01 / COVER

JACKSONVILLE MARKET INTELLIGENCE

September 2026 | The market behind the headlines

> **A stronger pipeline. Softer monthly mechanics. A year still ahead.**

September brought more contracts but fewer completed sales than August. The year remained ahead of 2025, while monthly and rolling prices told different stories. This report connects those observations to the decisions that matter for a particular home.

Monthly Jacksonville single-family market	September
Closed sales	7
Pending sales	13
Median sale price	$600,000
Months of supply	7.6

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> **Market observations through September 30, 2026. Calendar-year comparisons stop at September unless explicitly identified as full-year 2025.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained.

02 / THE JACKSONVILLE READ

The pipeline improved. The market did not improve uniformly.

A useful reading must hold the encouraging evidence and its counterweight together.

Jacksonville recorded seven September single-family closings, compared with nine in August and six a year earlier. Pending sales rose to 13 from seven in August. The contract pipeline improved while the latest completion pace slowed; those are different stages of market activity.

The year is still meaningfully ahead. January–September closings reached 91 versus 75 in 2025, a lead of 16 transactions. September added one to that lead. A slower month relative to August did not erase the stronger cumulative year.

Pricing requires a more careful comparison. The monthly median was $600,000, down 15.5% year over year, while RVAR's separately defined July–September existing-home median was $693,000, up 14.2%. Neither measures the price change of the same set of homes.

What we take from the evidence

Sellers have an improved contract backdrop but not automatic support for an ambitious asking price. Buyers have time-and-supply evidence worth considering, yet should not mistake a market statistic for a guaranteed concession on the home they prefer.

> **More contracts improve the outlook for activity—not the proof behind every asking price.**

Reader route: evidence on pages 3–14; decisions on 15–19; source notes on 20–21; T12–T15 and accountability on 22–31; glossary on 32–33.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. Interpretation and recommendations are ours.

03 / MONTHLY DASHBOARD

Seven closings deserve context—not a sweeping verdict.

One source population, with the complete September comparison.

Measure	Sep 2026	Sep 2025	Aug comparison	Printed YoY
Median sale price	$600,000	$710,000	$657,500	-15.5%
Closed sales	7	6	9	+16.7%
New listings	14	11	10	+27.3%
Pending sales	13	11	7	+18.2%
Median days on market	35	71	18	-50.7%
Price per sq. ft.	$289	$351	$360	-17.5%
List price received	99.4%	95.3%	97.9%	+4.3%
Active inventory	53	65	57	-18.5%
Months of supply	7.6	10.8	6.3	-29.6%

A seven-sale month is a small completed-transaction sample. One more or fewer closing can change the percentage comparison substantially. Changes in the mix of homes also affect the median without establishing the value change of an individual property.

> **The size of the percentage does not increase the size of the sample.**

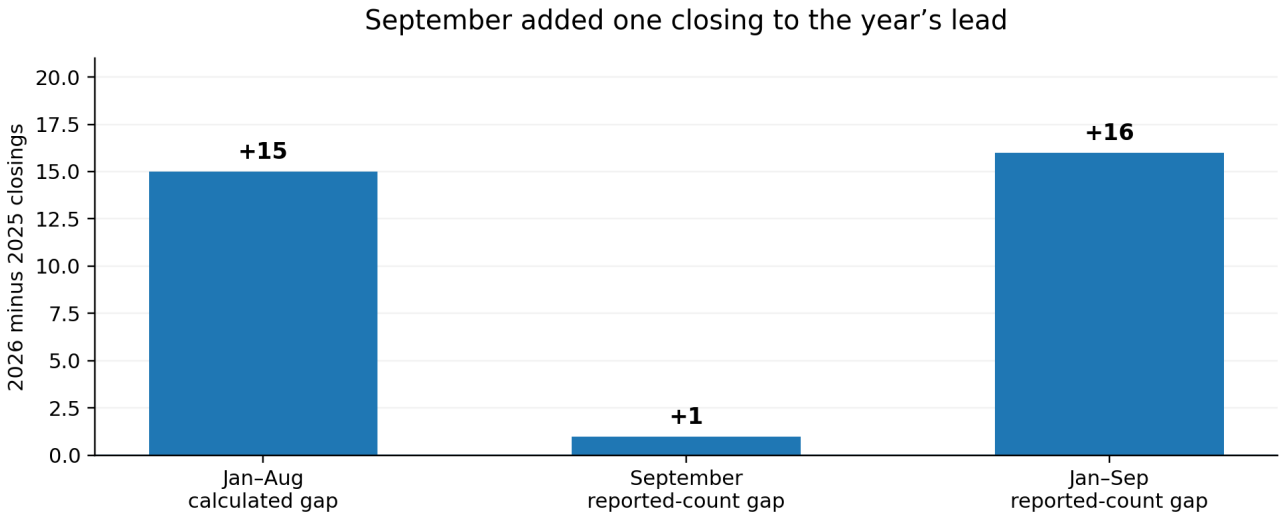
The August column is the comparison printed in September. The three-month charts retain original July and August observations; page 21 identifies the two August measures that differ between those vintages.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. [3] Authenticated source history and canonical July/August analytical records in the accepted September release. Original observations remain separate from later comparison columns.

04 / THE YEAR BEHIND THE MONTH

September widened the lead by one—not by sixteen.

The stronger year was already in place before the month began.



The September report records 91 January–September closings versus 75 in 2025. Subtract seven September closings from 91 and six from 75: the implied January–August comparison is 84 versus 69, a lead of 15. September adds one, bringing the lead to 16.

The source prints a 21.3% YTD increase in closings. YTD pending sales are also ahead, at 98 versus 84. That broader activity backdrop is stronger than the decline from nine August closings to seven September closings suggests on its own.

> **A month can slow while the year remains ahead.**

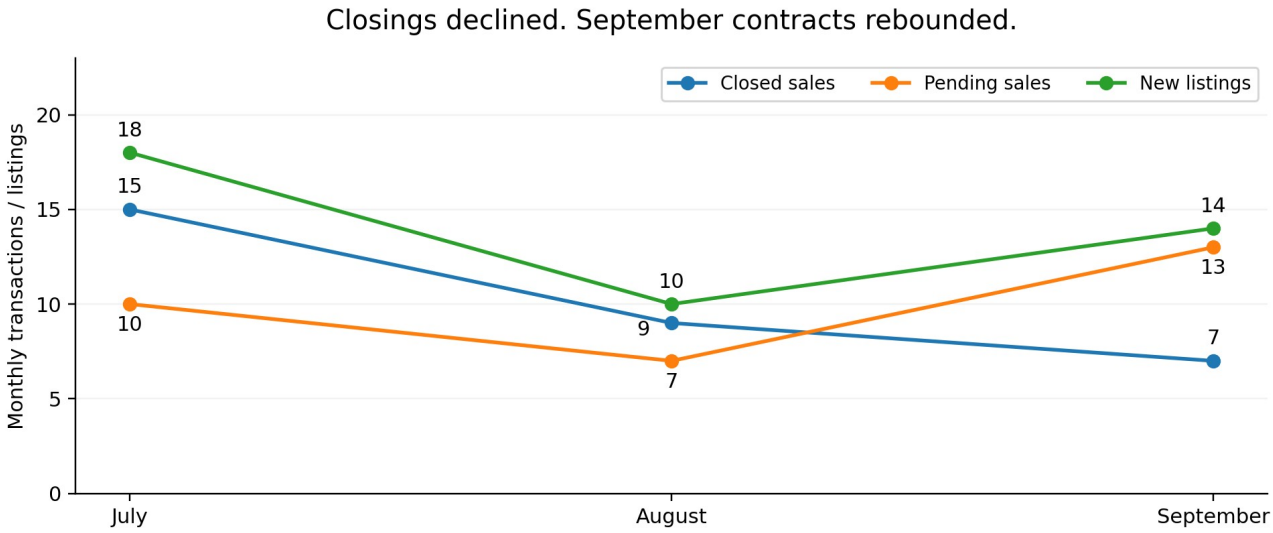
This bridge uses one publication vintage throughout. The January–August values are author calculations, not a splice of a separately published cumulative report or a new monthly-sales series.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. Author calculation: (91 − 7) − (75 − 6) = 15; 15 + 1 = 16.

05 / CLOSINGS AND CONTRACTS

Contracts rebounded. Closings have not followed yet.

July, August and September separate the activity flows.



The original monthly closing sequence is 15, nine and seven. Pending sales are ten, seven and 13, while new listings are 18, ten and 14. September's pipeline improvement is real in the reported counts, but it did not appear as more completed sales in the same month.

The September publication prints an 85.7% rise in pending sales from August and an 18.2% rise from last September. That is six more contracts than August, not a promise of six extra closings next month.

> **A stronger pipeline is evidence to follow—not a closing forecast.**

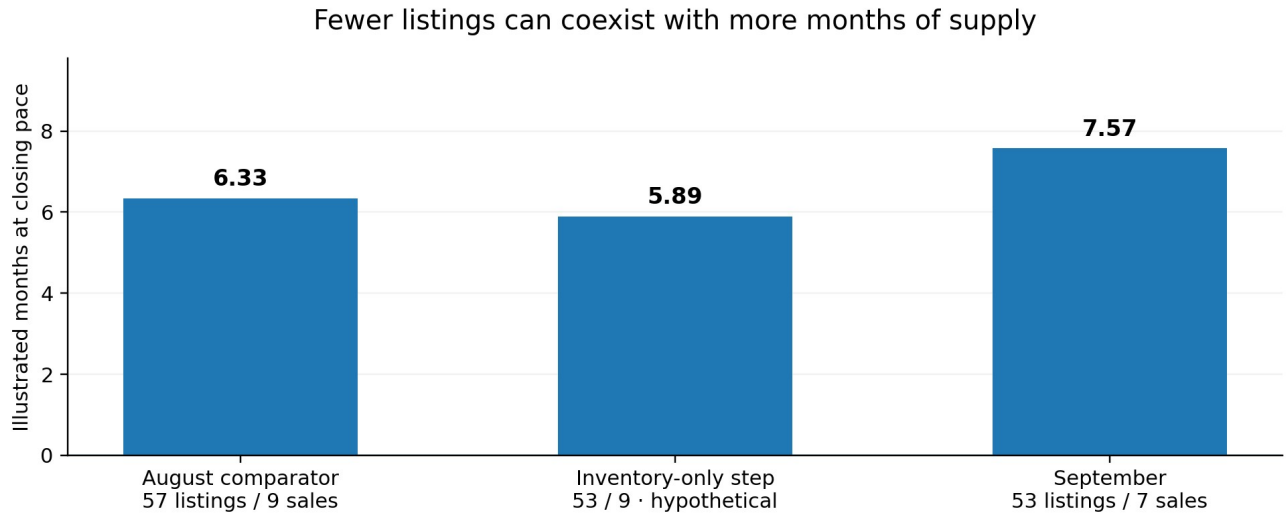
The reports do not link individual pending contracts to their eventual closings. Dividing seven closings by an earlier pending count would not produce a verified conversion rate.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. [3] Authenticated source history and canonical July/August analytical records in the accepted September release. Original observations remain separate from later comparison columns.

06 / SUPPLY AND THE CLOSING PACE

Fewer listings. More supply relative to sales.

The denominator explains the apparent contradiction.



Using September's August comparison, 57 listings divided by nine closings gives 6.33 months. Reduce inventory to 53 while holding nine closings fixed: 5.89. Then apply September's seven closings: 7.57, consistent with the published 7.6 months.

The intermediate step is hypothetical, not another observation. In this stated inventory-first ordering, fewer listings reduce the ratio, but slower completions more than offset that reduction. It is an arithmetic explanation, not proof of the cause of fewer sales.

> **Supply increased because closings slowed more than inventory fell.**

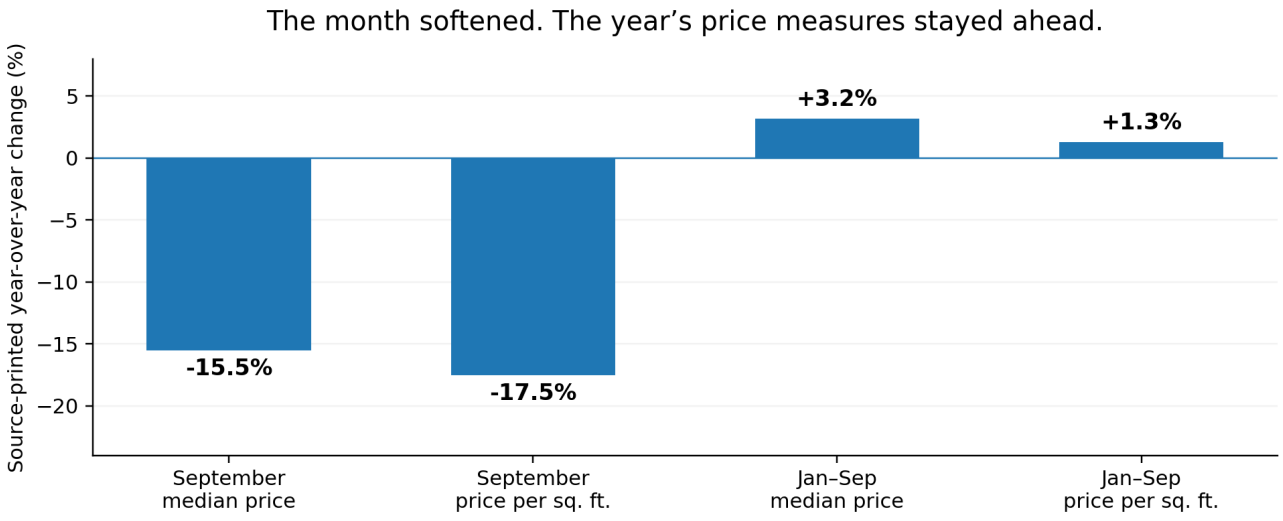
The original August report used 56 listings and 6.2 months; this illustration deliberately uses the later comparator. Months of supply is not a prediction that a particular home will require 7.6 months to sell.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. [3] Authenticated source history and canonical July/August analytical records in the accepted September release. Original observations remain separate from later comparison columns. Author-calculated inventory-first illustration; published MOS is retained separately.

07 / PRICE AND PRICING EVIDENCE

The month softened. The year did not tell the same price story.

Keep transaction medians separate from individual-home appreciation.



September's $600,000 median is 15.5% below last September's $710,000. Price per square foot is $289, down 17.5% year over year. These two monthly measures provide pricing caution without proving that the same home lost either percentage.

The January–September median is $663,250 versus $642,600, up a printed 3.2%; YTD price per square foot is $305 versus $301, up 1.3%. The YTD and single-month figures summarize different transaction sets.

> **Price the home from its comparables—not from the most convenient headline.**

A higher year-to-date median does not dismiss the latest weaker comparison. A lower September median does not establish a market-wide discount that should be applied to every listing.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. Interpretation is ours; none of these comparisons controls for property mix.

08 / MARKETING TIME

Slower than August. Faster than last September.

The comparison period changes the answer.

Market-time measure	July	August	September
DOMUS monthly median DOM	38	18	35
RVAR existing median cumulative DOM	26	18	20

Monthly median days on market moved from 38 to 18 to 35. September took longer than August among the homes that closed, but remained below the prior September's 71 days. The same 35-day observation can support both statements.

The rolling existing-home sequence was 26, 18 and 20 cumulative median days. Its latest window also lengthened from August's reading but remained well below the matching 2025 window's 71 days. The two sources agree on those directions, not on an identical property population or time measure.

What these medians do not measure

They do not establish the age of every active listing, time spent in escrow, or how long the next property will take to sell. The monthly median rests on seven completed sales; the rolling median rests on 17 existing-home sales.

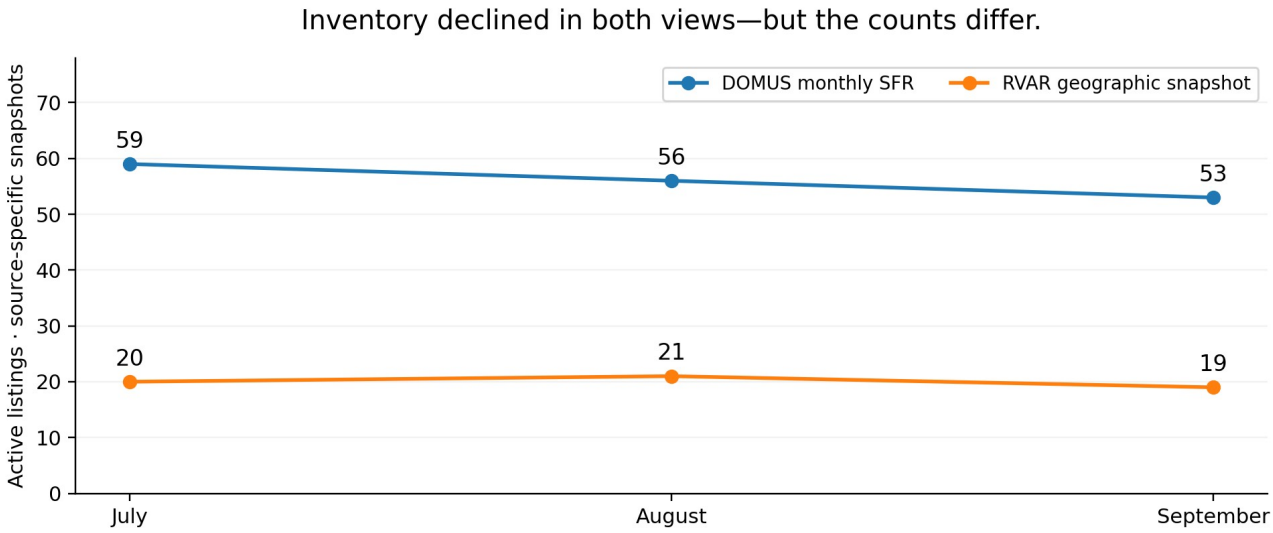
> **Faster than last year does not mean faster than last month.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. [3] Authenticated source history and canonical July/August analytical records in the accepted September release. Original observations remain separate from later comparison columns.

09 / TWO INVENTORY VIEWS

The name matches. The inventory counts do not.

Compare source definitions before interpreting the gap.



The original DOMUS inventory sequence is 59, 56 and 53. RVAR's Jacksonville snapshots are 20, 21 and 19. Both fell after August, but September's 53 and 19 do not describe interchangeable datasets.

RVAR explicitly defines its existing-home and construction populations within urban growth boundaries. The DOMUS page identifies Single Family Residence and Jacksonville, but does not document an exact geographic polygon. This report does not infer its precise outer boundary.

> **A difference between source counts is not a measured rural inventory.**

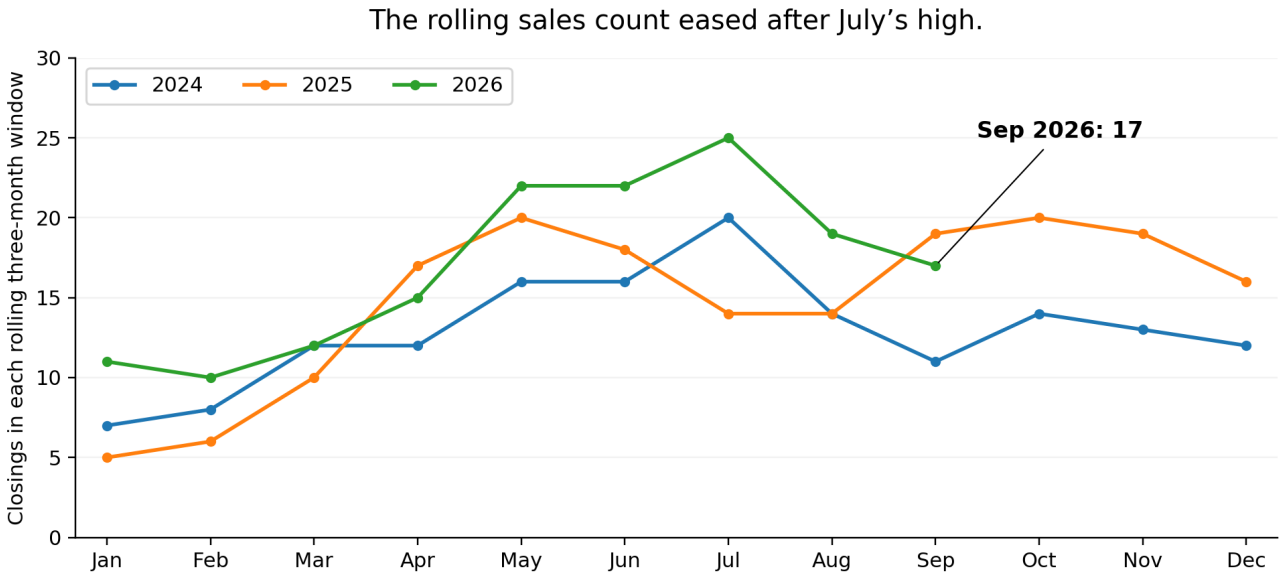
Do not add the two inventories, subtract them to create an outside-UGB market, or assume RVAR's shared inventory is construction-only stock. Property coverage, time windows and publication vintages must remain separately identified.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. [3] Authenticated source history and canonical July/August analytical records in the accepted September release. Original observations remain separate from later comparison columns. No geographic area ratio or parcel-level membership is inferred.

10 / THE SHAPE OF THE YEAR

The rolling sales climb eased after July.

The longer window adds context to the monthly slowdown.



RVAR’s 2026 existing-home count rose from ten in the February report to 22 in June and 25 in July. It then eased to 19 in August and 17 in September. The latest reading is below the matching 2025 count of 19, although early-year activity was stronger.

Each point spans three months: July covers May–July, August June–August, and September July–September. The decline from 19 to 17 is not an identified two-sale decline in standalone September sales relative to August.

> **Read the line as a rolling count—not twelve independent monthly totals.**

The 2024 and 2025 lines retain their original source observations. They are historical context, not templates that 2026 must repeat. No October–December 2026 points are filled with forecasts.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. [3] Authenticated source history and canonical July/August analytical records in the accepted September release. Original observations remain separate from later comparison columns.

11 / ROLLING EXISTING HOMES

A higher median does not erase fewer transactions.

July–September 2026 versus July–September 2025.

RVAR existing-home measure	2025	2026	Comparison
Closings	19	17	−2 / −10.5% calculated
Median sale price	$606,700	$693,000	+14.2% printed
Median cumulative DOM	71	20	−51 days

The $693,000 median is higher than the matching $606,700, while 17 closings are fewer than 19. Cumulative market time is much shorter than last year. The useful reading is mixed: fewer completions, a higher transaction median and faster completed-sale marketing time.

The two-year comparison adds perspective. Against the same 2024 window's $685,000 median, the source prints only a 1.2% increase. Neither the one-year nor two-year comparison measures what happened to equivalent homes.

Why DOMUS can look different

RVAR includes existing single-family residences, townhomes and condominiums within its UGB scope over three months. DOMUS uses a calendar-month single-family population. The $693,000 rolling median and $600,000 monthly median must not be blended.

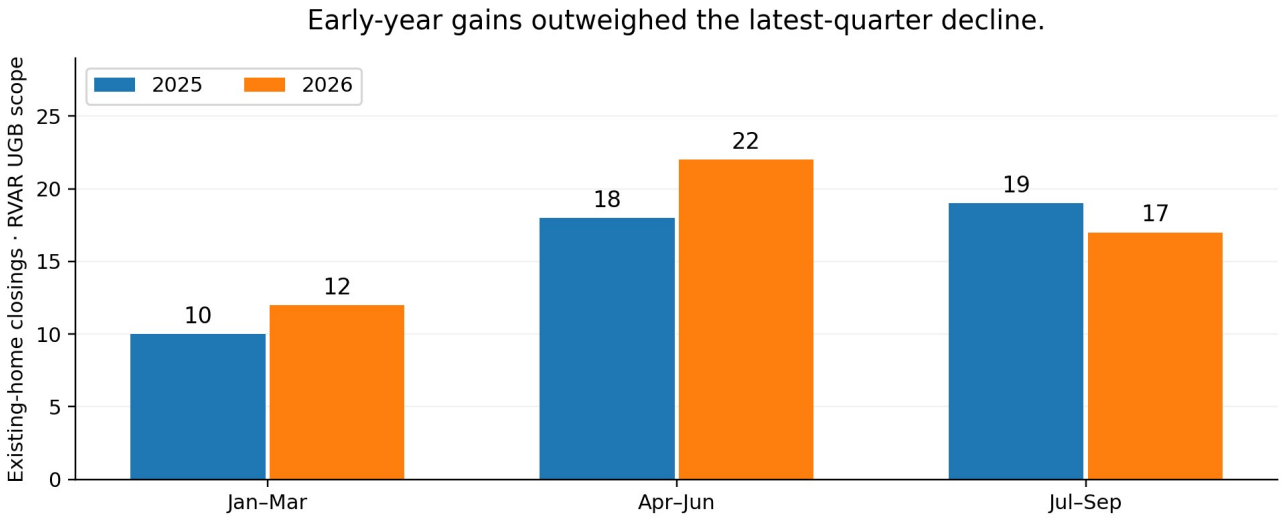
> **Different populations can produce different price stories without either being a valuation.**

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. Count change is an author calculation from published counts.

12 / CALENDAR-YEAR EXISTING-HOME ACTIVITY

Early gains survived a softer third quarter.

Non-overlapping quarters provide a valid year-to-date count.



The calendar-quarter comparisons are 12 versus ten in January–March, 22 versus 18 in April–June, and 17 versus 19 in July–September. Adding these non-overlapping windows gives 51 existing-home closings through September 2026 versus 47 for the matching 2025 periods, a calculated 8.5% increase.

That is a source-specific RVAR count—not the DOMUS total of 91. The separate RVAR full-year 2025 reference contains 63 existing-home closings. Twelve months of 2025 should not be presented as a like-for-like comparison with nine months of 2026.

> **The latest quarter weakened the lead; it did not erase the earlier gains.**

Counts can be added across non-overlapping quarters. Quarterly median prices and cumulative median days on market cannot be added or transaction-weighted to reconstruct a YTD median.

SOURCE & BASIS | [6] RVAR March, June and September 2026 reports, Jacksonville rows, p. 1; 2025 comparators as printed in those reports. Non-overlapping calendar-quarter counts only. Separate annual reference: Residential Statistics 2025, p. 1. Author calculation: 12 + 22 + 17 = 51; 10 + 18 + 19 = 47. Full-year 2025 count is separately reported.

13 / NEW CONSTRUCTION | THE CALENDAR YEAR

One closing this year. No basis for a broad builder verdict.

The year-to-date view adds evidence absent from the latest 90 days.

RVAR construction period	2025 closings	2026 closings
Jan–Mar	0	1
Apr–Jun	0	0
Jul–Sep	0	0
Jan–Sep · calculated	0	1
Full calendar year	0	Not yet complete

The published calendar-quarter counts establish one Jacksonville construction closing through September 2026 versus none in the matching 2025 periods. The source also reports no construction closings for the complete 2025 calendar year.

A percentage increase from zero is undefined. We report the one-closing difference rather than an invented growth percentage. The latest July–September construction window contains zero closings in both years; zero count does not make missing price and market-time cells equal zero.

> **No recent closings is a sales observation—not proof that no construction exists.**

These tables do not measure building permits, starts, completions, off-market transfers, or the number of homes under construction. No construction median or selling-time estimate is reconstructed from the single YTD closing.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. [6] RVAR March, June and September 2026 reports, Jacksonville rows, p. 1; 2025 comparators as printed in those reports. Non-overlapping calendar-quarter counts only. Separate annual reference: Residential Statistics 2025, p. 1.

14 / CONSTRUCTION PRICE AND COVERAGE

A YTD price exists. A current construction market is not established.

Keep the reported price measure separate from the closing-count population.

DOMUS New Construction Sales Price	Reported value
September 2026	Not reported
September 2025	Not reported
August comparison	Not reported
January–September 2026	$915,000
January–September 2025	Not reported
Published YTD percentage change	Not reported

The Jacksonville monthly source reports $915,000 in its 2026 YTD construction-price column. It does not supply a matching 2025 value or a September-only price. The number cannot support a year-over-year construction price change or a claim about the current asking price of new homes.

RVAR's one YTD construction closing comes from its own urban-growth-boundary scope. We do not assume it is the transaction underlying DOMUS's $915,000 figure, and we do not infer an unreported DOMUS construction count from a chart or percentage.

How we would use this in a property discussion

For a buyer considering a new home, compare actual available alternatives and documented terms. For a seller competing with new construction, investigate relevant listings rather than assign a community-wide builder advantage from a thin record.

> **A published price is useful context. It is not a complete construction-market sample.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. Recommendations are ours; no cross-source transaction matching is claimed.

15 / ASKING PRICE AND NEGOTIATION

Near asking is not the same as the original asking price.

The 99.4% figure needs its own interpretation.

September's reported list-price realization is 99.4%, compared with 97.9% in August and 95.3% a year earlier. That is useful transaction evidence, but the aggregate alone does not identify original asking prices, intervening reductions, concessions or the negotiation history of each sale.

Hypothetical listing history	Assumed amount
Original asking price	$700,000
Later asking price	$650,000
Closing price	$646,000
Closing / later ask	99.4% rounded
Closing / original ask	92.3% rounded

This invented example shows why a sale near a later asking price can still follow a substantial reduction. It does not claim that Jacksonville's September sales followed this path or that the source uses this precise listing-price definition.

The practical question

Review the property's complete listing and price history alongside comparable sales and competing homes. A community-wide realization ratio cannot establish the appropriate opening offer or the seller's net proceeds.

> **The negotiation starts with the property's history—not the town's average story.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. Hypothetical teaching example and arithmetic by the authors; not an observed listing.

16 / SELLER INTELLIGENCE

Use the stronger pipeline to compete—not to overreach.

An improved contract count is an opening for preparation and positioning.

Thirteen September contracts show renewed activity relative to August. Seven closings, longer monthly market time and softer monthly pricing evidence still argue for a property-specific asking-price case. The market has not supplied a blanket license to raise expectations.

Seller decision	Evidence to examine
Choose comparables	Prioritize genuinely comparable properties, their condition, location, size and full listing history. Keep source medians in their proper supporting role.
Review competition	Look at the actual alternatives buyers can select now. Do not substitute a source-wide inventory count for a competitive set.
Position the home	Explain what supports the price. Presentation and complete property information should reinforce—not replace—the comparable evidence.
Respond to feedback	Reassess when credible property-level feedback, competing listings or new closed sales alter the initial case. No universal reduction schedule follows from this report.

The best asking-price argument is one a buyer can verify.

A higher rolling median is relevant context, but its 17-sale sample and different property scope do not override the evidence around your particular home. We recommend a documented pricing discussion rather than a mechanical adjustment from the community median.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. Decision framework and recommendations by Jon Barrows and Jessica Blackwell.

17 / BUYER INTELLIGENCE

More negotiating evidence is not a guaranteed discount.

Use the softer monthly mechanics selectively.

The monthly view combines 7.6 months of supply, a 35-day median market time and fewer completions than August. Those observations support careful comparison. The 13-contract count is a counterweight: some buyers were still making decisions despite the slower closing pace.

Buyer decision	A useful question
Compare alternatives	Which properties genuinely meet your needs, and how do their price, condition and ownership costs compare?
Read listing history	What has changed in the asking price, availability or property information since the home first entered the market?
Build an offer case	Which comparable transactions and property-specific findings support your proposed price and terms?
Weigh waiting	What would you gain by waiting, and which suitable alternatives might no longer be available? The report does not identify a guaranteed future bargain.

> **Negotiate from evidence—not from a percentage you hope applies to every home.**

Source medians cannot isolate the value of a particular feature or settle repair, financing or inspection questions. Those require the actual property, proposed agreement and relevant professional review.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. Buyer framework is a recommendation, not property-specific financial or legal advice.

18 / SELLING AND BUYING

Your next move has two prices—not one headline.

A hypothetical example shows why the gap matters.

An owner selling one home and buying another should examine both transactions. A lower sale price is not automatically offset by a lower purchase price, and neither community median describes the two specific properties.

Hypothetical scenario	Initial assumptions	Both prices 5% lower
Sale of current home	$700,000	$665,000
Purchase of next home	$500,000	$475,000
Gross price difference	$200,000	$190,000

In this deliberately simplified example, the gross difference shrinks by $10,000 even though both assumed prices fall by the same percentage. The price changes are invented for teaching; they are not forecasts for Jacksonville or estimates for a particular home.

The illustration excludes debt payoff, financing, transaction costs, taxes, repairs, timing and other property-specific costs. Those can materially change the actual decision and must be assessed separately.

Use the right market on each side

Select comparable evidence for the sale and the purchase independently. Do not treat the gap between DOMUS's $600,000 median and RVAR's $693,000 median as a relocation cost or an opportunity to arbitrage equivalent homes.

> **A better move is measured across the whole transaction—not one selling-price statistic.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. Entire scenario is hypothetical; calculations are by the authors.

19 / WHAT WE WATCH NEXT

A stronger pipeline earns attention. Follow-through earns confidence.

The next evidence should test the interpretation—not simply repeat it.

Observation to watch	What would clarify the picture
Pending activity	Does the stronger contract count recur in later comparable reports, or does it reverse? No conversion rate is assumed.
Completed transactions	Does closing activity improve without relying on one unusually large month?
Market time and liquidity	Do completed-sale time measures and the pace of sales improve together?
Pricing support	Do relevant comparable sales, price per square foot and listing-history evidence support current asks?
Inventory and competition	Does choice change in the source-defined snapshots and in the actual competitive set?
Source differences	Do monthly and rolling readings converge, or do their distinct populations continue to tell different stories?

> **A rebound in one measure is not a trend in the whole market.**

These are questions for later evidence, not newly registered model thresholds or predicted events. September supports an improved pipeline alongside softer monthly mechanics and a stronger YTD count. The next reports can strengthen, weaken or complicate that interpretation.

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

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. Author watchlist; no probabilities or new forecast rules are assigned.

20 / SOURCE REFERENCE

Three views. Three distinct meanings.

The source family and period travel with every number.

Reporting view	September-edition evidence	What it is not
DOMUS Jacksonville SFR	September: 7 closings; $600,000 median; 35 median DOM; 53 active listings. YTD: 91 closings.	Not the RVAR urban existing-home population.
RVAR existing homes	July–September: 17 closings; $693,000 median; 20 median cumulative DOM.	Not September-only sales or a property valuation.
RVAR new construction	July–September: 0 closings. Jan–Sep: 1 closing, calculated from quarters.	Not permits, starts or a complete development inventory.
RVAR geographic inventory	September 30: 19 active listings, versus 20 in the current prior-year comparison.	Not a separate construction-only inventory.

RVAR's existing/new-home scope includes single-family residences, townhomes and condominiums within urban growth boundaries. DOMUS identifies a Single Family Residence geography. The source pages do not permit a parcel-by-parcel reconciliation of their populations.

> **The source, period and population are part of the statistic.**

Reported observations, author calculations, recommendations, hypothetical examples and model diagnostics are distinguished throughout. Missing values remain missing; neither a blank source field nor a withheld model result is replaced by zero.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. [6] RVAR March, June and September 2026 reports, Jacksonville rows, p. 1; 2025 comparators as printed in those reports. Non-overlapping calendar-quarter counts only. Separate annual reference: Residential Statistics 2025, p. 1.

21 / SOURCE VINTAGES AND ROUNDING

History stays intact when a later comparison changes.

Two August values and one prior-year inventory comparison require clear labels.

DOMUS August measure	Original August	Reprinted in September
Active Inventory	56	57
Months Supply of Inventory	6.2	6.3

The three-month source charts and analytical inputs retain the original 56-listing August observation. The September dashboard and supply illustration use the later 57-listing comparison where explicitly stated. The original 6.2 months of supply is likewise separate from the later 6.3.

RVAR's prior-year inventory comparison

The archived September 2025 RVAR Jacksonville inventory is 23. The September 2026 report prints 20 as its prior-year comparison. We retain the original history and use 20 when describing the new report's published −5.0% annual change. We do not invent an explanation for the revision.

Rounded levels are not unrounded observations

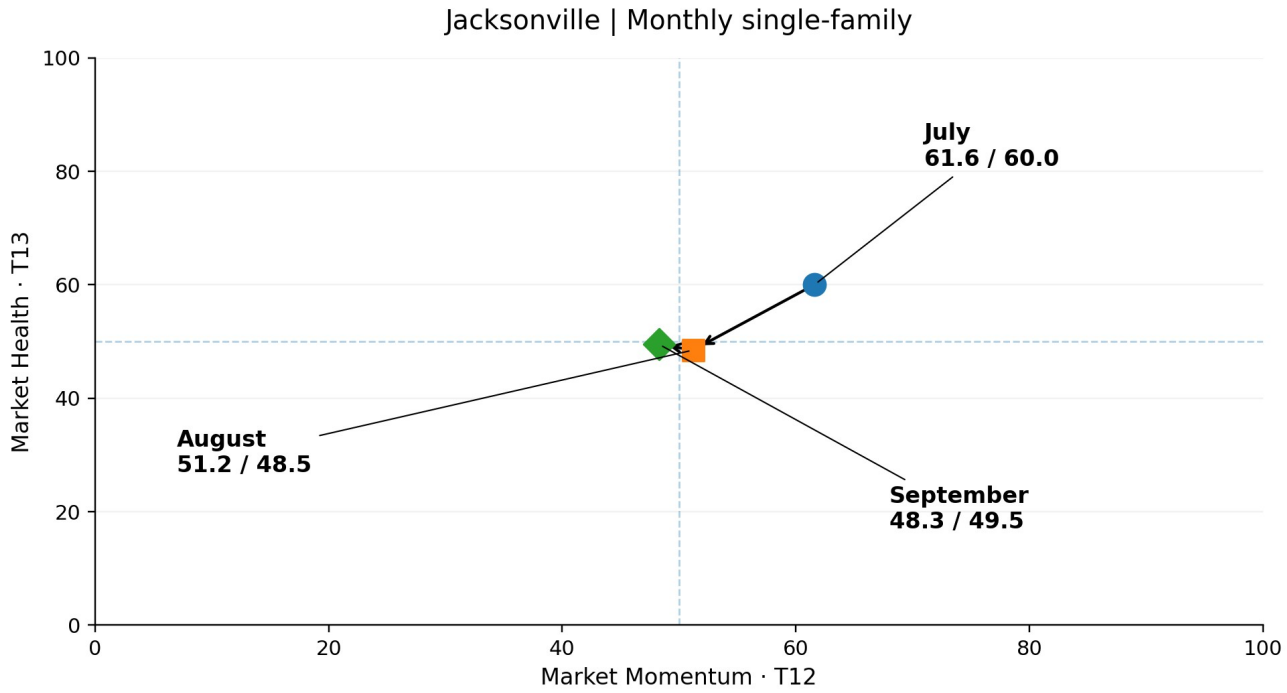
Source-printed percentages are preserved even where rounded displayed levels produce slightly different arithmetic. New calculations are labeled separately. Changes in 0–100 scores are score points, not percentage appreciation or calibrated probability.

> **A revision in a comparison column should not silently rewrite the historical chart.**

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, Jacksonville p. 8. Calendar-month Single Family Residence and January–September YTD. Published values and percentage changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. [3] Authenticated source history and canonical July/August analytical records in the accepted September release. Original observations remain separate from later comparison columns.

Momentum softened. Health barely improved.

The two coordinates do not have to move together.



The monthly map moves from 61.6 Momentum / 60.0 Health in July to 51.2 / 48.5 in August and 48.3 / 49.5 in September. September's slight Health increase coexists with lower Momentum, weaker liquidity and a higher Buyer Opportunity reading.

The September rebound in contracts supports demand, while fewer completions and longer market time work in the other direction. A composite can balance these inputs differently from another composite.

> **A small Health rebound is not a return to July's market.**

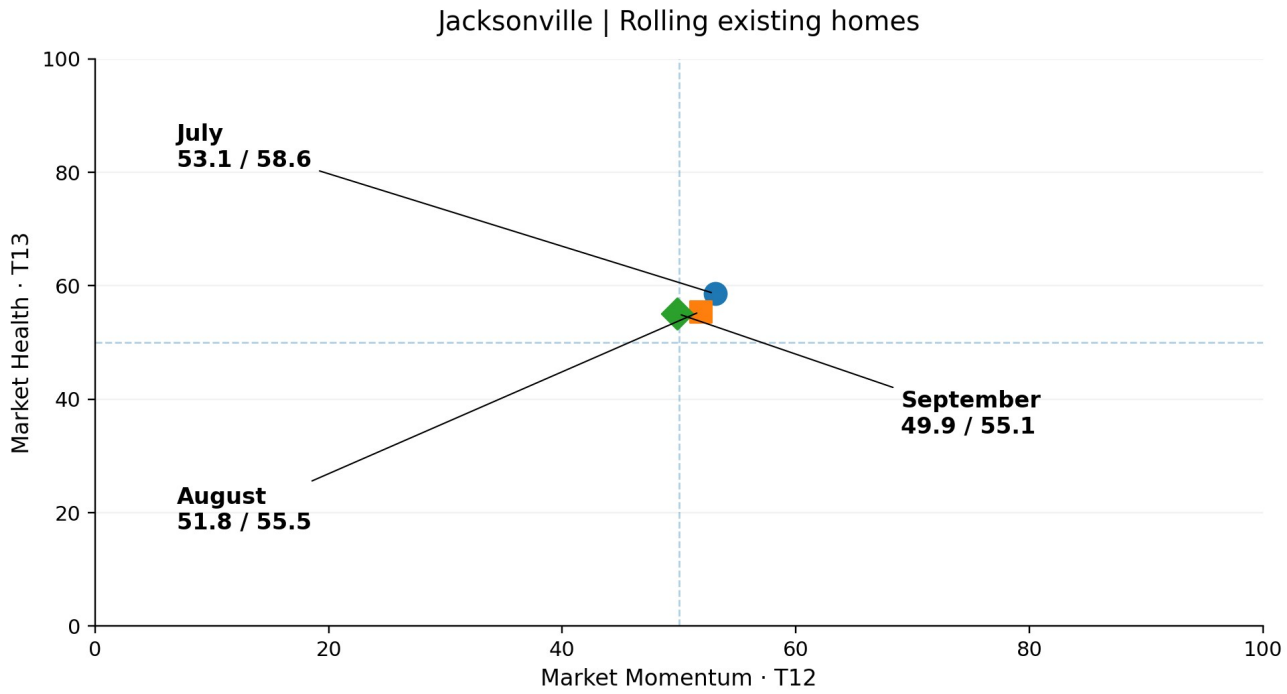
Both axes stay at 0–100. The arrows connect observations, not a forecast path; the 50 lines are orientation guides, not universal buyer/seller boundaries. Shared inputs mean T12 and T13 are not independent confirmations.

SOURCE & BASIS | [4] Accepted September analytical records, Jacksonville geography 230; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August comparisons. Scores are diagnostics, not probabilities or property valuations. DOMUS monthly single-family only; current raw Risk, forecast and Cycle outputs remain withheld.

23 / THE ROLLING MARKET MAP | T12 / T13

The rolling view softened too—but from a different base.

The RVAR existing-home market remains a distinct analytical context.



RVAR existing-home Momentum / Health moves from 53.1 / 58.6 in July to 51.8 / 55.5 in August and 49.9 / 55.1 in September. Momentum has eased across all three observations, while the Health reading has changed less since August.

The current $693,000 rolling median is unchanged from August's window; rolling closings decline from 19 to 17 and cumulative DOM lengthens from 18 to 20. Lower inventory supplies a counterweight, not an automatic all-clear.

> **The rolling picture is firmer than the monthly picture—not interchangeable with it.**

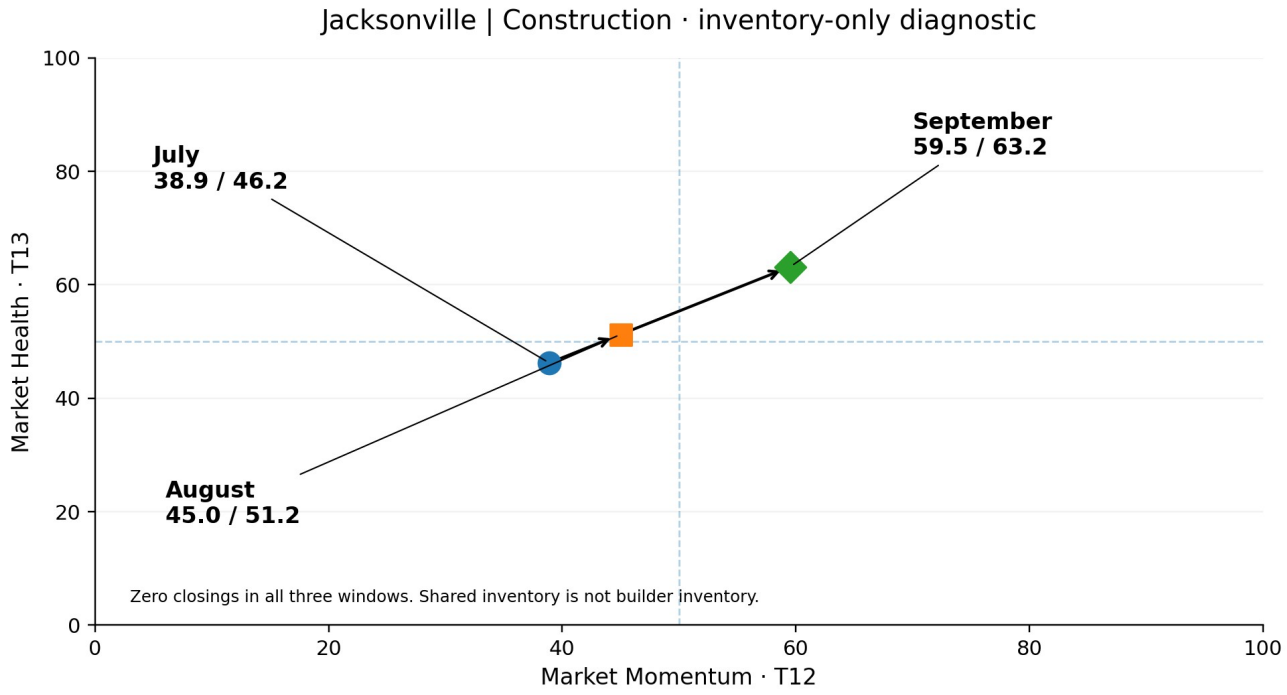
Different windows, property coverage, inputs and formula branches can produce different scores. The comparison does not isolate geography as the cause of the gap or measure the condition of every listing.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. [3] Authenticated source history and canonical July/August analytical records in the accepted September release. Original observations remain separate from later comparison columns. [4] Accepted September analytical records, Jacksonville geography 230; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August comparisons. Scores are diagnostics, not probabilities or property valuations. RVAR Existing Sales only; axes 0–100 and chronological arrows retained.

24 / CONSTRUCTION DIAGNOSTIC | T12 / T13

Shared inventory moved. Construction did not trade.

This limited-input map is not evidence of a builder recovery.



The construction branch's Momentum / Health readings rise from 38.9 / 46.2 to 45.0 / 51.2 and 59.5 / 63.2. All three corresponding rolling construction windows nevertheless report zero closings and no usable price or market-time observations.

This inventory-only diagnostic follows movement in the shared Jacksonville inventory input and the governed missing-input handling. It does not observe construction-specific inventory, new-home demand growth or builder pricing strength. Missing evidence was not assigned a neutral value.

> **A higher score from fewer inputs is not a stronger construction-market finding.**

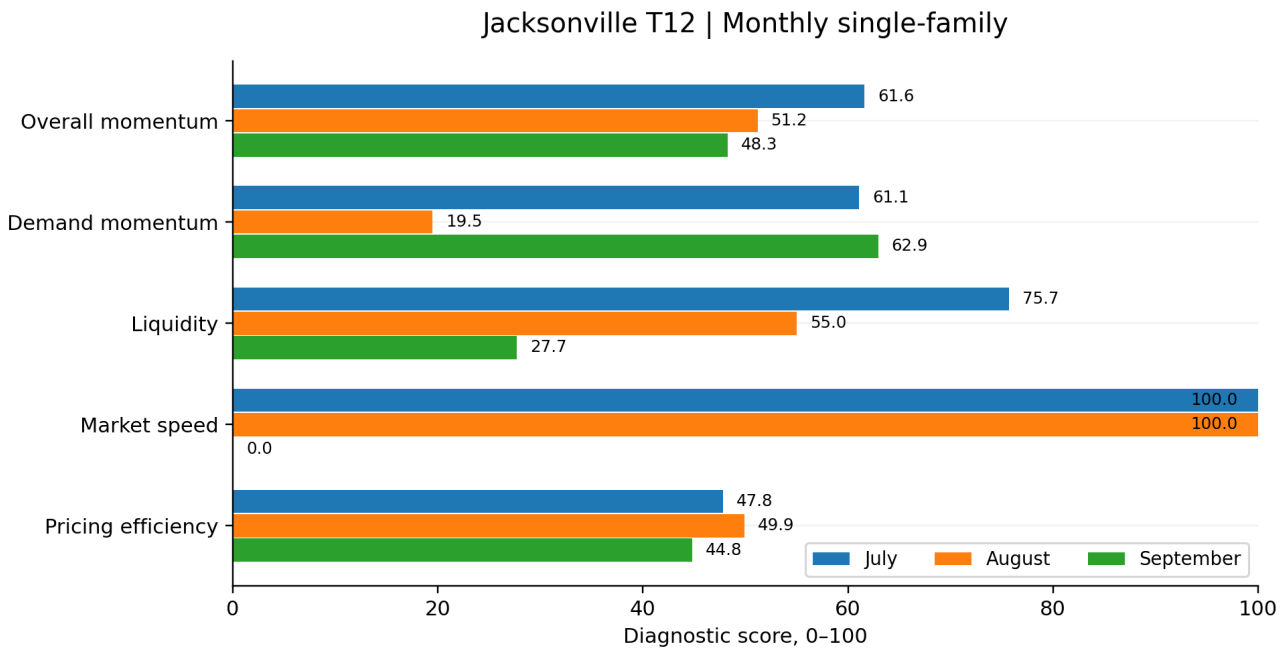
This diagnostic is retained to explain the system's limits. Do not rank it against the full existing-home evidence or use it to set a new-home price. Construction Risk, forecasts and Cycle remain withheld.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. [3] Authenticated source history and canonical July/August analytical records in the accepted September release. Original observations remain separate from later comparison columns. [4] Accepted September analytical records, Jacksonville geography 230; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August comparisons. Scores are diagnostics, not probabilities or property valuations. Limited-input diagnostic; no construction transactions or price observations are invented.

25 / MARKET DYNAMICS | MONTHLY T12

Contracts lifted demand. Completions weakened liquidity.

The components explain why September's headline signals diverged.



Demand Momentum rises from 19.5 in August to 62.9 in September, reflecting the stronger contract component. Liquidity falls from 55.0 to 27.7, and Market Speed moves from its ceiling of 100.0 to its floor of 0.0 as observed median DOM rises from 18 to 35.

A zero speed score does not mean the market stopped: seven homes closed. It is the bounded result of the governed rate-of-change formula. July's 38-day and August's 18-day observations both produced a ceiling speed score; equal scores did not mean equal selling time.

> **One component recovered. The broader monthly mechanics did not.**

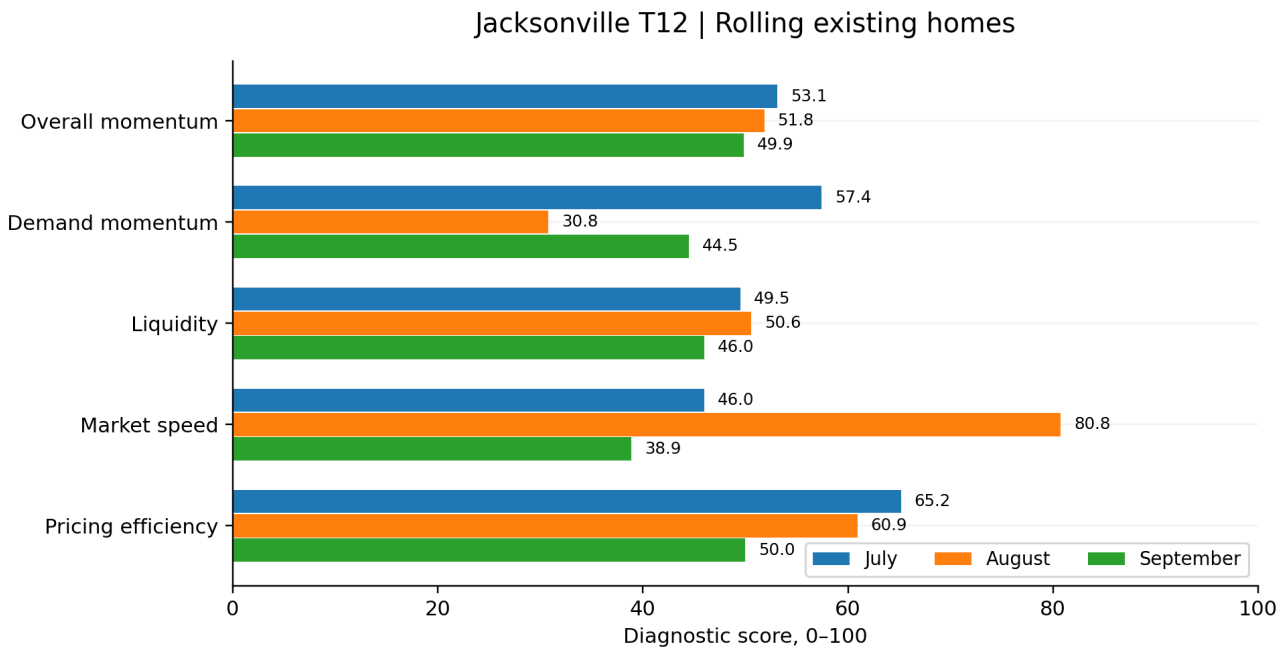
Pricing Efficiency also eased, from 49.9 to 44.8. Overall Momentum declined from 51.2 to 48.3. Retired legacy trend and shock classifications are not reintroduced.

SOURCE & BASIS | [3] Authenticated source history and canonical July/August analytical records in the accepted September release. Original observations remain separate from later comparison columns. [4] Accepted September analytical records, Jacksonville geography 230; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August comparisons. Scores are diagnostics, not probabilities or property valuations. Numerical diagnostics on 0–100 scales; original observation vintages retained.

26 / MARKET DYNAMICS | ROLLING T12

Demand recovered partly. Speed and liquidity softened.

The longer window also resists a one-word verdict.



RVAR existing-home Demand Momentum improves from 30.8 to 44.5. At the same time, Liquidity slips from 50.6 to 46.0 and Market Speed falls from 80.8 to 38.9. Overall Momentum eases from 51.8 to 49.9.

Pricing Efficiency moves from 60.9 to 50.0 because the current rolling median is unchanged from August's $693,000. In this RVAR branch, its price signal is not an independent measurement of list-price realization; DOMUS has a different, richer pricing-efficiency input set.

> **A higher annual median can coexist with softer recent market mechanics.**

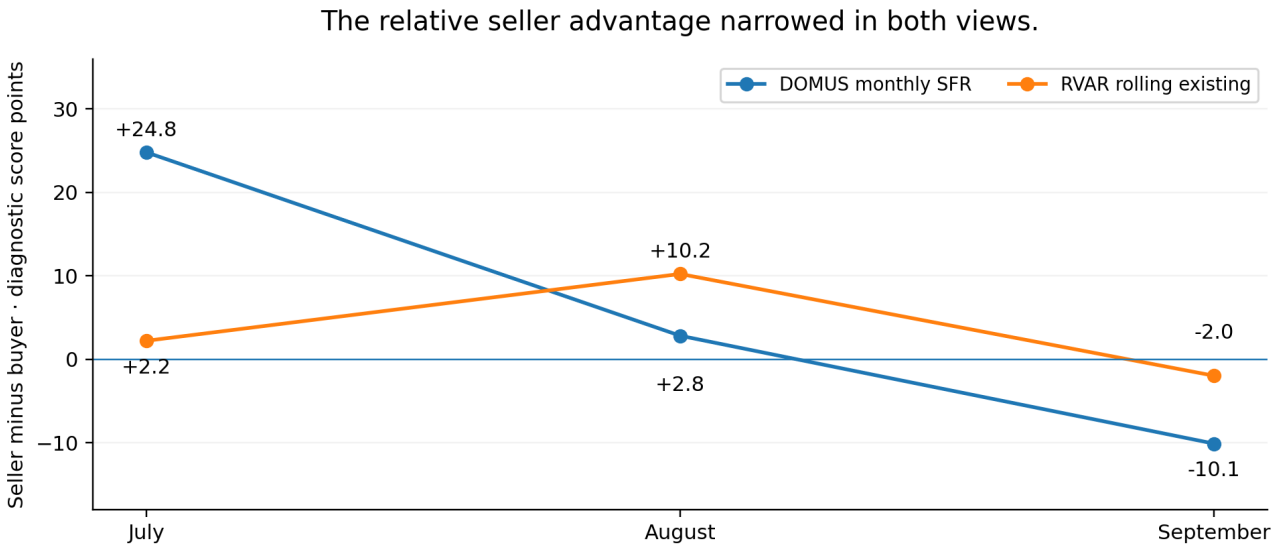
Annual price change, recent changes in rolling sales and inventory, and source-specific composite scores answer different questions. Their interpretation should remain linked to the underlying counts and time windows.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. [3] Authenticated source history and canonical July/August analytical records in the accepted September release. Original observations remain separate from later comparison columns. [4] Accepted September analytical records, Jacksonville geography 230; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August comparisons. Scores are diagnostics, not probabilities or property valuations. The RVAR formula branch is preserved; no cross-source input substitutions.

27 / HEALTH AND NEGOTIATING CONDITIONS

The relative seller advantage narrowed in both views.

The size and direction of the shift matter more than a single label.



The monthly seller-minus-buyer spread moves from +24.8 points in July to +2.8 in August and −10.1 in September. The rolling existing-home spread moves from +2.2 to +10.2 and then −2.0. Both are lower in September than August, but their earlier paths differ.

A negative spread means Buyer Opportunity exceeds Seller Strength in that diagnostic context. It is not a percentage discount, a probability of negotiating success or a guarantee that a particular buyer controls the transaction.

Negotiating conditions shifted—not the value of every home by the same amount.

The two indices are calculated separately and do not have to add to 100. The relative spread is an author subtraction of the qualified scores, not a newly calibrated forecasting model.

SOURCE & BASIS | [4] Accepted September analytical records, Jacksonville geography 230; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August comparisons. Scores are diagnostics, not probabilities or property valuations. Source-separated score-point calculations; no new classification thresholds are assigned.

28 / THE ANALYTICAL AVAILABILITY CHECK

A usable Health score does not release every model branch.

Each output keeps its own dependency and permission requirements.

September diagnostic	DOMUS monthly	RVAR existing
Market Health	49.5	55.1
Buyer Opportunity	53.0	50.0
Seller Strength	42.9	48.1
Market Risk	Withheld	27.5
Numerical forecast centers	Withheld	16 available
Cycle diagnostic	Withheld	Available

The monthly Health equation does not consume Market Risk. Its supported scalar therefore has a separate qualification decision. The missing raw-risk history still prevents publication of the complete DOMUS forecast and Cycle branches; no neutral-risk placeholder is supplied.

The construction branch retains a limited-input numerical diagnostic but no released Risk, forecast or Cycle result. Its higher Health scalar should not be read as a more informative market assessment than the existing-home record.

> **Available means supported for the stated use—not complete information.**

Reliability and confidence measures are diagnostics, not accuracy guarantees. T12, T13, T14 and T15 share dependencies and do not provide four independent confirmations.

SOURCE & BASIS | [4] Accepted September analytical records, Jacksonville geography 230; Analytics-v2.0 and Health-v3.0. Same-source canonical July/August comparisons. Scores are diagnostics, not probabilities or property valuations. [5] Accepted September RVAR forecast centers, routed Cycle-v3 output and scoped level-error monitoring. Point, direction, interval and calibrated-probability permissions remain distinct. All 40 registered forecast slots retained: 16 available centers and 24 withheld slots.

29 / MARKET OUTLOOK | T14

The model centers are scenarios to weigh—not offer prices.

September-origin RVAR existing-home forecasts; all four horizons shown.

Measure	Sep actual	Oct 2026	Dec 2026	Mar 2027	Sep 2027
Median sale price	$693,000	$687,564	$684,665	$727,106	$741,627
Rolling closed sales	17.0	19.0	18.8	18.2	18.4
Median cumulative DOM	20.0	23.5	27.5	24.5	33.1
Geographic active inventory	19.0	19.3	18.9	17.9	18.9

The price centers are about $687,600 for the window ending October and $684,700 for December, compared with the current $693,000. Their modest differences are numerical model estimates—not certified evidence that prices will decline, and not values for an individual home.

The December centers are about 18.8 rolling sales, 27.5 cumulative median days and 18.9 active listings. Lower or similar inventory can coexist with a longer modelled marketing-time measure. None settles the best date for your transaction.

> **A numerical center is not a guaranteed direction, interval or outcome.**

Sales, price and DOM targets are rolling three-month windows ending in the named month; inventory is the corresponding month-end snapshot. Fractional counts are model estimates, not fractional transactions. No uncertified forecast bands or probability claims are shown.

SOURCE & BASIS | [5] Accepted September RVAR forecast centers, routed Cycle-v3 output and scoped level-error monitoring. Point, direction, interval and calibrated-probability permissions remain distinct. Current observations: [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Jacksonville existing homes and new construction within the stated UGB scope; July–September sales and September 30 inventory. Public point centers only; raw fitting diagnostics remain in supporting evidence.

30 / MARKET CYCLE | T15

Transition leads—but no phase dominates.

Relative model fit should not become a prediction of the next market turn.

RVAR existing-home Cycle measure	September
Leading phase	Balanced Transition
Leading phase weight	17.2%
Second phase	Early Cooling
Second phase weight	13.4%
Cycle entropy · 0–100	97.3
Diagnostic Cycle confidence · 0–100	48.5

Balanced Transition receives 17.2% of the relative fit across ten phase prototypes, followed by Early Cooling at 13.4%. Those are normalized similarity weights—not a 17.2% chance of a future transition or a 13.4% chance that prices will cool.

High entropy of 97.3 indicates a diffuse allocation across the alternatives. The 48.5 diagnostic confidence reading does not establish the probability that the label is correct. The model smooths current and previous numerical states rather than relying only on September's closing count.

> **Use Cycle as context. Do not let a phase name choose the transaction date.**

The qualified RVAR branch uses its final routed predecessor. DOMUS and construction Cycle outputs remain withheld. We do not borrow the existing-home phase for those other populations or assign phases by narrative judgment.

SOURCE & BASIS | [5] Accepted September RVAR forecast centers, routed Cycle-v3 output and scoped level-error monitoring. Point, direction, interval and calibrated-probability permissions remain distinct. Cycle-v3 weights, smoothing and routing preserved; no turning-point forecasting claim.

31 / ACCOUNTABILITY AND UNCERTAINTY

The forecast warnings stay visible when the report is finished.

Implementation checks are not claims that the forecasts were accurate.

September monitoring scope	Recorded result
RVAR metric–horizon combinations	13 GREEN, 2 WATCH, 1 ALERT
One-month inventory	ALERT retained
Three-month inventory and three-month DOM	WATCH retained
DOMUS combinations	16 insufficiently mature

These are source-wide level-error monitoring findings, not Jacksonville-only market grades. GREEN applies to the evaluated error dimensions, not every possible forecasting claim. The retained inventory ALERT and two WATCH findings do not establish a coming price crash.

The accepted response is unchanged methods with enhanced observation and targeted review. Forecasts are not retuned merely to remove unfavorable findings. No calibrated direction, interval or confidence guarantee is added by publishing this report.

The preserved forecast record

All 447 previously frozen September-target records remain accounted for. Of those, 440 have usable numerical outcomes, six lack the required source outcome and one retains its original eligibility hold. The 48 diagnostic records do not enter the broad monitor as additional representatives. Eleven unresolved August outcomes also remain pending.

> **Judge the model from its complete record—not its most favorable example.**

For decisions, bring the supported market context back to the specific property, alternatives and terms. Read the full report at **jonandjess.realestate** or contact Jon Barrows and Jessica Blackwell at Full Circle Real Estate.

SOURCE & BASIS | [5] Accepted September RVAR forecast centers, routed Cycle-v3 output and scoped level-error monitoring. Point, direction, interval and calibrated-probability permissions remain distinct. Accepted monitoring scope and preserved evaluation membership; no automatic rerouting or expanded probability permissions.

32 / READER'S GLOSSARY

The language behind the market.

Core definitions carried forward from the approved Market Intelligence glossary.

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 22-entry Market Intelligence glossary. General definitions do not establish data availability for every source, segment or community.

33 / READER'S GLOSSARY

The language behind the models.

Core definitions carried forward from the approved Market Intelligence glossary.

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 22-entry Market Intelligence glossary. General definitions do not establish data availability for every source, segment or community.