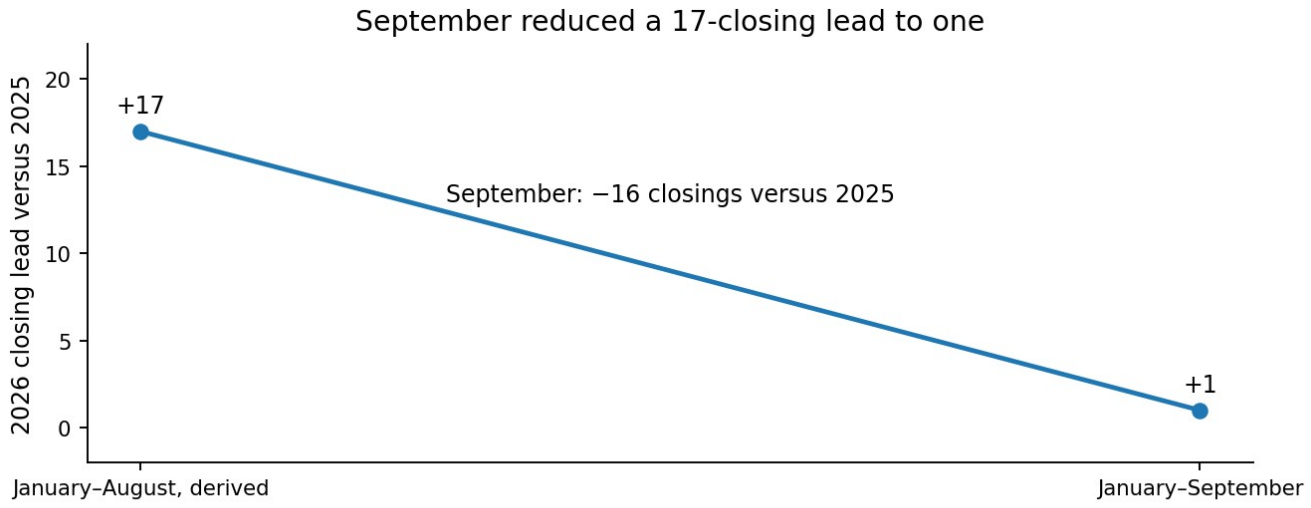
List-price-received changes should also be read carefully: the change from 98.4% to 98.2% is a decline of 0.2 percentage points. It is not evidence of a specific concession on every sale.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, Jackson County, September 2026, p. 1. Monthly Single Family Residence population. Author interpretation is distinguished from reported facts. [4] Author arithmetic; source rounding and comparison-vintage qualifications retained.

04 / MONTH AND YEAR

A weak month reduced a modest annual lead.

The same-publication count bridge prevents an exaggerated headline.



DOMUS county SFR; September publication vintage. January–August is YTD less September.

Comparable period	2026 closings	2025 closings	Difference
January-August, derived	1,684	1,667	+17
September, reported	201	217	-16
January-September, reported	1,885	1,884	+1

The January-August values are calculated by subtracting September from each year's January-September total in this same publication. They are not a replacement for the original August report or a claim that its archived figures were wrong. This calculation describes the latest source vintage only.

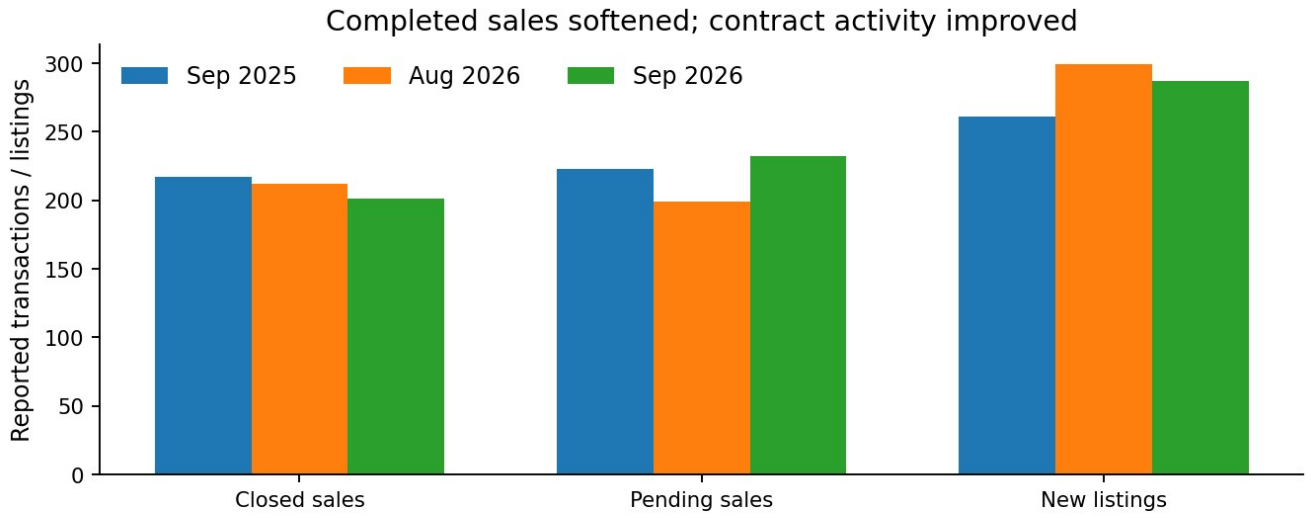
For a seller, the nearly flat cumulative count is a reason to be disciplined rather than alarmed. For a buyer, it cautions against assuming that one slower month establishes a broad or durable retreat in demand.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, Jackson County, September 2026, p. 1. Monthly Single Family Residence population. Author interpretation is distinguished from reported facts. [4] YTD-minus-month calculation; later comparison vintages remain separate from original August records.

05 / DEMAND PIPELINE

Contracts improved while completed sales softened.

Three transaction measures describe different steps, not one interchangeable demand count.



DOMUS county SFR; August values are the comparator printed in September.

Pending sales were 232, a published +4.0% year-over-year change. New listings reached 287, compared with 261 a year earlier. More incoming supply and more contracts can coexist with fewer completed transactions.

A pending count is not the same cohort as the month's closing count. Timing, cancellations, changes in the composition of listings and source reporting can all matter. These tables do not identify a contract-to-close conversion rate, so this report does not manufacture one.

What would confirm an improvement?

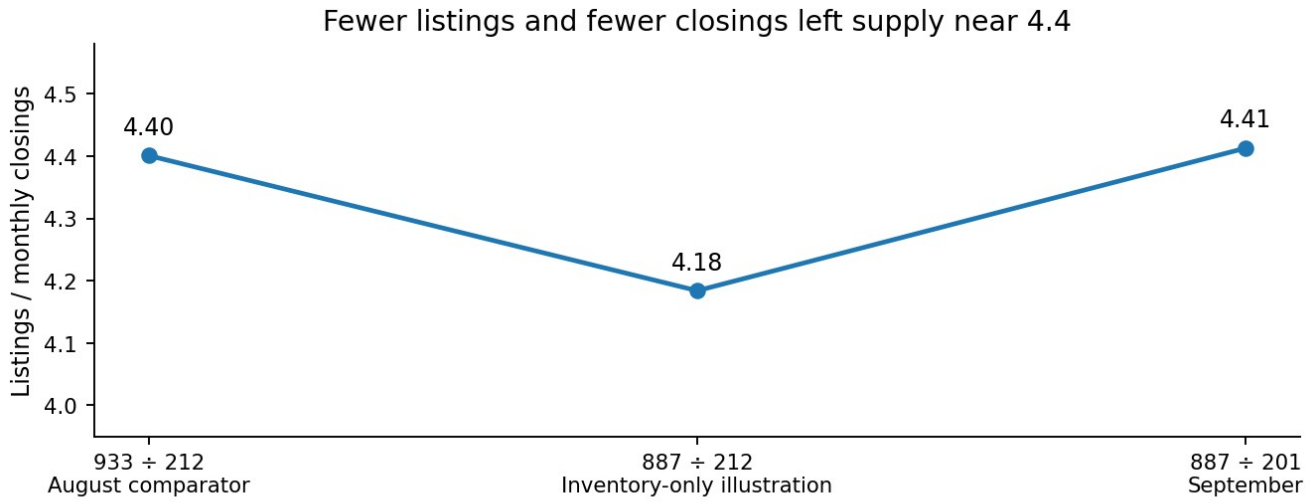
The useful next evidence would be stronger completed activity alongside sustained contracts, without a disproportionate accumulation of competing listings. Higher pending activity is encouraging; it should be followed through rather than converted immediately into a forecast of a specific number of closings.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, Jackson County, September 2026, p. 1. Monthly Single Family Residence population. Author interpretation is distinguished from reported facts.

06 / SUPPLY MECHANICS

Fewer listings did not mean tighter months of supply.

Inventory and the closing pace moved down together.



Author calculations from DOMUS county SFR. Middle point is hypothetical, not an observation.

The September source prints 887 active listings versus 933 in its August comparator, and 201 closings versus 212. The displayed ratios are 4.40 and 4.41; both round to the reported 4.4 months.

Holding the August closing pace fixed while changing only inventory gives 4.18. That middle step is a hypothetical arithmetic illustration. It isolates why the lower closing pace offsets the reduction in active listings.

> **Months of supply is inventory relative to a sales pace. It is not the expected selling time of your home, a guaranteed negotiating discount, or a deadline for a buyer.**

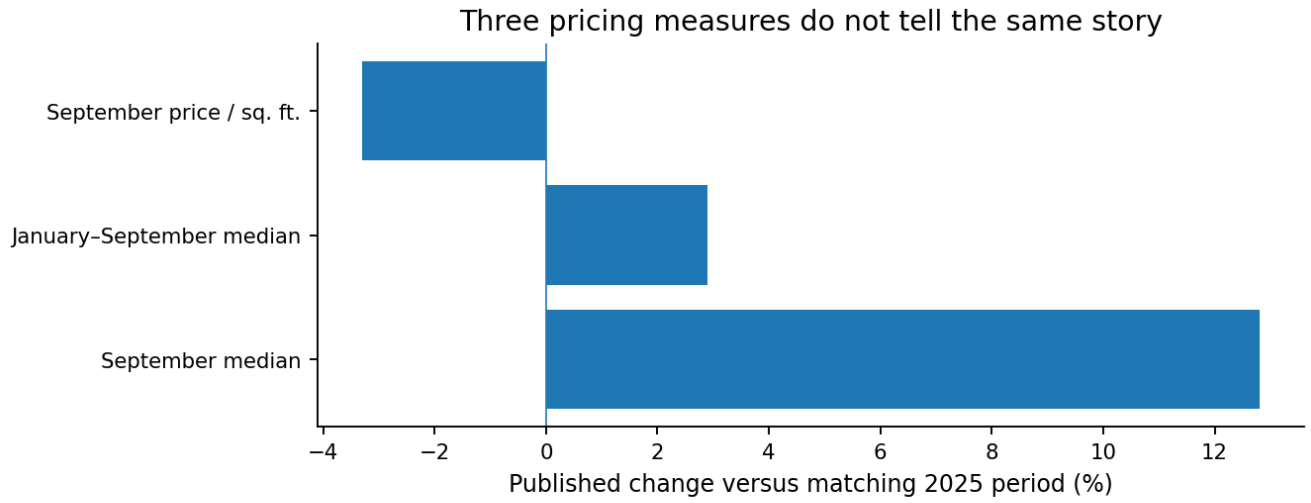
The year-over-year comparison still shows more supply relative to the recent closing pace: the published measure rose from 4.0 to 4.4. That can matter to strategy even though inventory eased from the latest August comparator.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, Jackson County, September 2026, p. 1. Monthly Single Family Residence population. Author interpretation is distinguished from reported facts. [4] Inventory-divided-by-closings illustration; no change to the publisher's stated MOS.

07 / PRICING

The median rose much faster than other price measures.

Do not turn a transaction-mix statistic into a home-appreciation rate.



DOMUS county SFR; reported percentage changes retained, not quality-adjusted appreciation.

The September median was $494,000, while the January-September median was $460,000. Their published year-over-year changes were +12.8% and +2.9%, respectively. Price per square foot was $267, with a published -3.3% change.

These are not three estimates of the same constant-quality property. They describe different statistical summaries of the transactions in their respective periods. A different mix of homes can contribute to divergent results, but the summary tables do not identify how much of the change is caused by mix.

Property-level use

Use the median to frame questions, then compare the home with relevant recent transactions and current alternatives. Condition, location, size and property characteristics still need to be evaluated. Neither the median nor price per square foot replaces that work.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, Jackson County, September 2026, p. 1. Monthly Single Family Residence population. Author interpretation is distinguished from reported facts.

08 / MARKET TIME

Longer completed-sale market time deserves attention.

The monthly reading and the rolling reading answer different questions.

Reporting view	2026 median days	2025 comparator	Window / definition
DOMUS county SFR	36	29	September / median DOM
DOMUS county SFR YTD	25	22	January-September / median DOM
RVAR urban existing	25	28	July-September / median cumulative DOM
RVAR rural	42	40	July-September / median cumulative DOM

The county's monthly DOMUS market time lengthened, while the RVAR urban existing-home rolling comparison shortened relative to the matching prior-year quarter. This is not a contradiction to resolve by averaging the figures. The property scopes, time windows and market-time definitions differ.

The reported statistic concerns transactions included by the source. It does not reveal the age distribution of all unsold listings, the condition of homes that did not transact, or how long any particular new listing will take to sell.

What to ask about a listing

Compare its complete exposure and price-change history with genuinely competing properties. A home with a strong presentation at a defensible price should not automatically be treated like one that has remained on the market after several unsuccessful price positions.

> **A higher median DOM is evidence about the reported transaction population. It is not proof that every neighborhood, property type or price band became slower.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, Jackson County, September 2026, p. 1. Monthly Single Family Residence population. Author interpretation is distinguished from reported facts. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Sales cover July 1-September 30; inventory is a September 30 snapshot.

09 / ASKING PRICE AND NEGOTIATION

A sale near asking can still follow a meaningful reduction.

A hypothetical example makes the denominator visible.

Hypothetical listing step	Amount / ratio
Original asking price	$500,000
Later asking price	$470,000
Illustrative sale at September's 98.2% ratio	$461,540
Sale as a share of the original ask	92.3%

This is an illustration, not an actual transaction or a description of the typical county listing. It shows why a reported list-price ratio cannot, on its own, tell a reader whether a sale followed an earlier price reduction. The supplied table does not independently establish original-ask performance or concessions.

The distinction is useful on both sides. A seller should evaluate total exposure and net terms, not only the last list-price ratio. A buyer should investigate the full listing history rather than infer that every owner will accept the same percentage discount.

What the source does not measure here

This table does not itemize repair allowances, credits, financing concessions or differences in property quality. An offer strategy needs property-specific evidence and a review of the actual terms. The county's 98.2% reported ratio is context, not an offer-price formula.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, Jackson County, September 2026, p. 1. Monthly Single Family Residence population. Author interpretation is distinguished from reported facts. [4] Explicitly hypothetical arithmetic; not a property valuation or transaction recommendation.

10 / THE ROLLING MARKET

Four segments, four different stories

RVAR sales cover July-September; these are not September-only counts.

Source-defined segment	2025 sales	2026 sales	2026 median	Median price YoY
Urban existing homes	575	550	$429,500	+3.5%
Urban new construction	70	64	$447,725	-3.2%
Rural homes	130	137	$667,000	+6.3%
In-park mobile homes	66	85	$90,000	-19.1%

The urban existing-home total shows fewer sales with a higher median. New construction also has fewer sales, but its median is lower. Rural homes have more sales and a higher median. In-park mobile homes have more transactions and a lower median, within a personal-property segment that excludes land.

These source-defined views should not be folded into one blended price or a single negotiating classification. Medians cannot be reconstructed by averaging the segment medians, and the source's urban detail does not fully reconcile with its printed totals.

> **Published urban totals are retained as independent source rows. Existing-home detail sums to 547 versus a printed total of 550; construction detail sums to 43 versus a printed total of 64. No residual is allocated to a community.**

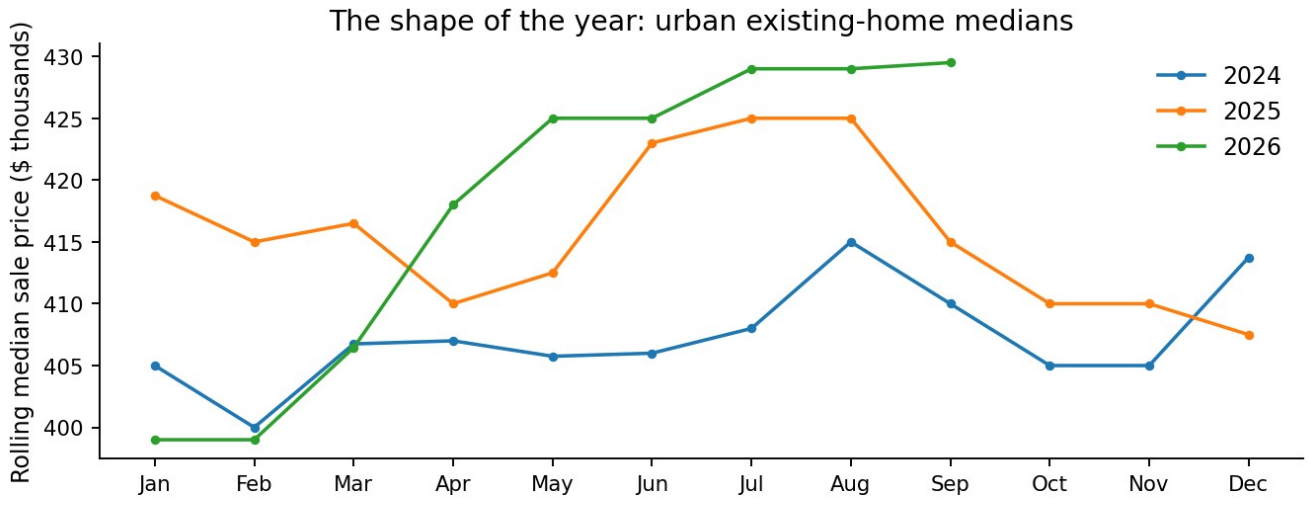
The following pages use each segment for what it can support: direct observations and clearly qualified comparisons, not invented completeness.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Sales cover July 1-September 30; inventory is a September 30 snapshot. [4] Source subtotal checks retained in RVAR_Subtotal_Review.csv.

11 / SHAPE OF THE YEAR

The rolling median rose from winter and then flattened.

A same-source historical comparison is more useful than importing a generic seasonal claim.



RVAR urban existing homes; each point is a rolling three-month window. 2026 stops in September.

The original RVAR urban existing-home series shows a 2026 median of $399,000 in January and February, $418,000 in April, $425,000 in May and June, $429,000 in July and August, and $429,500 in September. The recent path is much flatter than the large monthly DOMUS year-over-year price headline might suggest.

Each point represents an overlapping three-month sales window. These are not independent monthly samples and cannot be summed into an annual sales count. The historical lines retain their original source vintages; later comparison columns are not used to silently rewrite them.

What the comparison supports

It provides descriptive context for the current rolling price level. It does not establish a repeatable annual appreciation path, a forecast for the missing final months of 2026, or the best listing month for every home. The 2026 line stops where actual observations stop.

SOURCE & BASIS | [2] RVAR urban existing-home archived current-value series, January 2024-September 2026. [4] Source-linked chart extract; no F1/DOMUS blending or chart digitization.

12 / URBAN EXISTING HOMES

Local markets differ beneath the county headline.

RVAR Urban Growth Boundary reporting; July-September 2026.

Reporting area	Sales	Sales Δ	Median	Price YoY	Cum. DOM
Ashland	100	+10	$552,000	+0.8%	21
Talent	14	+0	$377,450	-4.6%	22
Phoenix	12	+0	$445,500	+15.6%	21
Jacksonville	17	-2	$693,000	+14.2%	20
Medford (97501)	66	-17	$365,000	-1.4%	27
Medford (97504)	179	+0	$461,295	+6.0%	27
Central Point	59	-12	$398,500	+8.5%	24
White City	28	+9	$327,350	-3.7%	25
Eagle Point	44	-6	$447,500	+4.1%	28
Shady Cove	9	-11	$412,000	+9.6%	23
Gold Hill & Rogue River	19	+3	$331,000	+9.4%	27

Ashland's rolling count increased from 90 to 100; White City increased from 19 to 28. Medford 97501 declined from 83 to 66, Central Point from 71 to 59, and Shady Cove from 20 to nine. The two Medford ZIP rows are separate reporting areas, not a newly reconstructed citywide median.

Price changes are equally mixed. Some higher medians occur alongside fewer sales; some lower medians occur alongside unchanged or higher counts. That is why neither transaction volume nor price alone establishes a universal bargaining position.

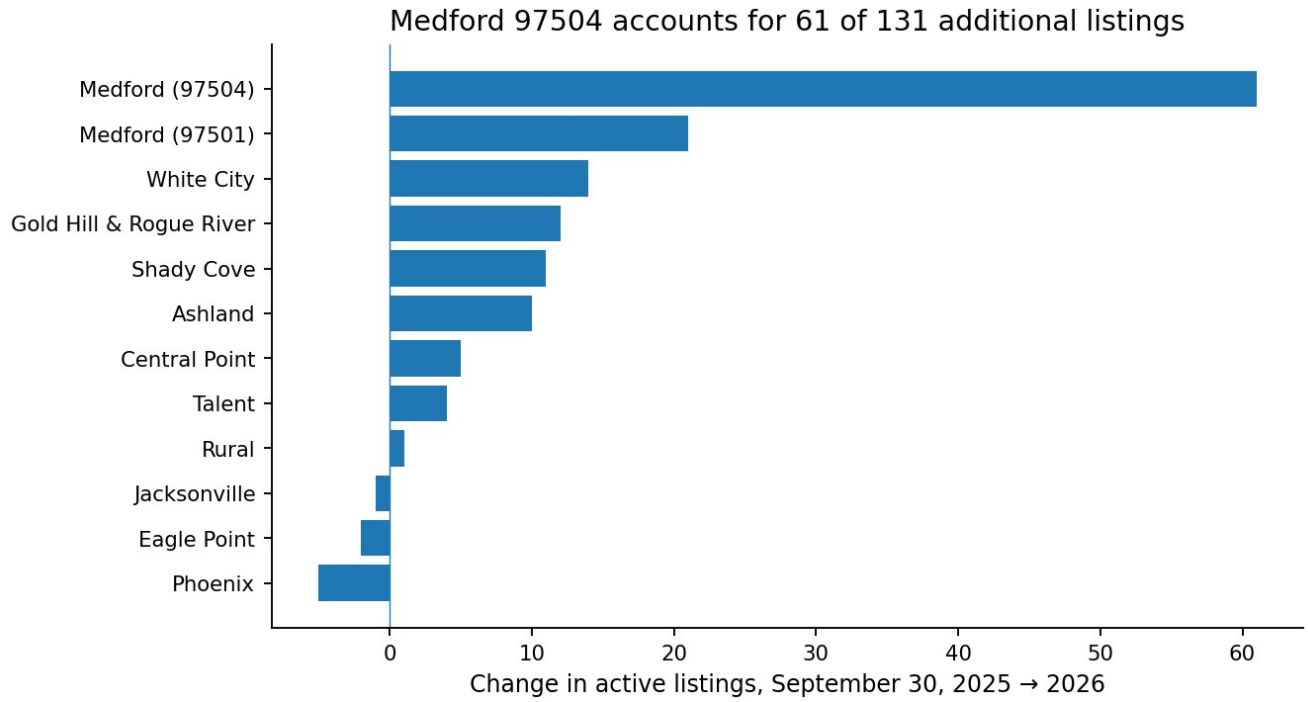
> **Sales Δ is an author-calculated count difference from the matching 2025 quarter. Price YoY is the source's published percentage. The combined Gold Hill & Rogue River row is not split into invented town-level RVAR results.**

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Sales cover July 1-September 30; inventory is a September 30 snapshot.

13 / INVENTORY CONCENTRATION

Most of the annual increase is in the urban inventory rows.

The same-source inventory detail reconciles to its printed total.



RVAR inventory, same-source component counts. County TOTAL includes the separately shown rural row.

The RVAR September 30 inventory total increased from 854 to 985, a gain of 131 listings. The rural row increased by one, from 305 to 306; the remaining displayed rows together account for 130 additional listings. This is a count decomposition within one source table, not a blend with DOMUS.

Medford 97504 contributes 61 additional listings and Medford 97501 contributes 21. These are contributions to the observed inventory-count change, not shares of buyer demand or a prediction that those listings will remain available.

> **The RVAR TOTAL inventory row includes rural inventory. Do not call 985 an urban-only or existing-home-only listing count, or divide it by urban sales and label the result a source-reported months-of-supply measure.**

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Sales cover July 1-September 30; inventory is a September 30 snapshot. [4] Differences and component contributions computed directly from the reconciled inventory table.

14 / NEW CONSTRUCTION

A lower aggregate median does not describe every project.

Small local samples and the published subtotal gap remain visible.

Reporting area	Jul-Sep sales	Median price	Median cum. DOM
Ashland	2	Not reported	Not reported
Talent	6	$355,000	266
Medford (97501)	12	$334,250	64
Medford (97504)	13	$603,035	62
Central Point	1	Not reported	Not reported
White City	3	Not reported	63
Eagle Point	6	$502,860	209

The printed aggregate records 64 sales versus 70 a year earlier, a $447,725 median versus $462,498, and median cumulative DOM of 88 versus 75. Local rows show very different price levels and market times. Project mix can matter; the source does not isolate a constant-quality construction price change.

Ashland reports two closings with its median price and cumulative DOM unavailable. White City reports three closings, an unavailable median price and 63 cumulative DOM. An unavailable statistic is not zero and should not be reverse-calculated from a percentage or borrowed from another period.

> **The visible construction rows sum to 43, not the printed 64. Both are preserved. The cause of the 21-sale difference is not established by the page, and no community is assigned that difference.**

For a transaction, compare the actual new-home alternatives, completion stage and terms. The county table does not measure individual builder incentives or the terms offered on a particular home.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Sales cover July 1-September 30; inventory is a September 30 snapshot.

15 / RURAL MARKET

More rural closings, but a different mix of acreage activity.

The rural total is a separate source population, not the county's monthly SFR figure.

Acreage group	2025 sales	2026 sales	Change	2026 median
Under 5 Acres	87	66	-21	$592,000
5 - 10 Acres	20	40	+20	$692,000
Over 10 Acres	23	31	+8	$799,000
TOTALS	130	137	+7	$667,000

Rural closings increased from 130 to 137. The count bridge is -21 Under 5 Acres, +20 in the 5-10 Acres group, and +8 Over 10 Acres, for a net increase of seven. Those are contributions to reported closings; they are not inventory shares or a decomposition of the overall median.

The rural median reached $667,000, with a published 6.3% increase from the $627,500 prior-year comparator. Under 5 Acres was nearly flat at a published +0.3%, while 5-10 Acres rose 16.3% and Over 10 Acres rose 6.5%. A countywide rural headline therefore needs the acreage detail beside it.

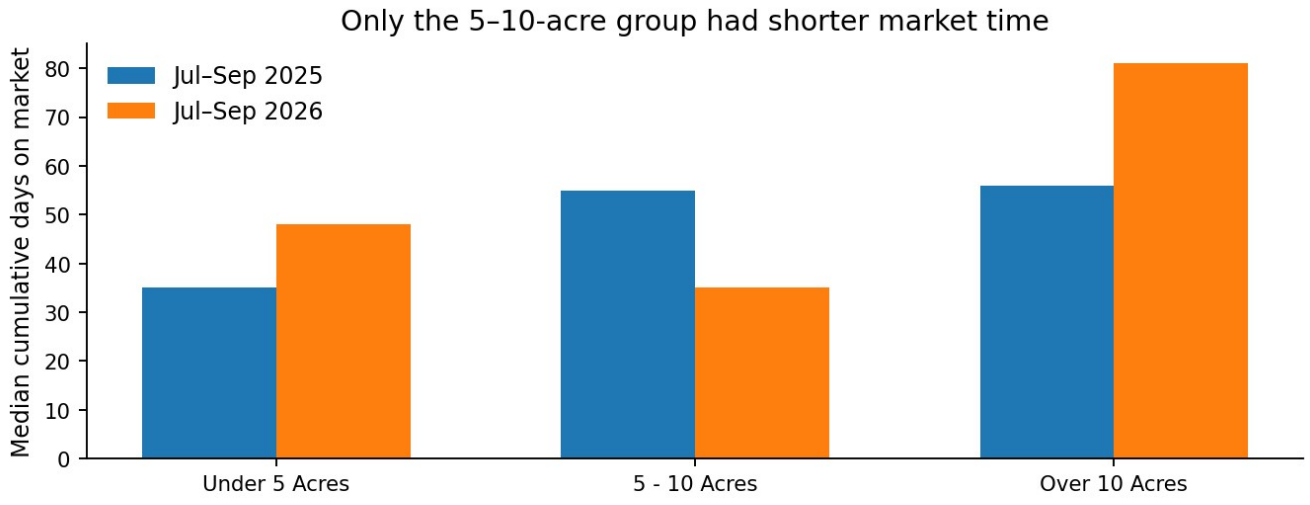
> **Do not average the three acreage medians to recreate the rural total. Group medians and counts do not identify the full transaction distribution required to calculate a combined median.**

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Sales cover July 1-September 30; inventory is a September 30 snapshot. [4] Rural count contributions calculated from the source table; no acreage-specific inventory is invented.

16 / RURAL MARKET TIME

The middle acreage group moved faster; the others did not.

More closings are not equivalent to uniformly easier selling.



RVAR rural acreage groups; rolling three-month sales, not September-only sales.

Under 5 Acres rose from 35 to 48 median cumulative days. The 5-10 Acres group shortened from 55 to 35 days, while Over 10 Acres lengthened from 56 to 81. Overall rural median cumulative DOM increased from 40 to 42.

These differences matter more than treating all rural homes as one market. A smaller-acreage property and a larger holding can face different competition, buyer requirements and transaction timing. The summary page does not identify the reasons for every difference.

Inventory remains a total, not an allocation

Rural inventory was 306 versus 305 a year earlier. The source does not divide that inventory among acreage classes, and it does not provide rural-only monthly pending sales or September-only closings. This report therefore does not manufacture acreage-specific supply ratios or rural monthly pipeline counts.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Sales cover July 1-September 30; inventory is a September 30 snapshot.

17 / IN-PARK MOBILE HOMES

More transactions with a lower median in a land-excluded segment.

This source classifies the homes as personal property; land is not included.

Style	2025 sales	2026 sales	2026 median	Median YoY	Cum. DOM
Single Wide	19	17	$40,000	-38.2%	54
Double Wide	47	68	$105,000	-12.5%	54
TOTALS	66	85	$90,000	-19.1%	54

The reported total increased from 66 to 85 sales, while the median fell from $111,250 to $90,000. Both Single Wide and Double Wide current medians are lower, but their transaction counts moved differently: Single Wide declined from 19 to 17, while Double Wide increased from 47 to 68.

The total's 54-day median cumulative DOM is longer than the 44-day prior-year total. A larger count of completed transactions is not, by itself, evidence of rising prices or faster market time.

> **Do not compare these medians directly with land-inclusive urban or rural home medians as though the property interests were equivalent.**

A specific purchase or sale needs its own review of the home, the actual property interest and applicable arrangements. The statistical table does not establish park costs, financing availability, condition or transfer terms.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Sales cover July 1-September 30; inventory is a September 30 snapshot.

18 / MONTHLY COMMUNITY CONTEXT

Use comparable source windows; do not add overlapping geographies.

DOMUS Single Family Residence, September 2026.

Reporting area	Sales	Median	DOM	Active	MOS
97501	22	$415,000	36	121	5.5
97504	69	$520,000	26	218	3.2
Applegate	2	$1,303,000	5	8	4.0
Ashland	36	$580,000	40	138	3.8
Butte Falls	1	$525,000	Not reported	2	2.0
Central Point	21	$398,500	22	75	3.6
Eagle Point	14	$494,500	36	83	5.9
Gold Hill	5	$419,000	70	26	5.2
Jackson County	201	$494,000	36	887	4.4
Jacksonville	7	$600,000	35	53	7.6
Medford	91	$472,500	29	345	3.8
Phoenix	4	$393,000	24	8	2.0
Rogue River	4	$418,404	60	48	12.0
Shady Cove	3	$800,000	53	26	8.6
Talent	3	$430,000	43	21	7.0
White City	7	$324,700	67	39	5.6

These rows show reported conditions, not a ranking of neighborhoods or a promise of resale performance. Small counts make individual transactions especially influential: Applegate, Butte Falls, Phoenix, Rogue River, Shady Cove and Talent each have fewer than five closings.

Butte Falls' monthly DOM cell is blank and remains "Not reported." Medford city and its two ZIP rows overlap; do not add them to each other or use them to reconstruct a county total. Gold Hill and Rogue River are separate here, unlike the combined RVAR row.

SOURCE & BASIS | [1] DOMUS September 2026, pp. 1-16; existing page-reviewed intake reused with original-file hash verification. MOS, DOM and prices retain publisher definitions.

19 / MEDFORD DETAIL

One city headline does not eliminate the ZIP distinction.

The published city result remains the governing city row.

September DOMUS measure	Medford city	97501	97504
Closed sales	91	22	69
Median sale price	$472,500	$415,000	$520,000
Median DOM	29	36	26
Active inventory	345	121	218
Months of supply	3.8	5.5	3.2

The displayed ZIP closing counts total 91, matching the city's closing count. Their inventory counts total 339, however, compared with the city's 345. Matching one measure does not prove that every measure partitions into identical geographic coverage.

The city median is $472,500. It is not the average of the $415,000 and $520,000 ZIP medians. The source does not provide the transaction-level distribution needed to derive the city median from the ZIP summaries.

Transaction implication

A home's postal ZIP is one useful descriptor, not the entire competitive market. Use the appropriate source row for context and then narrow the property analysis. The report preserves city and ZIP data separately instead of allocating a six-listing residual or blending their medians.

SOURCE & BASIS | [1] DOMUS September 2026: Medford p. 9, 97501 p. 10, 97504 p. 11. [4] ZIP-count arithmetic is descriptive and does not establish boundary equivalence.

20 / SELLER DECISIONS

Price for the home’s alternatives, not the county’s strongest headline.

A higher median is context; buyer response still determines whether a position is working.

A well-prepared home entering the market

Start with recent comparable transactions and the homes buyers can choose today. The county’s higher median does not justify a uniform increase to a property’s asking price. A clear presentation and a supportable position are more useful than assuming every buyer must accept the headline.

A listing with weak response

Separate a lack of exposure from a lack of price validation. Review the actual showing and offer history, complete price changes and competing properties. Longer reported monthly market time supports disciplined reassessment, but it does not identify the correct size of a price change.

A seller considering waiting

The source does not establish that waiting will produce a better net outcome. Compare timing requirements, preparation that can genuinely improve the property’s position and the live market evidence. Treat the later analytical outlook as qualified context, not a promised better month.

A seller who will also buy

Analyze the sale and replacement purchase independently. A concession on one side may be offset by better terms on the other, but that needs a property-specific calculation. Do not use a countywide percentage to estimate both transactions.

> **The operating question: What evidence would tell us that the current asking position is being validated, and when will we review it?**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, Jackson County, September 2026, p. 1. Monthly Single Family Residence population. Author interpretation is distinguished from reported facts. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Sales cover July 1-September 30; inventory is a September 30 snapshot. Buyer/seller applications are author interpretation, not guarantees or property valuations.

21 / BUYER DECISIONS

Use the choices, investigate the listing, and negotiate selectively.

A mixed market is not a guarantee that the right property will wait.

When a property has strong competition

Evaluate its fit and alternatives rather than assuming the county's longer market time gives every buyer leverage. The source tables do not disclose current competing offers, seller priorities or a particular home's quality.

When the listing has been exposed without a sale

Investigate the complete asking-price and marketing history. Support the offer with comparable evidence and actual due-diligence findings. A lower final list-price ratio can be relevant, but the county ratio is not a universal discount formula.

When a headline median looks expensive

Distinguish a change in the mix of transactions from a documented change in the specific property's value. September's median and price-per-square-foot measures moved in different directions year over year. Neither alone proves that an individual home became more or less affordable.

When deciding whether to wait

Set a property, cost and timing framework. Waiting may change the alternatives available, but the current report cannot guarantee a lower price or a better property later. Separate your household's needs from the uncertain path of market-wide statistics.

> **The operating question: What comparable alternatives and verified property facts support this offer, and what conditions would cause us to walk away?**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, Jackson County, September 2026, p. 1. Monthly Single Family Residence population. Author interpretation is distinguished from reported facts. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Sales cover July 1-September 30; inventory is a September 30 snapshot. Practical applications are author interpretation; transaction-specific review remains necessary.

22 / WHAT TO WATCH

Look for alignment in the next evidence—not a single magic number.

These are questions for the next report, not newly designed forecast rules.

Signal	What stronger evidence would look like	What would add caution
Contract pipeline	Pending activity remains stronger and completed sales begin to follow.	Contracts soften again or stronger pendings do not persist.
Inventory and pace	Supply eases alongside stable or improving sales, not only withdrawn inventory.	The closing pace falls faster than inventory.
Price validation	Relevant property-level evidence supports asking positions.	Medians rise while other transaction measures continue to diverge.
Market time	Shorter reported time appears alongside healthier transaction flow.	Longer market time accompanies reduced completed activity.

None of these summary statistics identifies the reason behind every market change. The value of the next report is whether multiple correctly matched observations begin moving together.

The strongest current counterweights remain clear: a higher county monthly median and improved pending activity on one side; fewer closings, longer monthly market time and virtually flat year-to-date closings on the other. Keep both in view.

> **Prepared decisions are more useful than a dramatic prediction. Define the property-level evidence that matters before the next month's headline arrives.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, Jackson County, September 2026, p. 1. Monthly Single Family Residence population. Author interpretation is distinguished from reported facts. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Sales cover July 1-September 30; inventory is a September 30 snapshot. Forward-looking discussion is conditional author interpretation, not a certified directional forecast.

23 / SOURCES AND COMPARISON VINTAGES

Two August columns can both be faithfully reported.

The archived original and the later-published comparator must not be silently substituted.

County metric	Original August	August shown in September	September
Closed sales	208	212	201
Pending sales	210	199	232
Active inventory	924	933	887

The September intake preserves 44 differences across 144 comparable DOMUS cells in 11 reporting geographies. These are later-published comparison values; that does not, by itself, establish that the earlier transcription was wrong. The full vintage ledger remains in the supporting package.

The main monthly narrative compares values printed together in the September publication. The analytical advance instead consumes the archived August current observations and the actual September observations. Frozen August outcomes are not rescored using September's later comparator column.

Source and exhibit rules

[1] DOMUS/Oregon Data Share: monthly Single Family Residence, September and January-September YTD. [2] RVAR/Southern Oregon MLS: July-September rolling urban, rural and in-park mobile-home sales, plus September 30 inventory. [4] Author calculations are explicitly identified. Original charts are not digitized to fill data gaps.

The source-intake package contains 60 table-population records and 1,598 published table cells. Blanks, N/A, dash and icon-only states remain distinct. No medians are averaged, no overlapping windows are added, and no source discrepancy is hidden.

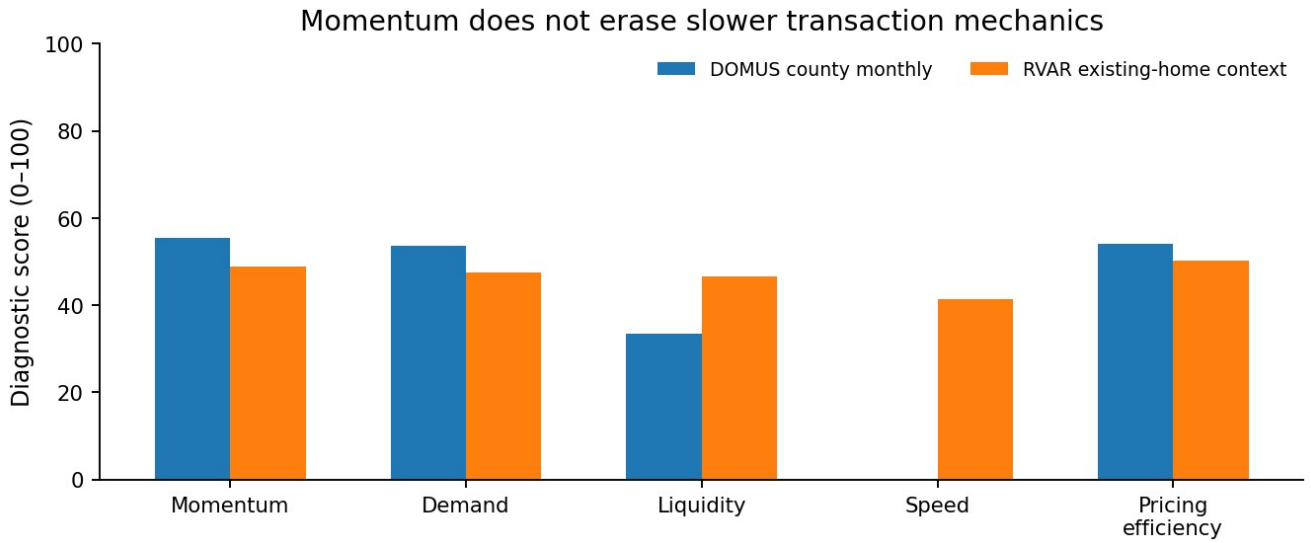
> **These are source-defined market comparisons, not individual-property valuations. Historical observations and original forecasts remain preserved.**

SOURCE & BASIS | [1]-[2] Original September PDFs. [3] Immutable August computational inputs. [4] September source-review and comparison-vintage ledgers. [5]-[6] Source-linked analytical calculations and preserved forecast evaluations.

24 / MARKET DYNAMICS | T12

The monthly price signal improved; transaction mechanics were less uniform.

September diagnostics retain separate source populations and reporting periods.



September calculations; distinct source scopes. RVAR context uses inherited TOTAL inventory binding.

The DOMUS county calculation has Overall Momentum of 55.5, Demand of 53.6 and Pricing Efficiency of 54.1, but Liquidity is 33.5 and Speed is 0.0. The speed floor is mathematical: the archived August DOM of 20 and September DOM of 36 create an 80.0% displayed-value increase under the preserved formula. It does not mean zero days on market or no transactions.

The RVAR urban existing-home context has Overall Momentum of 48.9, Demand of 47.6 and Speed of 41.3. These scores measure a different population and an overlapping rolling window. Their differences should not be treated as model disagreement about an identical statistic.

> **Important scope qualification: the inherited RVAR aggregate analytical context binds urban sales to the source's broader TOTAL inventory row. That inventory is not urban-only. The binding is preserved and disclosed, not silently harmonized.**

Ten retired legacy trend, shock and event classifications remain excluded. This report uses the supported numerical diagnostics; it does not invent replacement labels.

SOURCE & BASIS | [5] September source-linked calculations using the preserved Jackson equations and canonical August prior state. Source-specific numerical diagnostics and model centers are not calibrated probabilities or property valuations. [3] Archived August source values remain the analytical comparison vintage.

25 / HEALTH AND LEVERAGE | T13

The supported aggregate diagnostics are not strongly one-sided.

Scores describe source-specific modeled conditions, not a home's value.

RVAR context	Health	Buyer opp.	Seller strength	Seller minus buyer	Risk
Urban existing context	54.5	51.7	48.1	-3.6	26.5
Urban construction context	56.0	48.8	50.4	1.6	25.4
Rural total	52.5	53.9	45.6	-8.3	28.1

The urban existing-home context's seller-minus-buyer spread is approximately -3.6 points; rural total is approximately -8.3 points. The construction aggregate is close to even at +1.6. These are diagnostic comparisons, not measured discount percentages or probabilities of an accepted offer.

Buyer Opportunity and Seller Strength are separately constructed indices. They are not necessarily opposites that sum to 100. The report therefore shows their actual difference rather than inferring one from the other.

Scope and availability

Nineteen RVAR contexts meet the unchanged complete raw-risk requirements in this September run. Twenty-five context paths remain withheld, including all 16 DOMUS contexts and nine construction contexts. Supported DOMUS T12 observations remain useful, but an incomplete Risk dependency is not treated as a neutral score to manufacture a complete forecast or Cycle result.

The non-risk numerical Health components are retained in the data file for review. This exhibit displays complete-risk RVAR contexts only. No cross-source or cross-county score is substituted to fill a missing cell.

SOURCE & BASIS | [5] September source-linked calculations using the preserved Jackson equations and canonical August prior state. Source-specific numerical diagnostics and model centers are not calibrated probabilities or property valuations. Higher scores have field-specific meanings. RVAR urban aggregate inventory binding remains broader than urban sales.

26 / MARKET OUTLOOK | T14

These are new estimates—not previously issued predictions.

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

RVAR context	Metric	December 2026	March 2027
Urban existing	Median Sale Price	$429,939	$429,954
Urban existing	Closed Sales	522.8	505.1
Urban existing	Days on Market	27.0	27.4
Urban existing	Active Inventory	869.6	839.4
Rural total	Median Sale Price	$670,502	$670,008
Rural total	Closed Sales	139.5	132.0
Rural total	Days on Market	43.0	47.6
Rural total	Active Inventory	286.3	248.1

The three-month target is December 2026 and the six-month target is March 2027. Sales, medians and cumulative DOM retain their rolling three-month meaning: October-December and January-March, respectively. Inventory targets are month-end snapshots. They are not monthly closing-count estimates.

The urban existing-home price centers stay near the current rolling median, while modeled market time is somewhat longer. The rural price centers are also close to the current level. These are numerical centers, not evidence of a reliably predicted price direction or a property-specific offer range.

> **Inventory estimates require particular caution: the frozen forecast audit retains an inventory bias ALERT and adds an inventory WATCH at another horizon. No model was retuned to remove those findings.**

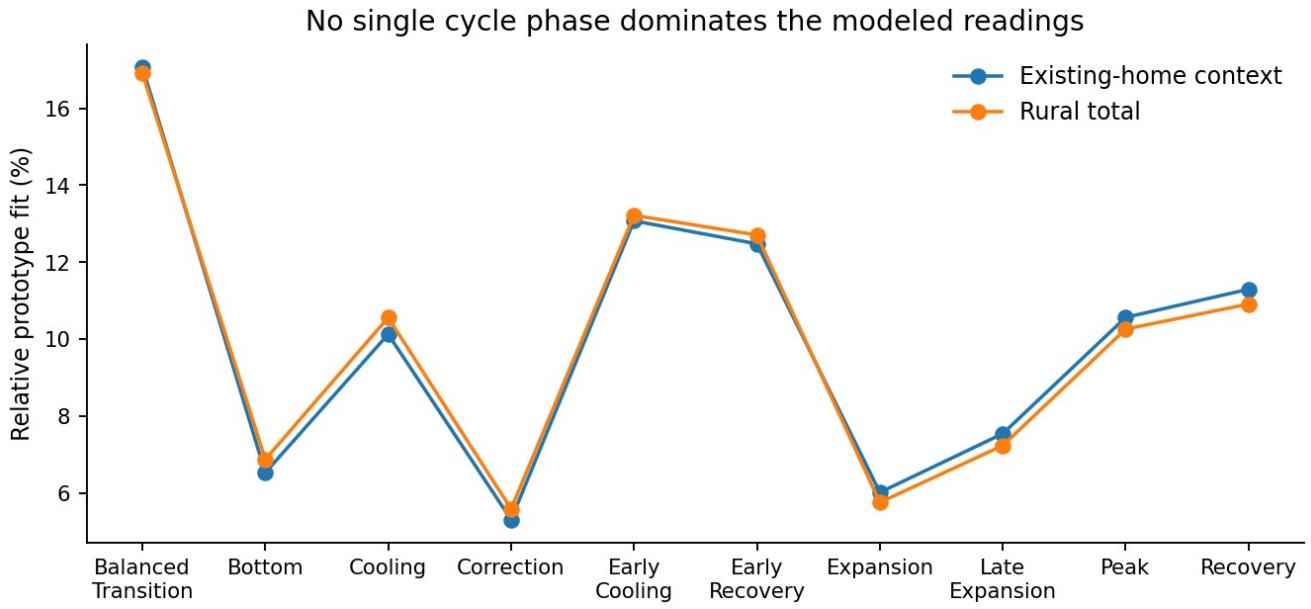
The run retains all 636 forecast slots: 292 have supported numerical points and complete diagnostic confidence, and 344 are withheld. No uncertified intervals or calibrated probability claims are displayed. Urban inventory forecasts refer to the inherited broader TOTAL inventory binding.

SOURCE & BASIS | [5] September source-linked calculations using the preserved Jackson equations and canonical August prior state. Source-specific numerical diagnostics and model centers are not calibrated probabilities or property valuations. Forecast families, weights, caps and routes are preserved. The calculation date is not a claim that these estimates were issued before September outcomes were known.

27 / MARKET CYCLE | T15

Balanced Transition is the leading fit—not a decisive forecast.

The model compares current and previous state with ten fixed phase prototypes.



September Cycle-v3 calculation. Relative fit is not a calibrated probability of future events.

The urban existing-home context's leading weight is 17.1% for Balanced Transition, with normalized entropy of 97.3. Rural total's leading weight is 16.9% for the same phase, with entropy of 97.4. Several alternatives fit similarly well.

The weights sum to 100 because the model normalizes relative prototype fit. That arithmetic does not make them calibrated real-world probabilities. High entropy indicates a diffuse reading, not a compelling market-timing signal.

The preserved Cycle-v3 smoothing combines 55% current raw state and 45% prior smoothed state. This run uses the immutable, approved canonical August state as its predecessor. It does not backfill historical overlays or replace an unavailable current input with an old Cycle answer.

> **Complete Cycle results are available for 19 supported contexts; 25 remain withheld. There is no new DOMUS county Cycle label in this report, and no inferred "countywide" phase obtained by averaging communities.**

SOURCE & BASIS | [5] September source-linked calculations using the preserved Jackson equations and canonical August prior state. Source-specific numerical diagnostics and model centers are not calibrated probabilities or property valuations.

28 / FROZEN FORECAST AUDIT

What the already-frozen forecasts actually estimated

All four August-origin, one-month DOMUS county metrics are shown together.

Metric	Frozen forecast	September actual	Absolute error	Abs. pct. error
Active Inventory	945.4	887.0	58.4	6.6%
Closed Sales	204.1	201.0	3.1	1.5%
Days on Market	19.9	36.0	16.1	44.7%
Median Sale Price	$448,257	$494,000	$45,743	9.3%

The county closing estimate was relatively close, while price and market-time differences were materially larger. These examples are the complete four-metric county one-month set, not a hand-picked “accuracy rate” for the entire system. Market-statistic errors also are not errors in an individual home valuation.

Frozen queue disposition	Records
Original September-target records	447
Preselected with usable outcomes	392
Preselected with missing source values	6
Separate segment-diagnostic evaluations	48
Original forecast-eligibility hold	1

Overall, 440 records have usable numerical outcomes. Six lack required source values, and one lacks an eligible numerical forecast. Sixteen evaluated records have actual zero closings; their level errors are computed, but percentage errors with a zero denominator remain undefined.

> **Evaluated is not the same as correct. Every original forecast and its 398 / 48 / 1 membership are preserved. None was replaced by a newly computed September-origin estimate.**

SOURCE & BASIS | [6] Frozen September-target forecast queue and source-linked level-error monitoring. Original issuance-time fields, source-specific target definitions and membership are preserved.

29 / FORECAST MONITORING

The inventory ALERT persists; two new WATCH readings appear.

April-September 2026 rolling monitoring window; level-error scope only.

RVAR metric	Horizon	Status	Mean bias	P90 bias limit	P95 bias limit
Active Inventory	1 month	ALERT	-10.16	9.17	10.09
Days on Market	3 month	WATCH	12.44	12.26	13.34
Active Inventory	3 month	WATCH	-17.99	17.06	18.18

The one-month inventory mean signed error is -10.16 listings per monitored record. Its absolute magnitude remains above the frozen 10.09-listing P95 limit and the 5.83-listing materiality threshold. The three-month inventory and three-month days-on-market combinations cross their WATCH bias thresholds, without reaching their ALERT boundaries.

Across the primary dashboard, 13 RVAR combinations are GREEN within level-error scope, two are WATCH and one is ALERT. All 16 DOMUS combinations remain INSUFFICIENT_MATURITY; compatible source-specific controls are not borrowed from RVAR. No RESEARCH_TRIGGER is generated under the scoped level-error rules.

What this means—and does not mean

These findings concern forecast performance, not the housing market's health itself. A forecast bias ALERT is not evidence of falling home prices. Pooled records also include overlapping aggregate and component geographies; they are not independent market events, and the average bias is not the county total's error.

The original August ALERT and approved enhanced-observation response are unchanged. The 11 unresolved August outcomes remain pending. The September ALERT and WATCH findings call for enhanced observation, not automatic rerouting or retuning.

> **The successor calculation first reproduced 480 checked August numerical and decision fields with zero differences. That establishes implementation consistency—not demonstrated predictive accuracy.**

SOURCE & BASIS | [6] Frozen September-target forecast queue and source-linked level-error monitoring. Original issuance-time fields, source-specific target definitions and membership are preserved. Frozen REC3 level-error policy and RG15 representative membership retained; excluded classifications, drift functions and probability claims remain excluded.

30 / READER'S GLOSSARY

Definitions for the market narrative

The common 22-entry glossary is retained, with local and horizon examples updated.

Closed sales

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

Pending sales

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

Active inventory

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

Months of supply (MOS)

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

Days on market (DOM)

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

Median / transaction mix

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

Urban growth boundary (UGB)

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

YoY / MoM / YTD

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

Publication vintage

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

Percentage point

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

Rolling three-month window

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

SOURCE & BASIS | [7] Approved shared Market Intelligence glossary reused from the authenticated 3A12B publication package. Meanings preserved; location and date examples adapted to this county edition.

Analytical and uncertainty terms

The common 22-entry glossary is retained, with local and horizon examples updated.

List-price realization

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

Market Dynamics (T12)

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

Market Health (T13)

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

Market Outlook (T14)

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

Market Cycle (T15)

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

Numerical center / point forecast

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

Forecast horizon / target

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

Diagnostic confidence / reliability

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

Phase weight / prototype fit

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

Normalized cycle entropy

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

Smoothing / persistence

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

SOURCE & BASIS | [7] Approved shared Market Intelligence glossary reused from the authenticated 3A12B publication package. Meanings preserved; location and date examples adapted to this county edition.

32 / YOUR NEXT MOVE

A clearer decision starts with the right comparison.

Use the county evidence to frame the conversation, then bring it down to the property.

September's evidence is mixed in a useful way. A higher monthly median and improved pending activity sit alongside softer completed sales and longer market time. Rural acreage, construction, in-park mobile homes and urban existing homes do not share one uniform story.

For an owner, the practical next step is a property-specific pricing and preparation review. For a buyer, it is a comparison of suitable alternatives and a disciplined investigation of the property and terms. For someone selling and buying, it is a separate market read on each side.

> **Local evidence. Clear perspective. A thoughtful next move.**

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How to use this report

Statistics describe source-defined markets, not the value or outcome of an individual property. Numerical diagnostics and model centers support the discussion; relevant comparable homes, condition, timing and transaction terms determine the practical decision.

Supporting materials include the original September source PDFs, source-vintage and exception ledgers, calculation data, source-linked analytical calculations, the complete frozen forecast evaluation, monitoring evidence, execution tests and reproducible code.

SOURCE & BASIS | [1]-[7] Sources and qualifications are provided on the relevant pages and in the supporting package. This report is market context, not an appraisal or a promise of transaction results.