

ROGUE RIVER / GOLD HILL

MARKET INTELLIGENCE

September 2026 | The market behind the headlines

Similar September medians. Very different momentum.

Rogue River lost August’s transaction pace. Gold Hill rebounded from a one-sale month. The shared urban existing-home market held its rolling sales count while inventory increased. This report separates those stories before bringing them together for a decision.

September monthly single-family	Rogue River	Gold Hill
Closed sales	4	5
Pending sales	3	6
Median sale price	\$418,404	\$419,000
Months of supply	12	5.2

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Market observations through September 30, 2026. Monthly town statistics and the shared rolling urban benchmark are identified separately throughout.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs.

Two towns. Two September turns.

The same report does not require the same conclusion.

Rogue River: August's surge did not persist

Four September closings followed 16 in August; pending sales fell from eight to three. Inventory stayed at 48, but published supply rose from 3.0 to 12.0 months. The immediate signal is weaker transaction flow—not a sudden increase in the number of listings.

Gold Hill: an activity rebound, not a speed rebound

Five closings followed one in August, pending sales doubled to six, and inventory fell to 26. Yet median market time increased to 70 days, and the monthly median price fell from \$535,000 to \$419,000. More activity is real within the reported sample; universal pricing strength is not established.

The shared urban benchmark: a different lens

RVAR combines Gold Hill & Rogue River. Its July–September existing-home count was 19 versus 16 a year earlier, while median cumulative market time lengthened from 20 to 27 days and inventory rose from 14 to 26. Its analytical momentum softened from August.

A recovery in one measure can coexist with weakness in another.

Reader route: market evidence, pages 3–16; transaction decisions, 17–20; sources and vintages, 21–22; T12–T15 and accountability, 23–32; glossary, 33–34.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs. Interpretation is ours.

Two town-level views. One shared urban benchmark.

DOMUS separates the towns; RVAR publishes one shared urban geography.

Reporting view	What it measures	What it does not establish
DOMUS Rogue River	Rogue River-labeled calendar-month single-family statistics	Gold Hill results or a verified complete boundary polygon
DOMUS Gold Hill	Gold Hill-labeled calendar-month single-family statistics	Rogue River results or the combined RVAR population
RVAR Gold Hill & Rogue River	A single combined UGB geography; rolling existing homes, separate construction and inventory	Individual-town RVAR counts, medians or model scores

The paired format makes the differences easier to see. But it cannot create two independent RVAR markets where the publisher supplies only one. The combined rolling benchmark is shown once and retains its exact source label.

One combined source row is evidence about the pair—not two copies of town-level evidence.

We do not subtract Rogue River’s monthly values from the combined rolling totals to estimate Gold Hill. Nor do we average town medians, Health scores or forecasts. Different reporting windows, property populations and source vintages prevent those shortcuts.

The reviewed DOMUS pages do not define exact geographic polygons. Differences in source totals are not assigned to rural properties or converted into a measured geographic-area gap.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs.

The same month; different operating conditions.

All four columns come from the September DOMUS publication.

Monthly measure	RR 2026	RR 2025	GH 2026	GH 2025
Median sale price	\$418,404	\$470,000	\$419,000	\$405,000
Closed sales	4	4	5	6
Pending sales	3	6	6	5
New listings	9	9	3	9
Median days on market	60	16	70	34
Price per sq. ft.	\$292	\$279	\$244	\$306
List price received	99.0%	92.0%	96.8%	98.2%
Active inventory	48	42	26	29
Months of supply	12	10.5	5.2	4.8

RR means Rogue River and GH means Gold Hill. Each town keeps its own comparison. The four- and five-sale September samples matter: a large percentage change can reflect only a handful of transactions.

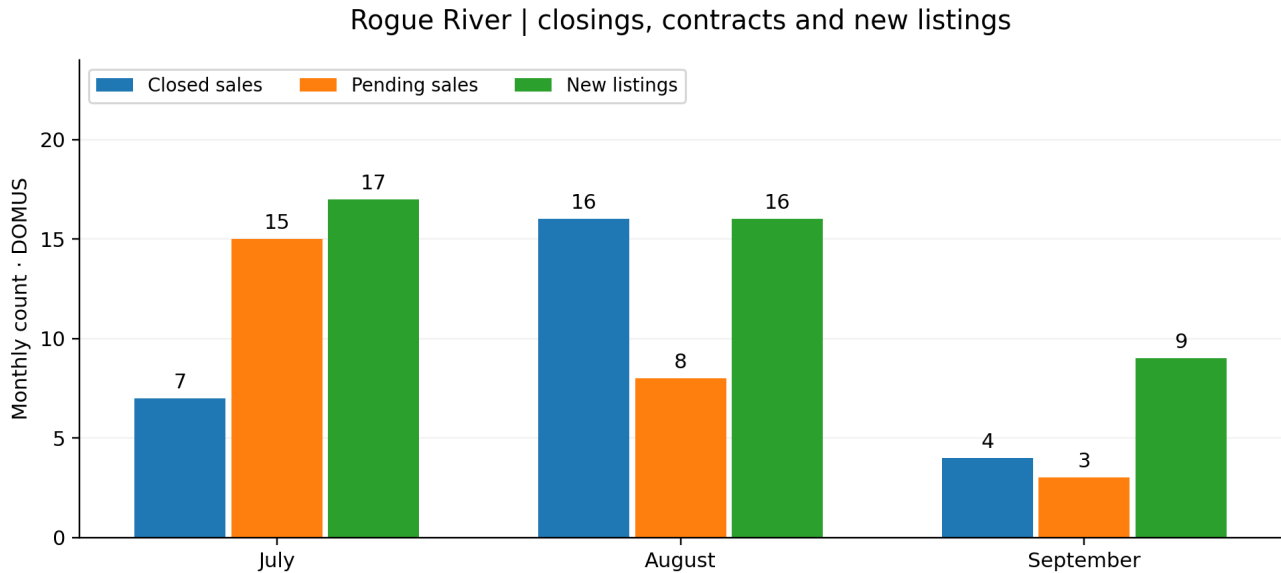
Keep the count beside the percentage—and the property beside the statistic.

Both towns reported longer market time than a year earlier, but inventory moved in different directions. Rogue River’s count was 14.3% higher; Gold Hill’s was 10.3% lower, using the source’s printed comparisons. A single label would conceal that difference.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained.

August accelerated. September hit the brakes.

The three-month sequence is more revealing than a single annual comparison.



Archived monthly closings were seven in July, 16 in August and four in September. Pending sales moved from 15 to eight to three; new listings were 17, 16 and nine. The contract sequence adds caution to the sharp decline in completed sales.

September nevertheless matched last September’s four closings, while the year-to-date count remained ahead. That is why a flat year-over-year month and a sharp month-over-month slowdown can both be accurate.

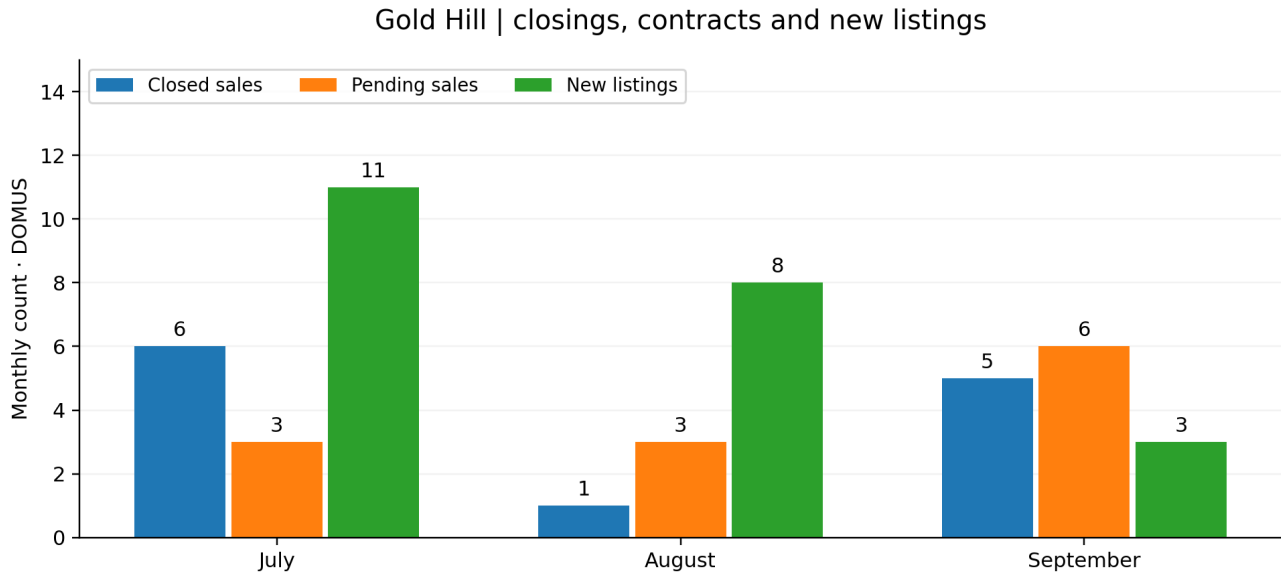
| The year stayed ahead. The immediate pipeline weakened.

These counts do not track the same contracts from signing to closing. We cannot identify which July or August contracts closed in September, calculate a verified contract-conversion rate, or infer that buyers disappeared from the entire market.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [3] Authenticated archived source observations and canonical July/August records in the accepted September release. Historical values retain their original input vintages; adjacent RVAR windows overlap.

The rebound is visible. The sample is still small.

Five closings are more informative when the one-sale comparison stays in view.



Gold Hill recorded six July closings, one in August and five in September. Pending sales were three, three and six. New listings fell from 11 to eight to three, while inventory declined from 30 in August to 26 in September.

The source prints a 400.0% monthly increase in closings. In transaction terms, that is four additional sales after an exceptionally thin month. September still had one fewer closing than the matching 2025 month.

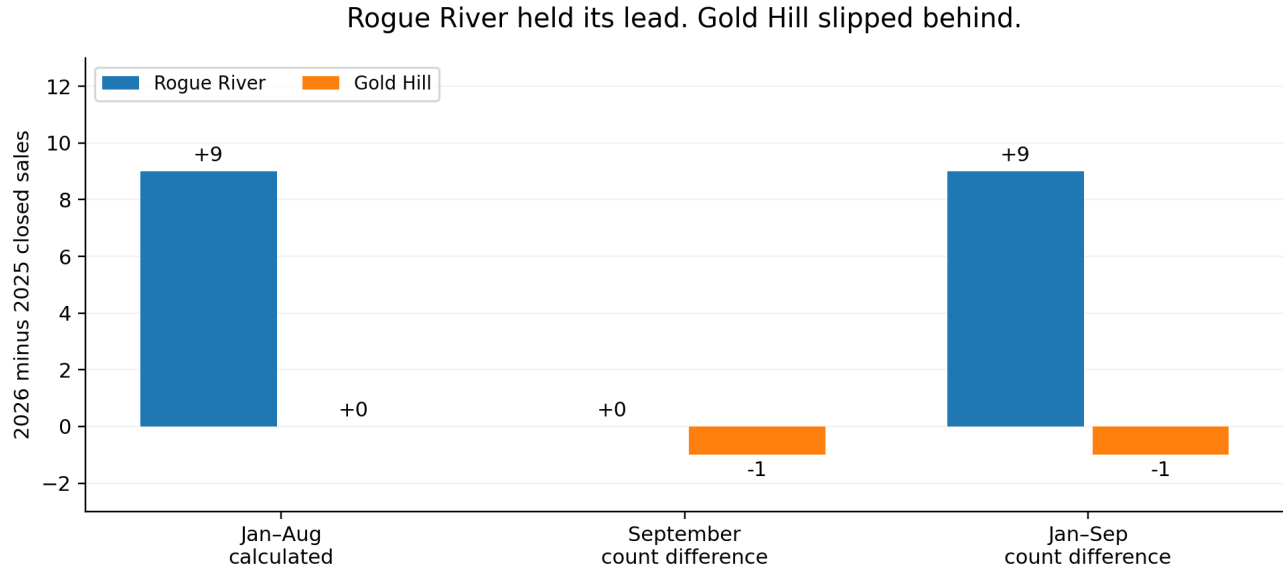
A four-sale gain is a useful rebound—not proof of a fivefold market expansion.

This helps explain the sharp improvement in Gold Hill’s Momentum and Health scores later in the report. The same month also had longer selling time and a lower median than August. Activity recovery and pricing validation remain different questions.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [3] Authenticated archived source observations and canonical July/August records in the accepted September release. Historical values retain their original input vintages; adjacent RVAR windows overlap.

One lead held. One tie became a deficit.

Use one publication vintage for the cumulative comparison.



Rogue River's January–September closing count was 58 versus 49. Subtracting September's four versus four gives an implied January–August comparison of 54 versus 45. The nine-transaction lead was unchanged by September.

Gold Hill's year-to-date count was 33 versus 34. Subtracting September's five versus six produces 28 versus 28 through August. September moved the year from a tie to one transaction behind.

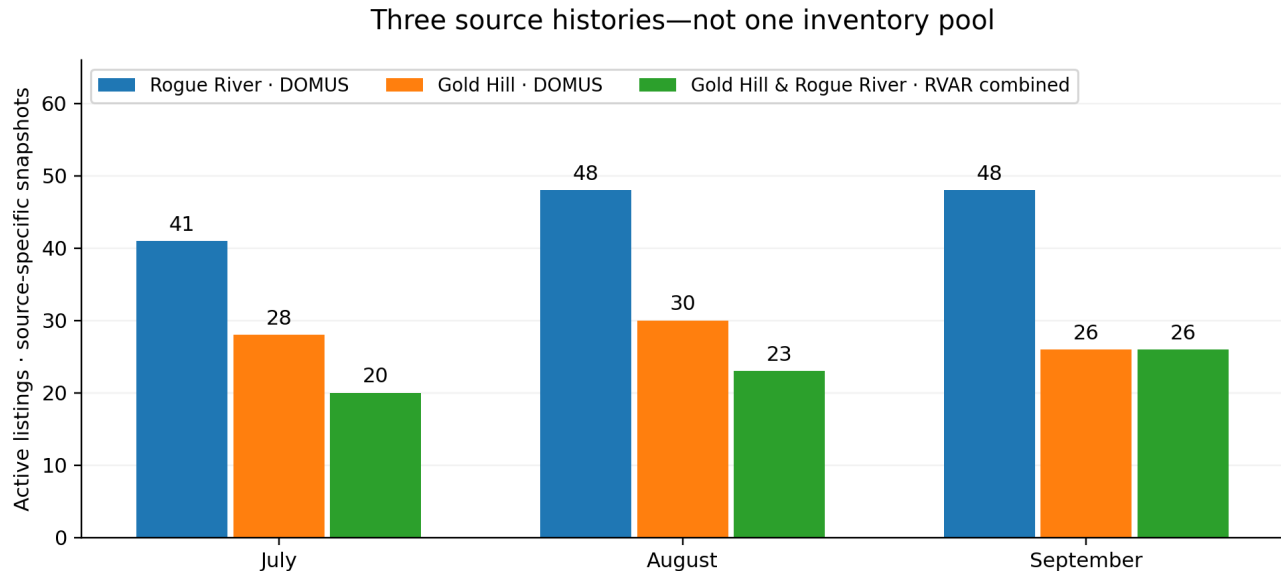
A weak month does not erase a strong year. A rebound does not guarantee a lead.

The January–August figures are author calculations from the September publication's YTD and monthly counts. They are not earlier editions' separately reported cumulative figures. This method avoids silently mixing revised comparison vintages.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. Author calculation: YTD less September.

Flat, lower and higher can all be correct.

The source population determines which inventory story you are reading.



Rogue River’s archived monthly inventory sequence was 41, 48 and 48. Gold Hill’s was 28, 30 and 26. The combined RVAR geography moved from 20 to 23 to 26. These are three different source histories, not three components of one additive total.

Gold Hill’s September DOMUS count and the combined RVAR count both happen to be 26. Their prior-year comparisons are different: 29 for DOMUS Gold Hill and 14 for the RVAR pair. Equality in one current value does not establish matching property membership.

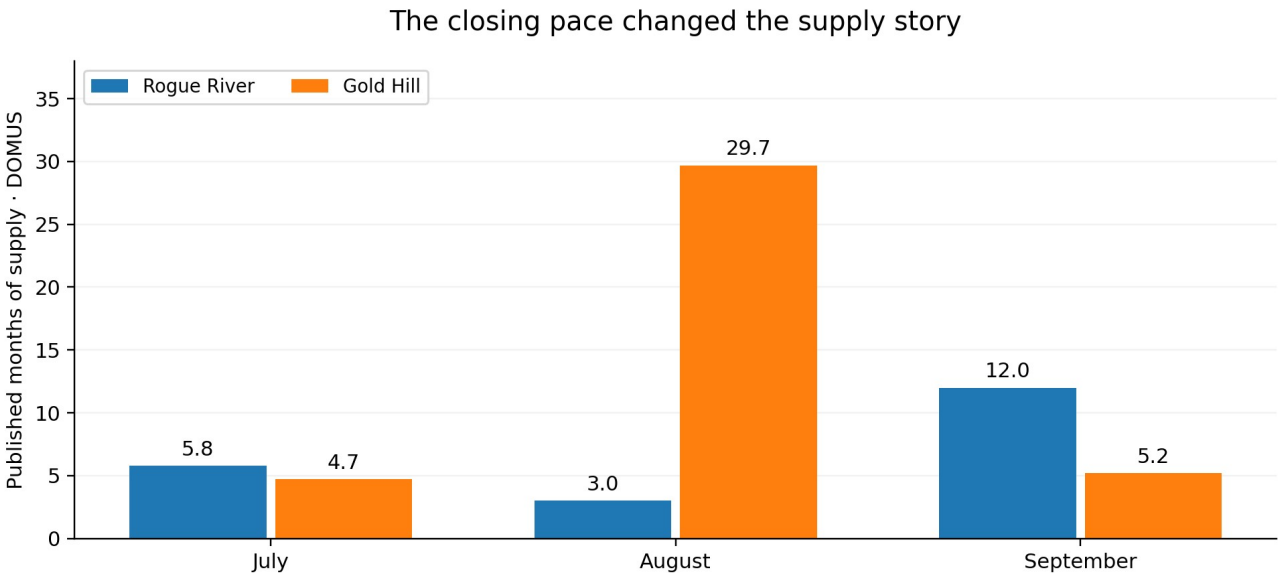
Matching numbers are not proof of matching properties.

For an actual listing or purchase, compare the available alternatives that compete with that property. The counts alone do not establish the condition, asking-price history, or age of every unsold home.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs. [3] Authenticated archived source observations and canonical July/August records in the accepted September release. Historical values retain their original input vintages; adjacent RVAR windows overlap.

Rogue River’s supply rose without an inventory surge.

Gold Hill’s supply fell as its closing count recovered.



Rogue River’s arithmetic is direct: 48 active listings divided by 16 August closings is 3.0; the same 48 divided by four September closings is 12.0. The unchanged inventory count did not prevent a much higher supply-to-pace reading.

For Gold Hill, the source prints 29.7 months in August and 5.2 in September. Rounded counts illustrate the mechanism: $30 \div 1 = 30.0$; changing inventory alone gives a hypothetical $26 \div 1 = 26.0$; then $26 \div 5 = 5.2$. This does not overwrite the published 29.7.

| Supply measures inventory against a pace—not the guaranteed time to sell.

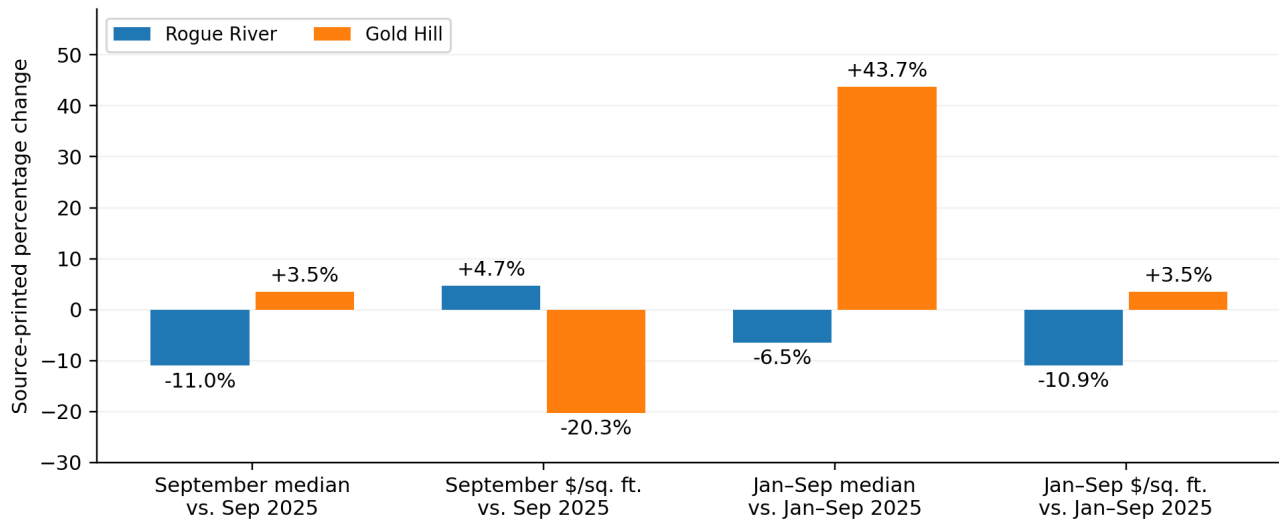
Gold Hill’s one-sale August denominator amplifies the swing. Neither a 12.0-month reading nor a 5.2-month reading establishes a universal discount or a deadline for a specific home.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [3] Authenticated archived source observations and canonical July/August records in the accepted September release. Historical values retain their original input vintages; adjacent RVAR windows overlap. Ratio steps are explicitly illustrative author calculations.

A \$596 gap does not make the markets interchangeable.

The September medians are close; their supporting price evidence is not.

Similar September medians. Different price evidence.



The September medians were \$418,404 in Rogue River and \$419,000 in Gold Hill—a difference of \$596. Rogue River’s median was down 11.0% year over year, while Gold Hill’s was up 3.5%. These are medians of different transaction groups.

Rogue River’s September price per square foot rose 4.7% year over year despite the lower median. Gold Hill’s price per square foot declined 20.3% despite its higher median. Gold Hill’s YTD median rose 43.7%, whereas its YTD price per square foot rose only 3.5%.

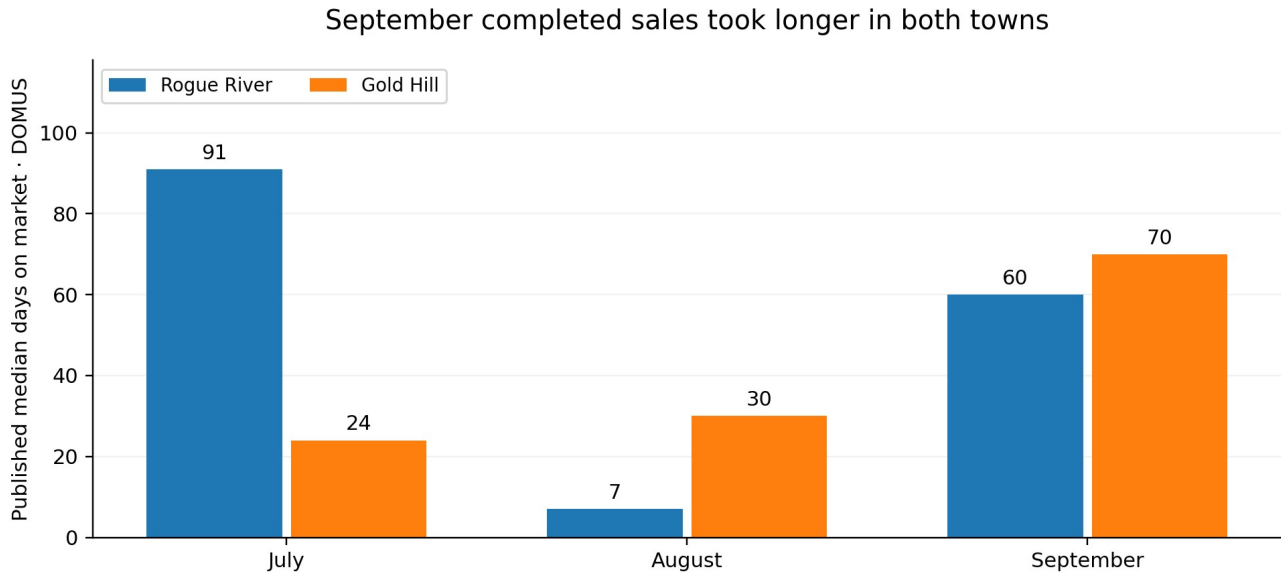
A median describes what sold. It does not price an equivalent home in each town.

The statistics do not measure how much of the change came from transaction mix, improvements, acreage, or location. We retain the contrasts rather than select only the price measure that tells the strongest story.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained.

More activity did not make September faster.

Both towns recorded longer market time than August.



Rogue River’s median market time was 91 days in July, seven in August and 60 in September. Gold Hill’s was 24, 30 and 70 days. The swings sit beside monthly closing counts of seven/16/four and six/one/five, respectively.

Gold Hill’s increased closing count therefore did not mean a shorter selling period for the homes that closed. Rogue River’s August seven-day result did not establish a lasting market speed.

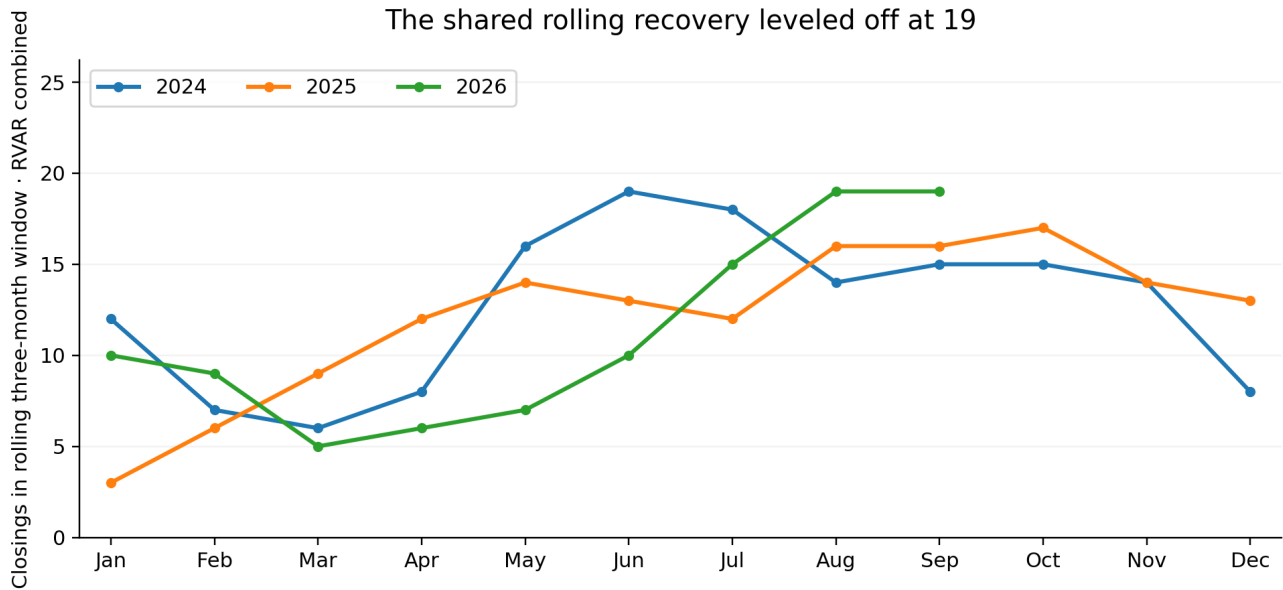
Count the transactions. Then ask which transactions supplied the time statistic.

Median days on market is not the age of every active listing, an average, time in escrow, or a promised marketing period. Later model pages also separate a change-based speed score from the observed number of days.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [3] Authenticated archived source observations and canonical July/August records in the accepted September release. Historical values retain their original input vintages; adjacent RVAR windows overlap.

The shared recovery reached 19—and paused there.

A rolling three-month view of the combined urban existing-home market.



The 2026 combined rolling count climbed from five in the March report to 15 in July and 19 in August. September remained at 19. That is a substantial improvement from the earlier low, but not continued acceleration in the latest window.

July represents May–July sales, August represents June–August and September represents July–September. Adjacent points share two months. They are not independent monthly totals, and their differences do not identify September-versus-August standalone sales.

Read the line as changing rolling activity—not a monthly sales ledger.

The 2024 and 2025 lines provide compatible historical context. They are not forecasts or a seasonal rule that 2026 must repeat. October–December 2026 are deliberately unfilled.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs. [3] Authenticated archived source observations and canonical July/August records in the accepted September release. Historical values retain their original input vintages; adjacent RVAR windows overlap.

More sales and a higher median—with more time and choice.

July–September 2026 versus July–September 2025; the pair is reported once.

Combined RVAR measure	2025	2026	Comparison
Existing-home closings	16	19	+3 / +18.8% calculated
Median sale price	\$302,500	\$331,000	+9.4% printed
Median cumulative DOM	20 days	27 days	+7 days
Inventory at September 30	14	26	+85.7% printed

The three additional existing-home sales and higher median are stronger than a simple reading of Rogue River’s September monthly slowdown. But the longer cumulative market time and larger inventory are important counterweights.

The \$331,000 median is still 19.3% below the matching 2024 median of \$410,000, as printed by RVAR. A positive one-year comparison does not establish a full price recovery or appreciation in a particular home.

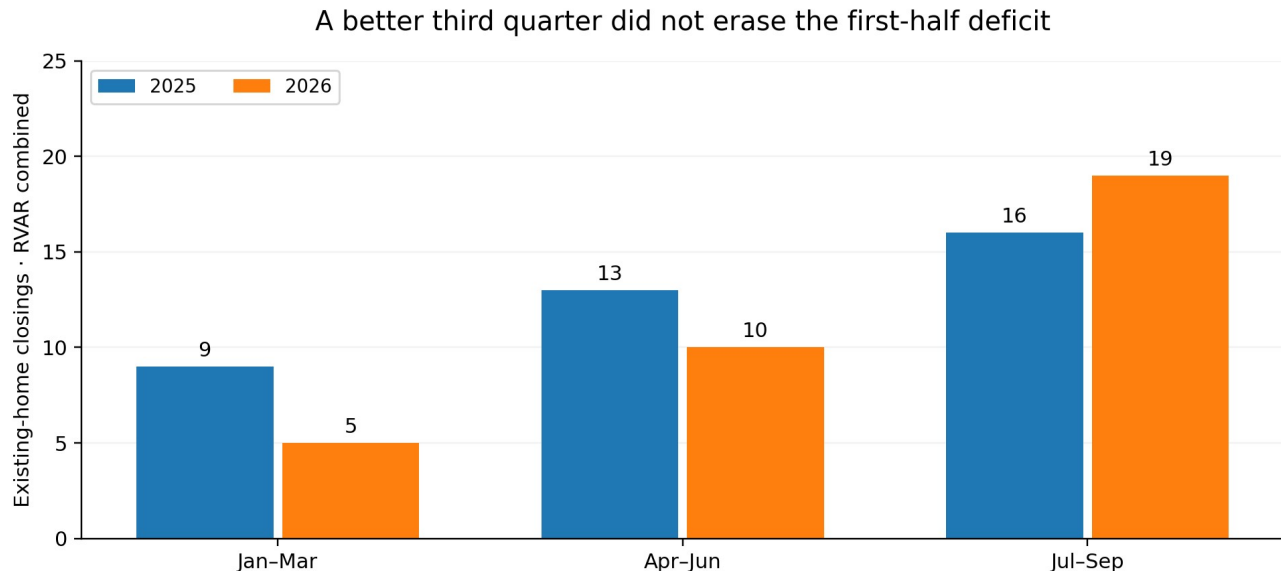
The shared urban market did more business. It did not remove negotiation.

These figures include the publisher’s UGB single-family, townhome and condominium population. The 19 closings cannot be assigned between Gold Hill and Rogue River from the supplied combined row.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs.

The better third quarter reduced—not erased—the deficit.

Non-overlapping quarters add up to a different perspective on 2026.



The combined RVAR existing-home counts are five versus nine in January–March, ten versus 13 in April–June, and 19 versus 16 in July–September. The first half was seven transactions behind; the third quarter recovered three of those transactions.

Adding the disjoint quarters gives 34 January–September 2026 closings versus 38 in the matching 2025 periods: four fewer, or 10.5% lower. This is an author-calculated count comparison, not a synthetic YTD price or market-time statistic.

Quarterly improvement and a year-to-date shortfall can coexist.

For a separate full-year reference, the 2025 annual source reports 51 combined existing-home closings, a \$337,000 median and 23 median cumulative days. That twelve-month count is not the denominator for the nine-month comparison.

SOURCE & BASIS | [6] RVAR March, June and September 2026 reports, p. 1, combined Gold Hill & Rogue River rows; 2025 annual report, p. 1. YTD counts are author sums of non-overlapping quarters. Annual 2025 values are separately page-verified.

Zero recorded closings is a finding—not a price signal.

Keep the latest quarter, year to date and complete prior year separate.

Combined RVAR construction period	2025 closings	2026 closings
January–March	0	0
April–June	0	0
July–September	0	0
January–September, calculated	0	0
Full calendar year, separate reference	1	Not yet observed

The three quarter-end reports support zero new-construction closings in this combined urban population through September in both years. A percentage change from zero is undefined; it is not a meaningful 0% growth rate.

The separate 2025 annual report records one construction closing, with price and cumulative market time unavailable. Neither DOMUS town page supplies a September or YTD construction price. Missing prices are not zero-dollar sales.

No recorded construction sales does not mean no construction activity.

These are sale statistics, not permit, housing-start, project-completion or builder-inventory records. The data do not establish that construction stopped. We do not assign the combined annual closing to either town or substitute county construction prices.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs. [6] RVAR March, June and September 2026 reports, p. 1, combined Gold Hill & Rogue River rows; 2025 annual report, p. 1. YTD counts are author sums of non-overlapping quarters. Annual 2025 values are separately page-verified.

Near asking is not the same as no negotiation.

The complete price history matters more than a single ratio.

September monthly indicator	Rogue River	Gold Hill
List price received	99.0%	96.8%
September closed sales	4	5
Median market time	60 days	70 days

The source’s list-price-received measure describes completed transactions. It does not, by itself, show the discount from the original asking price, concessions, repair terms, or what happened to listings that did not sell.

A simple hypothetical

Assume a home begins at \$450,000, is reduced to \$425,000 and closes at \$420,000. It sold for 98.8% of the final ask but 93.3% of the original ask. Both ratios are mathematically true; neither includes any separately negotiated credits.

A strong closing ratio can follow a substantial pricing adjustment.

This example is not an actual listing, a measured local concession, or an assumed source methodology. It illustrates why buyers and sellers should review comparable transactions’ complete histories before deciding what a reported ratio means for their home.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. Hypothetical example and interpretation by Jon Barrows and Jessica Blackwell.

Use the right backdrop. Then prove the asking price.

The stronger town-level signal is not a substitute for comparable evidence.

Seller situation	Market evidence to weigh	Recommended next question
Rogue River listing	Four closings, three pendings and unchanged inventory after August's surge	How does this home compete against the alternatives buyers can choose now?
Gold Hill listing	More closings and contracts, but 70-day median time and lower monthly pricing than August	Does our price have support beyond the rebound from a one-sale month?
Home in the combined urban comparison	Higher rolling sales and median, but more inventory and longer cumulative time	Which recent properties actually match this home's type, condition and location?

Our recommendation is to start with relevant sold comparables and competing listings, then test the asking price against the property's documented features and current response. Do not use Gold Hill's 43.7% YTD median increase as an automatic increase in an individual home's value.

A market report informs the strategy. Comparable evidence supports the price.

Agree on what new evidence would justify a change: repeated buyer objections, changed competition, or new comparable closings. The aggregate data do not prescribe one universal price cut or marketing timetable.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs. Recommendations are interpretive, not source-reported outcomes.

More room to investigate is not a guaranteed discount.

Use the contrast between towns to ask sharper property-level questions.

Rogue River: distinguish choice from value

The 48-listing count and slower September closing pace create a reason to compare alternatives carefully. They do not establish that every seller is motivated, every listing is overpriced, or every desirable property will remain available.

Gold Hill: do not dismiss the contract rebound

Pending sales doubled to six and inventory fell. Those facts argue against assuming that a thin August market will repeat indefinitely. The longer observed market time and softer price-per-square-foot comparison still warrant careful valuation work.

Across both towns: compare the whole purchase

Review condition, usable features, ownership costs and unresolved property questions alongside price. Where documentation or specialist review is needed, identify the missing evidence rather than substitute a town median for it.

| Buy the property that fits at supportable terms—not the most convenient market headline.

Our recommended decision is conditional: proceed when property fit, comparable value and acceptable terms align; keep looking when important costs, documentation or value remain unresolved. No aggregate score determines the correct offer on its own.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs. Buyer framework is our interpretation of the source evidence.

Your next-move gap matters more than winning one statistic.

An explicitly hypothetical comparison—not a forecast or a quote.

Assumed transaction	Scenario A	Scenario B
Price received on present home	\$420,000	\$410,000
Price paid for next home	\$500,000	\$480,000
Purchase less sale price	\$80,000	\$70,000

In Scenario B, the sale price is \$10,000 lower, yet the purchase price is \$20,000 lower. The difference between purchase and sale is \$10,000 smaller. That is arithmetic about two assumed transactions—not evidence that either town will deliver those prices.

A lower sale price does not automatically mean a worse two-sided move.

The example omits existing debt payoff, financing effects, transaction costs, taxes, repairs and moving costs. It is not a cash-to-close estimate. A property-specific plan needs those actual inputs.

The September medians differ by only \$596, but that is not the cost of moving between comparable Rogue River and Gold Hill homes. Their transaction samples differ, and the combined RVAR median represents another population altogether.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. Assumed-price illustration; no lending, tax or individual valuation conclusion.

Ask whether the next evidence repeats the change.

A conditional watchlist is more useful than a promised turning point.

Observation to watch	Would strengthen the interpretation	Would weaken or complicate it
Rogue River transaction flow	More contracts followed by sustained eligible closing activity	Another weak contract month or continued low closings
Gold Hill activity recovery	Repeated activity across more than a handful of transactions	Return toward the one-sale pace or renewed inventory growth
Selling time and price support	Shorter observed market time with comparable-property pricing support	Longer time or weaker price realization despite improved scores
Combined rolling urban market	Activity holds while inventory and time stabilize	Flat sales accompanied by further inventory growth or longer time

These are proposed observation questions, not newly invented model thresholds or probabilities. We would read October in its own source window and check whether the town and combined urban views continue to diverge.

A rebound earns attention. Repetition earns confidence.

No single pending-sales count establishes the next month’s closings. Changes in the rolling series must also be read with the overlap between adjacent three-month windows in mind.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs. Conditional interpretation, not a forecast.

The label is part of the number.

Source, period, population and method travel together.

Reference	Publication or record	Use in this report
[1] Monthly source	September DOMUS / Oregon Data Share: Rogue River p. 13; Gold Hill p. 7	Separate September, prior-year, August-comparison and YTD cells
[2] Rolling source	September 30 RVAR / Southern Oregon MLS, p. 1	One combined existing-home, construction and inventory geography
[3] Historical inputs	Authenticated source and canonical July/August records	Three-month displays and same-definition history
[4] Numerical diagnostics	Analytics-v2.0 and Health-v3.0	T12/T13 scores under the accepted input and missing-data rules
[5] Outlook / review	Accepted September scoped release and monitoring	Permitted estimates, restrictions and error monitoring
[6] Calendar references	March/June/September 2026 and 2025 annual RVAR, p. 1	Disjoint-quarter count sums and separate full-year reference

Reported facts, author calculations, interpretations, hypothetical examples and model estimates are identified separately. A missing value is retained as unavailable. A reported zero remains zero.

Do not use a broader source to fill a narrower source’s missing fact.

The source defines RVAR’s existing/new-construction scope within UGBs. No exact DOMUS polygon, independent town split within the combined RVAR row, or measured geographic-area ratio is established in this report.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs. [6] RVAR March, June and September 2026 reports, p. 1, combined Gold Hill & Rogue River rows; 2025 annual report, p. 1. YTD counts are author sums of non-overlapping quarters. Annual 2025 values are separately page-verified.

Displayed levels do not explain every printed percentage.

Different source precision is not permission to invent a correction.

The July–August–September charts preserve original monthly observations and canonical analytical inputs. Current year-over-year tables use the comparisons printed in the September publication. These are identified rather than silently substituted.

Source comparison	Displayed levels	Printed change	Arithmetic from displayed levels
Rogue River median DOM, YoY	16 → 60 days	+287.1%	+275.0%
Gold Hill median DOM, MoM	30 → 70 days	+131.7%	+133.3%
Gold Hill median DOM, YTD	28 → 50 days	+81.8%	+78.6%

The source does not provide enough unrounded detail to reconcile every printed percentage. We preserve the printed figures and distinguish our arithmetic from them. We do not invent precision or change the source to make the calculations match.

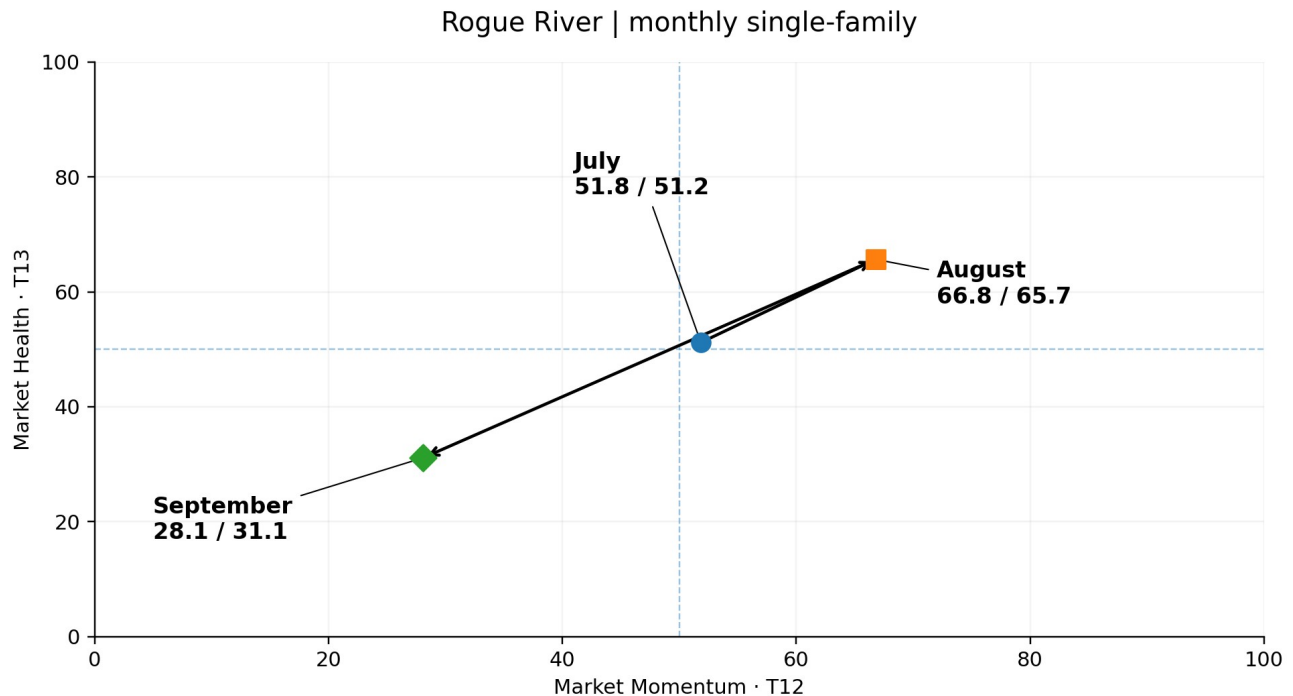
Preserve the observation and its vintage—not just the number you prefer.

Revised prior-year comparison	Field	Archived 2025	Printed in Sep 2026
RVAR inventory	Active listings	20	14

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs. [3] Authenticated archived source observations and canonical July/August records in the accepted September release. Historical values retain their original input vintages; adjacent RVAR windows overlap.

August's lift gave way to a sharp September retreat.

Three monthly observations on the same 0–100 axes.



Rogue River's Momentum / Health sequence is 51.8 / 51.2 in July, 66.8 / 65.7 in August and 28.1 / 31.1 in September. The latest decline reflects weaker transaction mechanics after August's stronger month.

Right means higher Overall Momentum; up means higher Market Health. The arrows connect observations, not a projected path. The 50 lines are orientation guides—not universal buyer/seller-market boundaries.

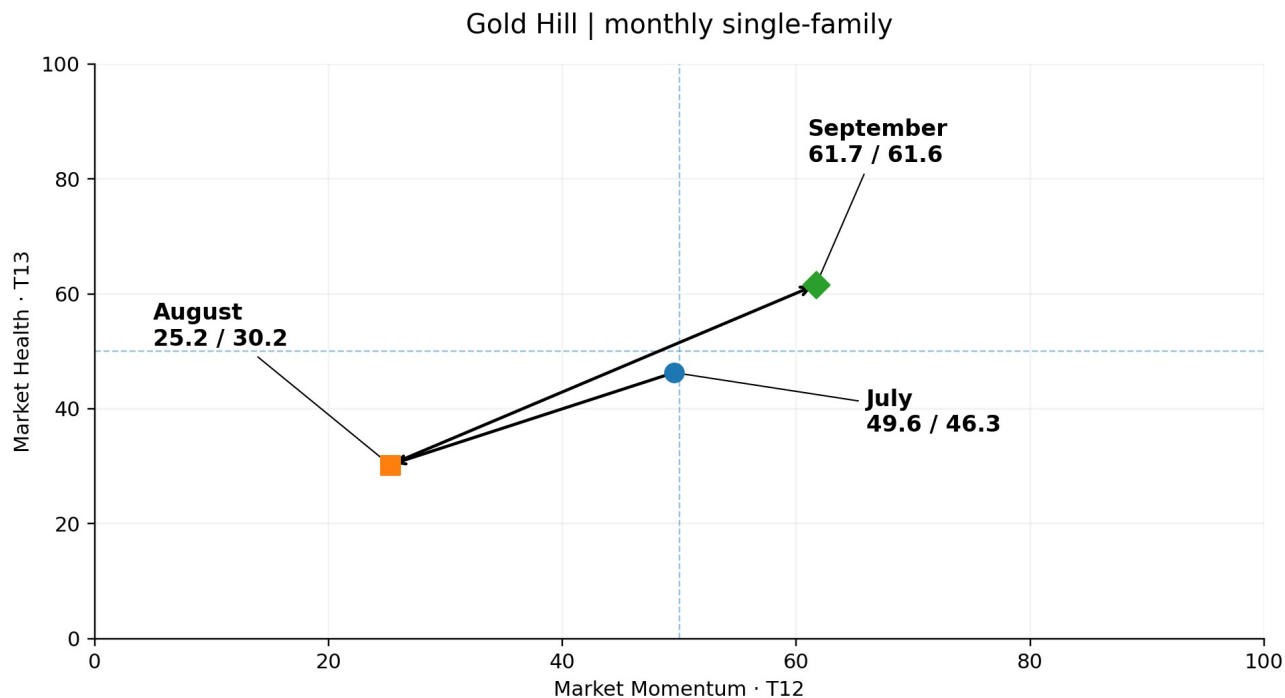
The immediate mechanics weakened even though the year's closing lead survived.

The four-sale month, reduced pending count and sharp change in days on market matter. T12 and T13 share inputs and are not independent confirmations. The supported Health scalar does not unlock withheld DOMUS Risk, forecasts or Cycle.

SOURCE & BASIS | [3] Authenticated archived source observations and canonical July/August records in the accepted September release. Historical values retain their original input vintages; adjacent RVAR windows overlap. [4] Canonical Analytics-v2.0 / Health-v3.0 records, July–September 2026. DOMUS Rogue River and Gold Hill remain separate from RVAR combined existing homes. Diagnostic scores are not probabilities or property valuations.

Gold Hill rebounded—but not in every component.

The recovery from August's thin sample needs its counterweights.



Gold Hill's Momentum / Health sequence is 49.6 / 46.3 in July, 25.2 / 30.2 in August and 61.7 / 61.6 in September. The move from one to five closings, stronger contracts and lower inventory supports the rebound.

At the same time, September's observed median market time was 70 days and the monthly median price was lower than August's. A rising composite is not a claim that homes sold faster or that every asking price gained support.

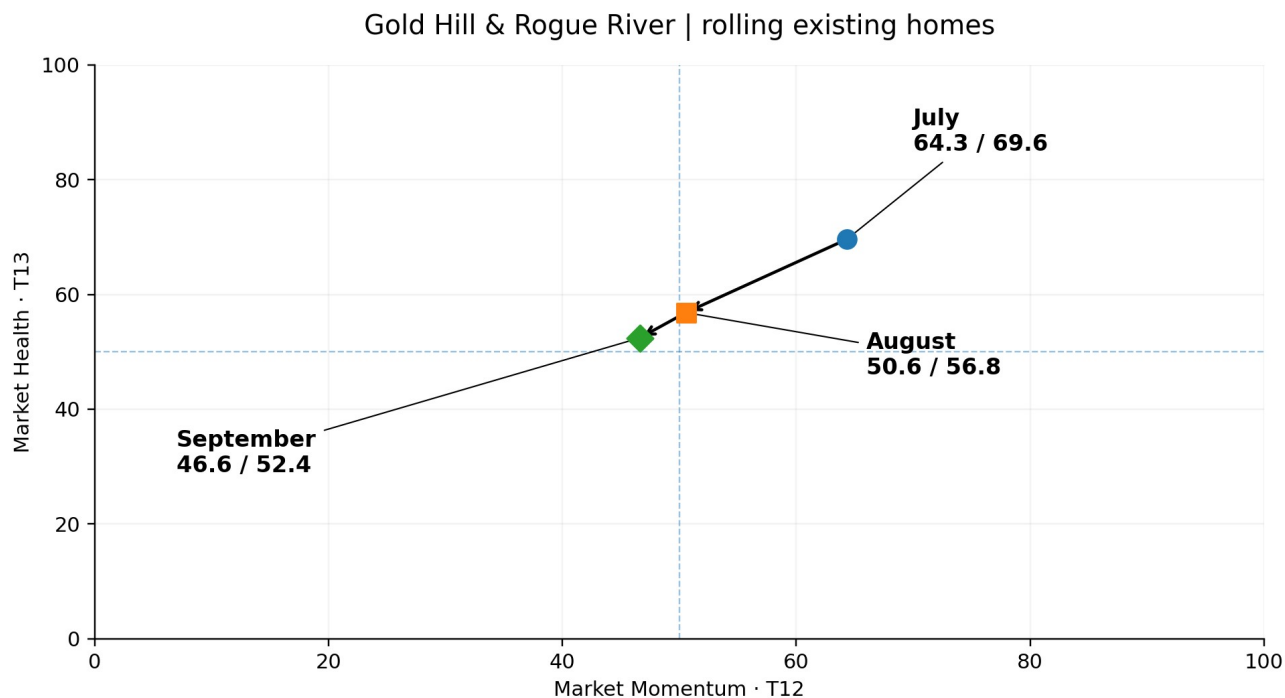
Activity recovered faster than the pricing-and-time story.

Axes, arrows and interpretation rules match the Rogue River map. The supported DOMUS Health result is a diagnostic scalar, not a forecast, property valuation or permission to publish missing Risk/Cycle results.

SOURCE & BASIS | [3] Authenticated archived source observations and canonical July/August records in the accepted September release. Historical values retain their original input vintages; adjacent RVAR windows overlap. [4] Canonical Analytics-v2.0 / Health-v3.0 records, July–September 2026. DOMUS Rogue River and Gold Hill remain separate from RVAR combined existing homes. Diagnostic scores are not probabilities or property valuations.

The shared rolling model softened while Gold Hill rebounded.

This is one combined RVAR context—not a third town.



The combined existing-home Momentum / Health sequence is 64.3 / 69.6 in July, 50.6 / 56.8 in August and 46.6 / 52.4 in September. Flat rolling closings at 19 and rising inventory help explain the latest softening.

Gold Hill's separate monthly rebound and the combined rolling decline can coexist. The periods, property populations and inputs differ. The source does not allow the combined result to be split into a Gold Hill score and a Rogue River score.

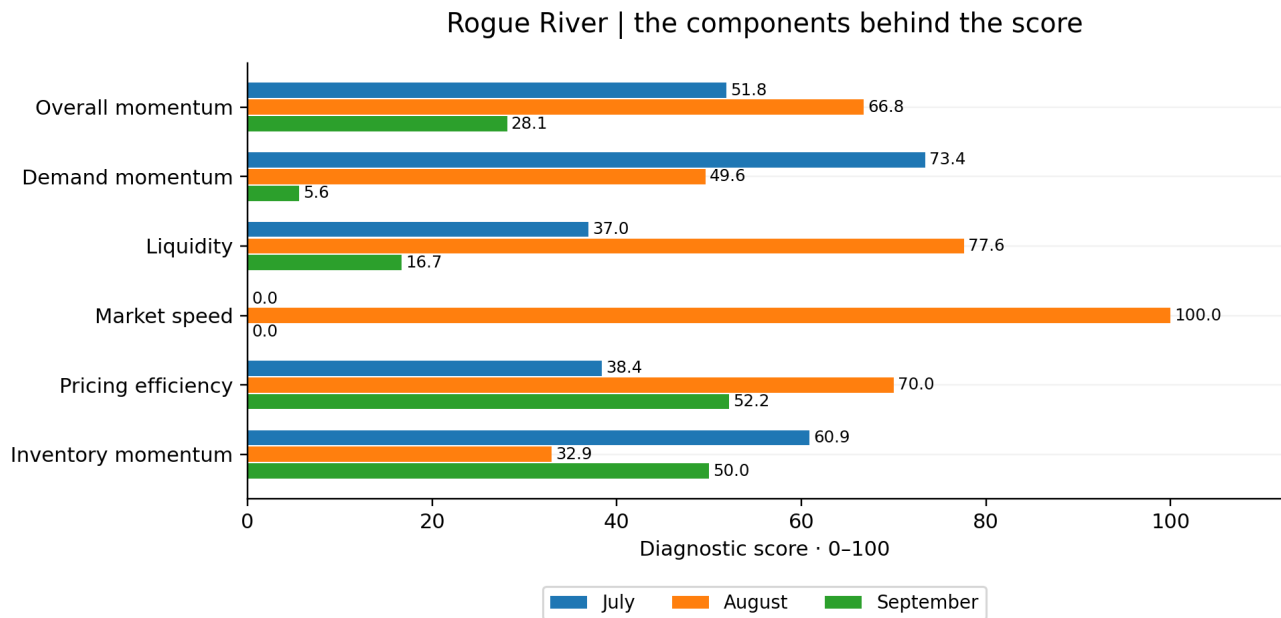
A shared benchmark adds context. It does not overrule either town's source.

The same 0–100 scale aids comparison but does not make the source populations interchangeable. No geography-size explanation or fixed lag between DOMUS and RVAR is claimed.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs. [3] Authenticated archived source observations and canonical July/August records in the accepted September release. Historical values retain their original input vintages; adjacent RVAR windows overlap. [4] Canonical Analytics-v2.0 / Health-v3.0 records, July–September 2026. DOMUS Rogue River and Gold Hill remain separate from RVAR combined existing homes. Diagnostic scores are not probabilities or property valuations.

Demand and liquidity fell. Pricing efficiency did not collapse.

The component view makes the September retreat more useful.



Demand Momentum fell from 49.6 in August to 5.6 in September; Liquidity fell from 77.6 to 16.7. The drop from 16 to four closings and from eight to three pending sales supplies the clearest transaction-flow evidence.

Market Speed moved from its 100.0 ceiling to its 0.0 floor as reported DOM changed from seven to 60 days. The floor is a bounded model score, not zero transactions or a claim that sales have stopped.

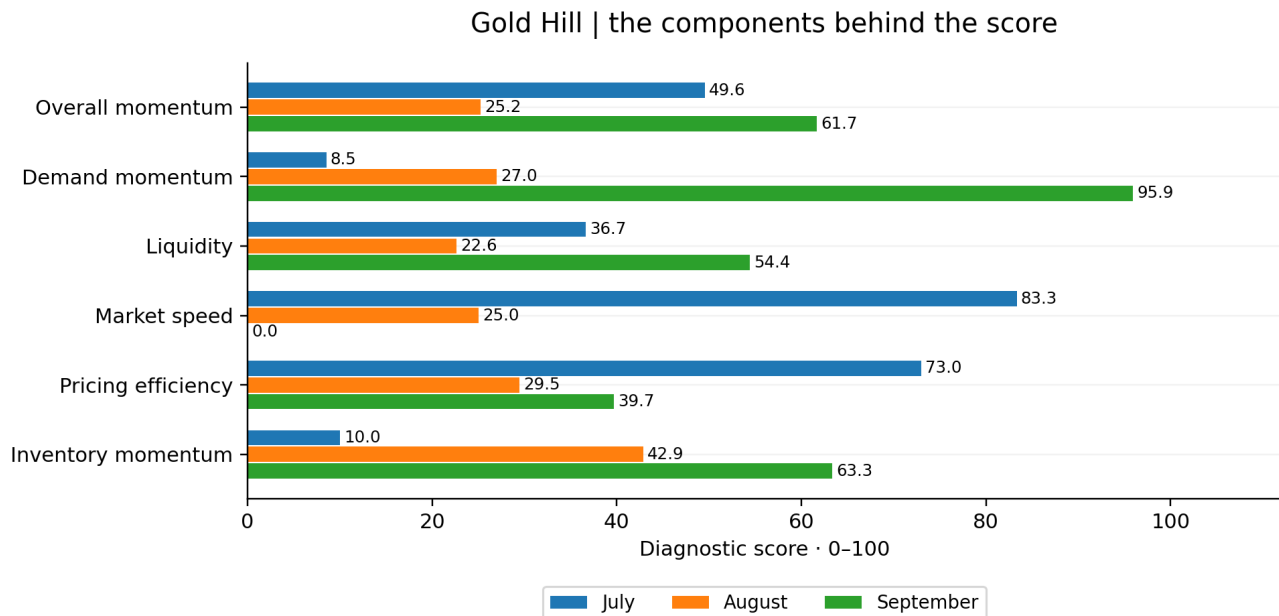
Improved price realization cannot substitute for active transaction flow.

Pricing Efficiency was 52.2, above the midpoint despite the much lower overall composite. It incorporates different pricing evidence, including the increase in price per square foot and list-price realization. It is not an independent guarantee that an asking price is correct.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [3] Authenticated archived source observations and canonical July/August records in the accepted September release. Historical values retain their original input vintages; adjacent RVAR windows overlap. [4] Canonical Analytics-v2.0 / Health-v3.0 records, July-September 2026. DOMUS Rogue River and Gold Hill remain separate from RVAR combined existing homes. Diagnostic scores are not probabilities or property valuations.

Demand rebounded. Selling time still pushed the other way.

A strong composite can contain a weak speed component.



Demand Momentum increased from 27.0 to 95.9 and Liquidity from 22.6 to 54.4. Five closings followed one, pendings doubled, and inventory declined. Those changes supply much of the composite recovery.

Market Speed nevertheless fell from 25.0 to 0.0 as observed median DOM rose from 30 to 70 days. Pricing Efficiency improved from 29.5 to 39.7, but remained below the midpoint as the median price fell.

The rebound is about participation—not blanket pricing power.

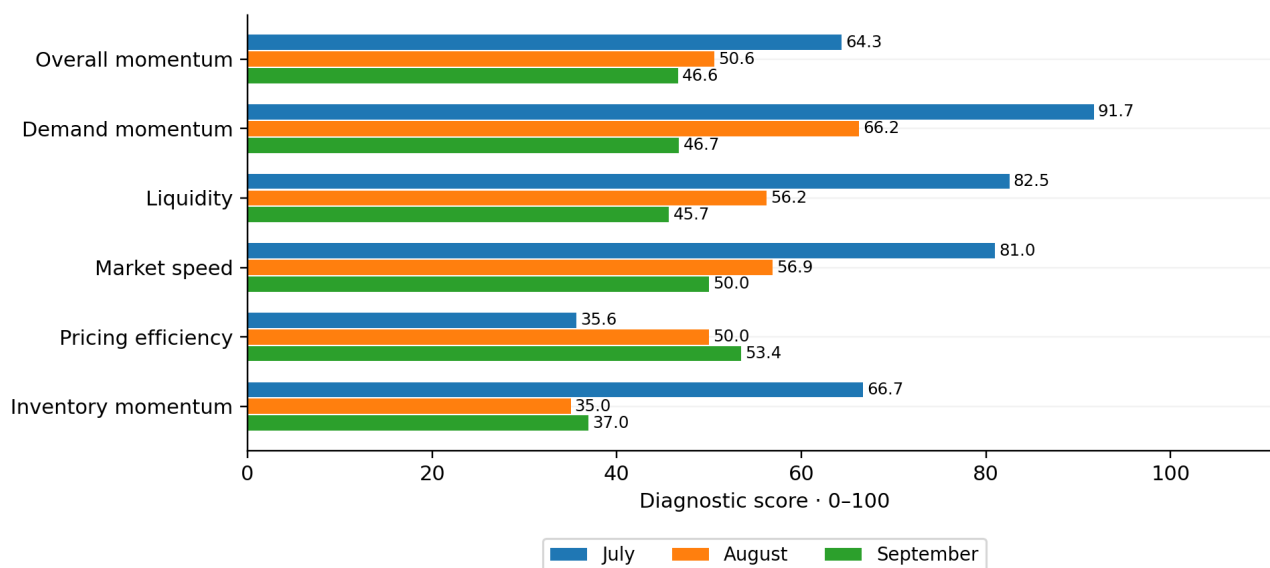
A very small previous denominator can generate a large change score. The figure uses the governed bounded formulas without inventing a new threshold or replacing the thin August observation. Stronger demand, longer selling time and uneven price evidence should be read together.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary: Rogue River p. 13; Gold Hill p. 7. Separate calendar-month Single Family Residence populations. Source-printed percentages retained. [3] Authenticated archived source observations and canonical July/August records in the accepted September release. Historical values retain their original input vintages; adjacent RVAR windows overlap. [4] Canonical Analytics-v2.0 / Health-v3.0 records, July–September 2026. DOMUS Rogue River and Gold Hill remain separate from RVAR combined existing homes. Diagnostic scores are not probabilities or property valuations.

Flat sales met more inventory. The mechanics softened.

The price signal improved, but it did not carry the composite.

Gold Hill & Rogue River | the components behind the score



From August to September, combined existing-home Demand Momentum fell from 66.3 to 46.7 and Liquidity from 56.2 to 45.7. Inventory rose from 23 to 26 while rolling closings stayed at 19. Market Speed returned from 56.9 to 50.0 with cumulative DOM unchanged at 27.

Price Momentum and Pricing Efficiency both increased from 50.0 to 53.4 as the rolling median moved from \$320,000 to \$331,000. In this RVAR implementation those two pricing measures share the same underlying signal; they are not independent confirmations.

A firmer median can coexist with less favorable absorption mechanics.

RVAR does not supply a combined pending-sales series here. Its Demand score is derived from the available governed inputs—not evidence of a measured contract pipeline for the pair.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. Publisher-combined Gold Hill & Rogue River rows; July–September sales and September 30 inventory. Existing/new-construction scope: homes, townhomes and condominiums within UGBs. [3] Authenticated archived source observations and canonical July/August records in the accepted September release. Historical values retain their original input vintages; adjacent RVAR windows overlap. [4] Canonical Analytics-v2.0 / Health-v3.0 records, July–September 2026. DOMUS Rogue River and Gold Hill remain separate from RVAR combined existing homes. Diagnostic scores are not probabilities or property valuations.

Three views; three changes in negotiating balance.

Scores sharpen the discussion. They do not set the terms of a particular sale.

Source geography	Month	Health	Buyer	Seller	Seller – buyer
Rogue River	July	51.2	49.0	43.1	-5.9
	Aug	65.7	36.8	70.4	+33.7
	Sep	31.1	66.0	24.3	-41.6
Gold Hill	July	46.3	55.2	46.3	-8.9
	Aug	30.2	63.0	26.8	-36.3
	Sep	61.6	43.7	54.7	+11.0
Gold Hill & Rogue River	July	69.6	33.2	65.3	+32.1
	Aug	56.8	52.1	53.0	+0.9
	Sep	52.4	54.7	47.9	-6.8

Rogue River and Gold Hill are DOMUS monthly views; Gold Hill & Rogue River is the combined RVAR existing-home view. Buyer Opportunity and Seller Strength are separate diagnostics, not percentages that must total 100.

September’s seller-minus-buyer spreads are –41.6 in Rogue River, +11.0 in Gold Hill and –6.8 in the shared RVAR context. Those differences qualify one another; none supplies a universal discount, price premium or guaranteed advantage.

Use the source that fits the property—and keep the other view as context.

The Health equation does not require raw Risk as an input. Its supported DOMUS scalar can therefore be shown while missing Risk history continues to restrict DOMUS forecasts and Cycle. Missing inputs are not replaced by neutral 50 values.

SOURCE & BASIS | [4] Canonical Analytics-v2.0 / Health-v3.0 records, July–September 2026. DOMUS Rogue River and Gold Hill remain separate from RVAR combined existing homes. Diagnostic scores are not probabilities or property valuations. [5] Accepted September scoped release, field permissions and level-error monitoring response. Forecast centers are numerical estimates; confidence and Cycle weights are diagnostic, not calibrated probabilities.

The shared urban outlook is not two town forecasts.

September-origin numerical centers; each target keeps its proper period.

Combined RVAR metric	Current	Oct 2026	Dec 2026	Mar 2027	Sep 2027
Median Sale Price	\$331,000	\$330,460	\$334,651	\$342,627	\$332,864
Closed Sales	19.0	18.3	18.2	14.0	19.1
Days on Market	27.0	32.6	33.5	38.0	23.3
Active Inventory	26.0	23.5	21.1	20.3	25.8

For sales, price and cumulative DOM, the targets represent three-month windows ending in the named month: August–October, October–December, January–March and July–September. Inventory is the corresponding month-end snapshot. Decimal counts are model centers, not literal fractional transactions.

The nearer centers combine lower inventory with longer market time, while median-price centers remain near the present level. Those numerical estimates do not establish a reliable direction, future bargain, or a best month to act.

An estimate of the combined market cannot price a specific home—or a separate town.

All 16 combined existing-home centers retain their qualifications. The 32 separate DOMUS town slots and eight combined construction slots remain withheld. No forecast intervals, shaded probability bands or calibrated confidence claims are introduced.

SOURCE & BASIS | [5] Accepted September scoped release, field permissions and level-error monitoring response. Forecast centers are numerical estimates; confidence and Cycle weights are diagnostic, not calibrated probabilities. Point estimates are not individual-property valuations.

Transition has the highest fit—not a decisive forecast.

The combined urban market retains a diffuse cycle reading.

Combined RVAR cycle diagnostic	September reading
Primary phase	Balanced Transition
Primary relative fit	16.4%
Secondary phase	Early Cooling
Secondary relative fit	13.4%
Cycle entropy, 0–100	97.3
Diagnostic confidence, 0–100	48.3

Balanced Transition receives 16.4% of relative fit and Early Cooling 13.4%. The remaining fit is spread across eight other patterns. High entropy means the model does not strongly concentrate on one alternative.

The leading phase is the closest fit—not the odds of what happens next.

The calculation uses shared observed inputs, eligible forecast support and the governed smoothing process. Its overlap with T12/T13 means it is not an independent vote confirming a turning point.

Separate Rogue River and Gold Hill DOMUS Cycle outputs remain withheld, as does the combined construction Cycle. We do not copy the combined urban label into either monthly town market or infer a new phase by judgment.

SOURCE & BASIS | [4] Canonical Analytics-v2.0 / Health-v3.0 records, July–September 2026. DOMUS Rogue River and Gold Hill remain separate from RVAR combined existing homes. Diagnostic scores are not probabilities or property valuations. [5] Accepted September scoped release, field permissions and level-error monitoring response. Forecast centers are numerical estimates; confidence and Cycle weights are diagnostic, not calibrated probabilities.

The monitoring warning belongs to the model—not the town.

Use the completed evidence without overstating forecast validation.

September level-error monitoring	Recorded result
RVAR metric-horizon combinations	13 GREEN, 2 WATCH, 1 ALERT
Retained ALERT	One-month inventory
Retained WATCH findings	Three-month inventory and three-month days on market
DOMUS combinations	16 with insufficient maturity

These are source-wide, scoped forecast-error findings—not market-condition grades for Rogue River or Gold Hill. The accepted response retains unchanged methods with enhanced observation and targeted review. The warnings have not been retuned away.

All 447 original September-target forecast records remain preserved in the upstream evaluation: 440 usable outcomes (392 selected and 48 diagnostic), six missing source outcomes and one original eligibility hold. Diagnostic records do not enter the broad selected monitoring denominator. Eleven unresolved August outcomes also remain preserved upstream.

Rogue River needs renewed flow. Gold Hill needs repeatable recovery. The pair needs sustained evidence.

Our closing recommendation is to use the market evidence to improve a property-level decision, not wait for every measure to agree. Read the next observation with the same source definitions. For the full report library and a discussion of your next move: jonandjess.realestate.

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

SOURCE & BASIS | [5] Accepted September scoped release, field permissions and level-error monitoring response. Forecast centers are numerical estimates; confidence and Cycle weights are diagnostic, not calibrated probabilities. Monitoring is limited to its accepted level-error scope, not an overall forecasting-accuracy guarantee.

The language behind the analysis.

Core glossary | 1 of 2

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 | Approved 22-entry Market Intelligence glossary, retained from the accepted publication standard. General definitions do not establish that every measure is observed or released for every reporting population.

Definitions that keep comparisons honest.

Core glossary | 2 of 2

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 | Approved 22-entry Market Intelligence glossary, retained from the accepted publication standard. General definitions do not establish that every measure is observed or released for every reporting population.