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WHITE CITY

MARKET INTELLIGENCE

AUGUST 2026

Residential Market Intelligence for Buyers and Sellers

Faster completed sales. More choice. A year still catching up.

AUGUST CLOSINGS	MEDIAN DAYS ON MARKET	MONTHS OF SUPPLY
9	12	3.6

White City's August results reward a closer look. The headline median fell, but completed sales moved faster and the reported share of list price received was 99.9%. More available listings and a weaker year-to-date count keep that seller-friendly snapshot in perspective.

The central question

How can a lower median sale price coexist with stronger seller leverage? This report separates transaction prices, sales pace, available supply and the evidence behind negotiation.

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Data through August 31, 2026 | Prepared September 16, 2026
Monthly single-family evidence, separate rolling existing-home context, and a guide to the analytical tools.

02 / THE MARKET BEHIND THE HEADLINES

A seller-friendly month inside a slower year.

White City's August improvement is real in the current measures—not proof that every part of the market is strong.

The monthly report records nine August closings, matching August 2025 and improving on July's seven. Median reported market time shortened to 12 days, and list-price realization reached 99.9%. Those are useful signs of efficient completed transactions.

The counterweight is equally important. Active inventory rose to 32 from 26 a year earlier, pending sales declined to seven from eight, and January–August closings were 63 versus 91. August stopped the year-to-date closing deficit from getting larger; it did not erase it.

Question	Evidence-based reading
Did sales recover?	August improved from July, but monthly closings only matched last year. The year-to-date closing count is still 30.8% lower.
Did seller leverage improve?	Both the monthly and rolling analytical views are Seller-Favored in August. This is a source-specific diagnostic, not a guarantee for every listing.
Did all home values fall 14.9%?	No. The monthly median was lower, while reported price per square foot was higher. Neither is a quality-adjusted valuation of your home.
Can buyers assume an automatic discount?	No. Greater selection coexists with fast completed-sale timing and near-asking-price realization.

The practical takeaway

Sellers have a reason to review current positioning rather than rely on a weaker price headline. Buyers have more choice than a year ago, but should evaluate the individual listing—not assume that every seller is under pressure.

How to read the report

Pages 3–11 explain the market evidence. Pages 12–14 translate it into buyer and seller decisions. Page 15 sets out source boundaries. Pages 16–20 explain the four analytical tools and their limitations. Pages 21–22 define the terms.

SOURCE & BASIS | [1] DOMUS August 2026, White City, p.16. [2] RVAR August 2026, p.1. [3] Stored August Market Health outputs. Interpretation is author analysis.

03 / AUGUST SNAPSHOT

The price headline is only one part of the picture.

DOMUS | White City | Monthly Single Family Residence | August 2026 versus August 2025

Metric	Aug 2026	Aug 2025	Change
Median sale price	$331,000	$389,000	-14.9%
Closed sales	9	9	+0.0%
Pending sales	7	8	-12.5%
New listings	11	6	+83.3%
Median market time	12 days	31 days	-60.7%
Price per square foot	$298	$257	+16.0%
List price received	99.9%	98.6%	+1.3 pts*
Active inventory	32	26	+23.1%
Months of supply	3.6	2.9	+23.1%

*The list-price difference is an author calculation in percentage points. Other changes above retain the publisher's reported percentages, which can differ from arithmetic using rounded displayed levels.

Nine transactions require context

Nine closings are enough to describe what the source recorded, but not enough to treat the month's median or market time as a precise estimate for every property. A different mix of homes can materially change a small monthly sample.

What improved—and what did not

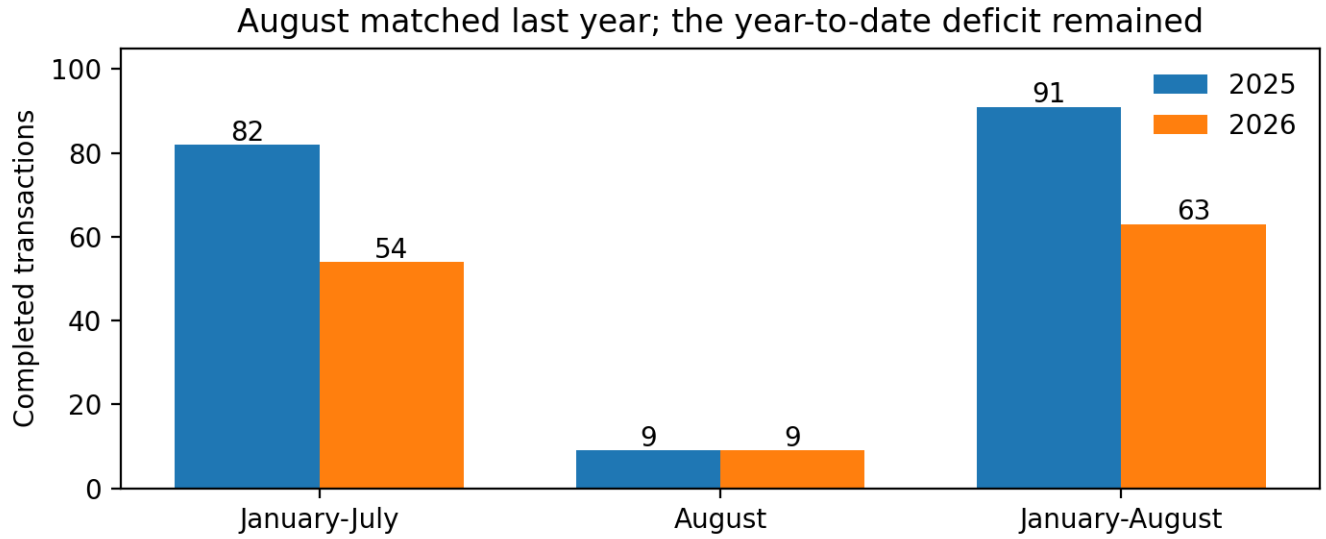
Completed-sale market time improved substantially. Closing volume was unchanged from last year, pending volume was lower, and buyers had more available listings. These observations should be read together.

SOURCE & BASIS | [1] White City source table, p.16. % changes printed by the publisher are preserved. No property-level values or causal explanations are inferred.

04 / THE MONTH AND THE YEAR

August held the closing deficit at 28.

A flat year-over-year month is not the same as a recovered year.



DOMUS single-family counts from one publication. January–July is calculated as January–August less August; the periods are not added together.

January–August closings were 63 versus 91. Subtracting each year's nine August closings gives 54 versus 82 for January–July. White City entered August 28 transactions behind and ended August 28 behind. This is a count comparison, not a forecast of the rest of the year.

Year-to-date measure	Jan–Aug 2026	Jan–Aug 2025	Reported change
Pending sales	61	80	-23.8%
New listings	98	103	-4.9%
Median sale price	$347,450	$360,000	-3.5%
Median market time	28 days	18 days	+55.6%

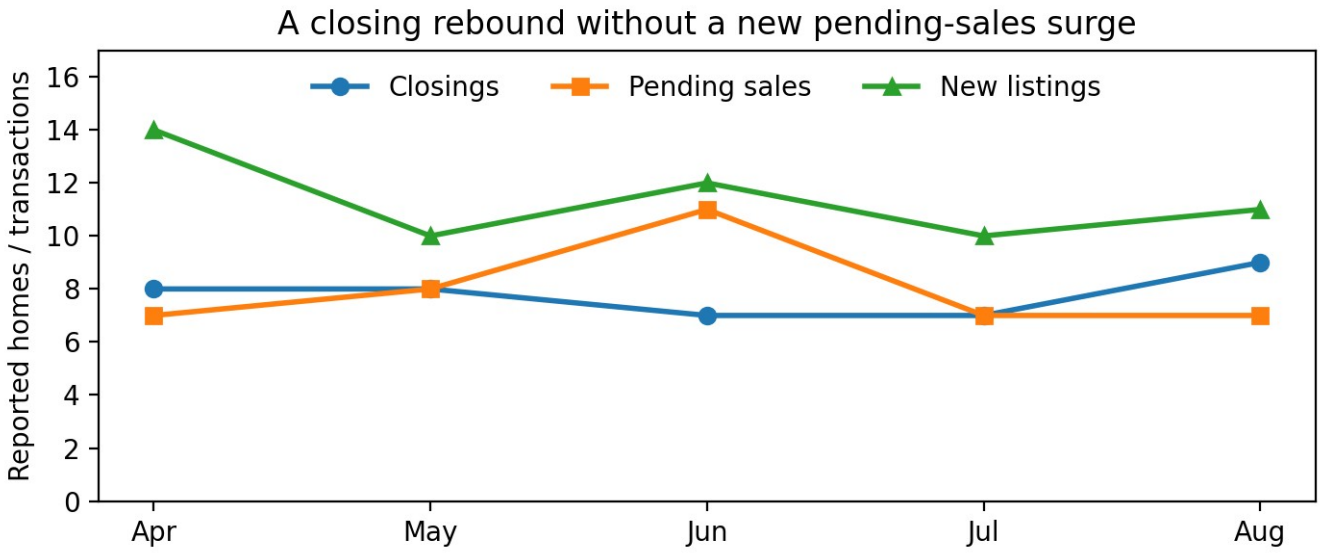
The cumulative contract count is also lower. Meanwhile, year-to-date market time is longer, even though August's completed transactions were relatively fast. A good recent month and a slower cumulative year can coexist without either statistic being wrong.

SOURCE & BASIS | [1] DOMUS p.16, monthly and YTD columns. [5] Author closing-count bridge: 63−9=54; 91−9=82; deficits are 28 in both periods.

05 / DEMAND AND TRANSACTION FLOW

Closings improved; contract activity did not surge.

Use completed sales, new contracts and new listings as different measures.



DOMUS archived monthly observations, April–August 2026. Pending sales are not the same cohort as the homes that closed.

Month	Closings	Pending sales	New listings
Apr	8	7	14
May	8	8	10
Jun	7	11	12
Jul	7	7	10
Aug	9	7	11

August closings increased from seven to nine, while pending sales stayed at seven. Eleven new listings came to market versus ten in July. The monthly pipeline therefore gives a more restrained picture than the improvement in completed-sale speed alone.

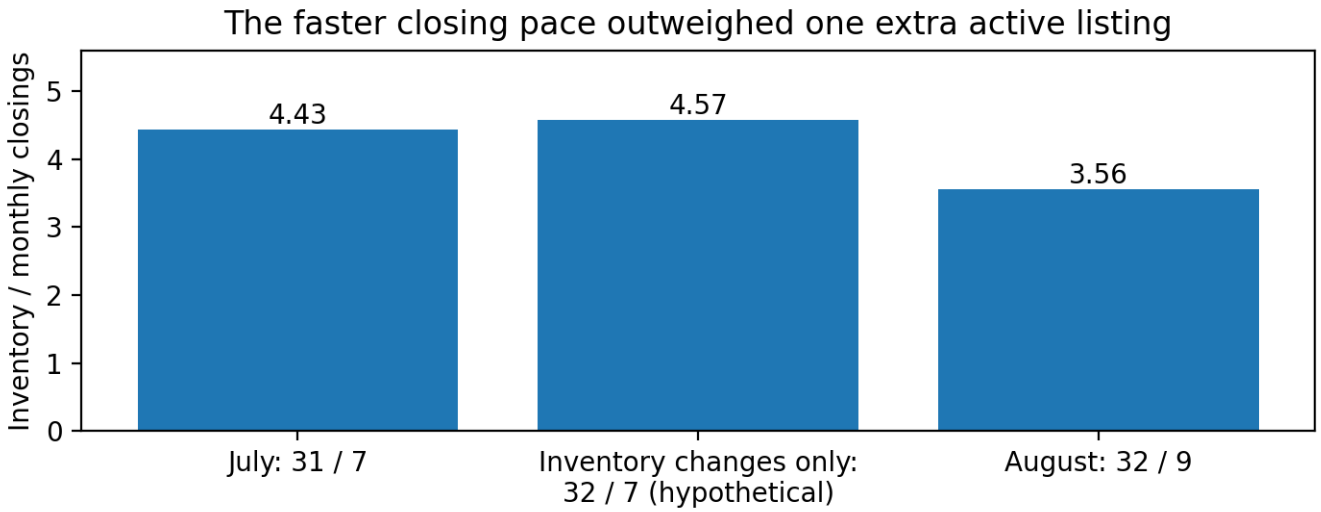
A pending count can help frame the next questions, but it cannot be converted into a guaranteed closing count. We do not know from these aggregates which contracts will complete, when they will complete, or whether they are the same properties represented in other counts.

SOURCE & BASIS | [4] Archived DOMUS monthly source records, p.16 for each month. [1] August table. Recommendations are property-specific questions, not additional observed facts.

06 / INVENTORY AND SUPPLY

More listings can coexist with fewer months of supply.

White City's July-to-August change is a useful lesson in the closing-pace denominator.



Author arithmetic—not substitute published MOS. The middle bar is a hypothetical step that changes inventory while holding July's closing count fixed.

The August publication's July comparison shows 31 active listings, seven closings and 4.4 months of supply. August shows 32 active listings, nine closings and 3.6 months of supply. Inventory increased by one, but the closing count increased by two.

Holding July's closing pace fixed, 32 ÷ 7 would produce a ratio of 4.57. Using August's nine closings instead produces 32 ÷ 9 = 3.56. The arithmetic explains why supply relative to sales can fall even when the number of available listings rises. It is an illustration, not measured causal attribution.

The annual comparison still shows more choice

Compared with August 2025, active inventory increased from 26 to 32 and reported months of supply increased from 2.9 to 3.6. The month-to-month improvement does not undo that year-over-year expansion in available stock.

Do not turn supply into a selling-time promise

Months of supply describes available listings relative to a sales pace. It does not mean a particular home will sell in 3.6 months, nor does it prescribe a universal offer discount.

SOURCE & BASIS | [1] DOMUS p.16, July comparison and August columns. [5] Author ratio illustration. Published MOS and the printed -19.7% monthly change are retained separately.

07 / PRICE AND TRANSACTION MIX

A lower median is not a universal loss of value.

The monthly median, the year-to-date median and the rolling median answer different questions.

Price measure	Current value	Matching comparison
DOMUS August single-family median	$331,000	$389,000 in August 2025; reported -14.9%
DOMUS January–August median	$347,450	$360,000 in prior YTD; reported -3.5%
RVAR June–August existing-home median	$331,000	$339,500 in matching 2025 window; reported -2.5%
DOMUS August price per square foot	$298	$257 in August 2025; reported +16.0%

The two $331,000 medians happen to match. That does not make the underlying samples equivalent: one is a single-month single-family view, while the other is a rolling existing-home view with its own property and geographic scope.

The monthly median fell while reported price per square foot rose. That combination is a reason to investigate the homes that actually sold, not to choose whichever statistic supports a preferred price. These aggregates do not identify how much of the difference came from size, condition, location, construction mix or other attributes.

Why the middle transaction can move

A median is the middle of an ordered set. In a hypothetical month with nine sales, it is the fifth sale price after sorting. Replacing one type of sale with another can move that middle observation without proving that all comparable homes changed value by the same percentage.

The pricing decision

Start with properties that genuinely compete with the subject home. Compare relevant closed transactions and active alternatives, then examine condition, features and listing history. Do not apply -14.9% to an individual home merely because it appears in the community headline.

SOURCE & BASIS | [1] DOMUS p.16. [2] RVAR White City existing-home row, p.1. Hypothetical median explanation and pricing framework are author interpretation, not measured mix attribution.

08 / MARKET TIME AND NEGOTIATION

Fast completed sales do not describe every unsold home.

August's 12-day reading and 99.9% list-price realization are useful—but bounded—evidence.

DOMUS measure	August 2026	Comparison
Median market time	12 days	31 days in August 2025; 27 in July comparator
Year-to-date median market time	28 days	18 days in prior January–August
List price received	99.9%	98.6% in August 2025; 98.8% in July comparator
Active listings	32	Available stock, not the age distribution of unsold homes

The reported DOM describes market time associated with completed transactions. It is not the median age of today's active listings. Some homes can complete after short marketing periods while other listings remain available. The source does not quantify that unsold-listing distribution.

Near asking price can follow an earlier price change

Consider a hypothetical property first offered at $375,000, later offered at $350,000 and sold for $349,650. That sale is 99.9% of the later asking price, but only 93.2% of the original asking price. It is an illustration—not an actual White City transaction or a reconstruction of the publisher's calculation.

What the 99.9% figure does not establish

It does not establish original asking-price recovery, the treatment of concessions, the number of offers or the negotiating room on a particular home. Ask for the individual listing history before drawing those conclusions.

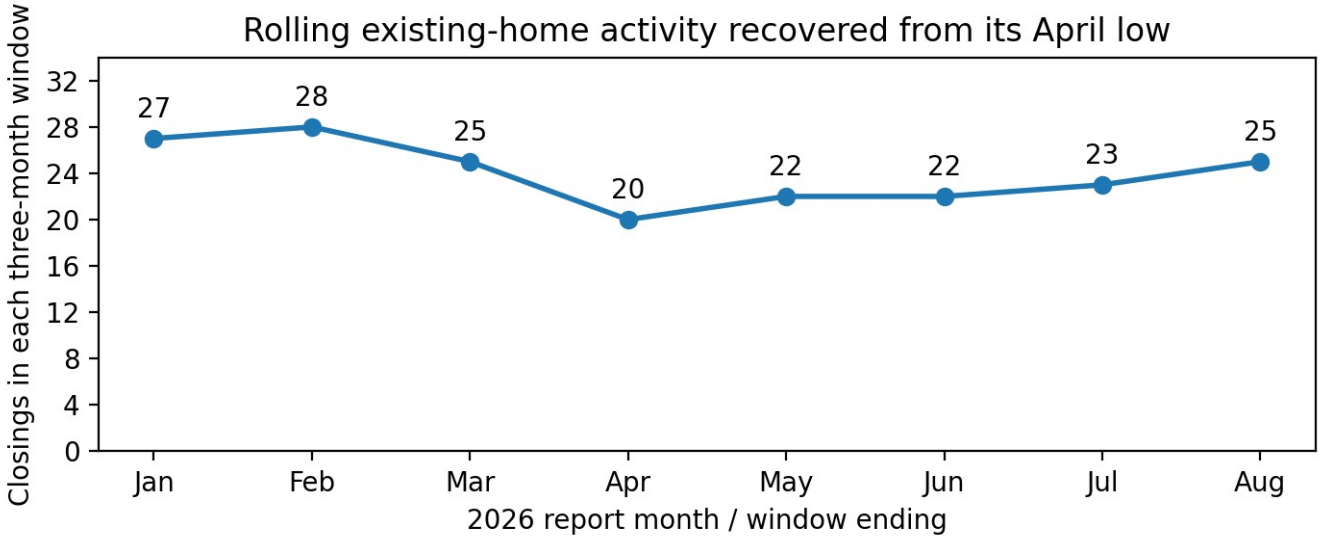
For sellers, the relevant question is whether the chosen asking price is validated by comparable evidence and actual buyer response. For buyers, a lower community median is not proof that a well-positioned individual property will accept a substantial discount.

SOURCE & BASIS | [1] DOMUS p.16. [5] Hypothetical calculation: 349,650 ÷ 350,000 = 99.9%; 349,650 ÷ 375,000 = 93.24%, rounded to 93.2%.

09 / THE ROLLING EXISTING-HOME MARKET

The summer window was stronger than last year.

RVAR | Existing urban homes | June 1–August 31, 2026



Each point is a rolling three-month total, not sales in the labeled month. Adjacent windows overlap and must not be added into a year-to-date total.

RVAR measure	Current window / snapshot	Comparable 2025
Existing-home closings	25	22
Median cumulative DOM	22 days	28 days
Median sale price	$331,000	$339,500
Residential active inventory*	34	20

The June–August window recorded three more existing-home closings, an author-calculated increase of 13.6%, with cumulative market time six days shorter. Its median was 2.5% lower as reported. The improvement in transaction pace is therefore not the same as broad price appreciation.

The rolling count rose from 20 in the April-ending window to 25 in the August-ending window. This is a recent recovery within a short sequence, not evidence of a recurring seasonal pattern or a prediction that the recovery will continue.

SOURCE & BASIS | [2] RVAR p.1 and [4] native 2026 RVAR history. *Inventory is the separately defined August 31 residential snapshot, not an existing-home-only sales count or a published RVAR MOS.

10 / NEW CONSTRUCTION AND BOUNDARIES

One rolling construction sale does not define a market.

Keep the construction population separate—and keep unavailable values unavailable.

RVAR new-construction measure	Jun–Aug 2026	Jun–Aug 2025
Closed sales	1	9
Median sale price	Not reported	$389,000
Median cumulative DOM	Not reported	43 days

RVAR reports one White City new-construction closing in the summer window versus nine a year earlier. The current median price and cumulative DOM fields are not reported. No construction-market price or speed conclusion is manufactured from those blank fields.

The monthly source supplies different construction information

The DOMUS page separately reports a $399,900 August new-construction sales-price figure and a $365,000 year-to-date figure. Its table does not give a separate exact construction closing count. These observations do not fill RVAR's missing cells or establish that the sources cover the same properties.

White City is a reporting geography—not every mailing address

The RVAR existing/new-home tables cover single-family residences, townhomes and condominiums within their urban growth boundary reporting scope. The DOMUS page is labeled Single Family Residence and Community. A White City mailing address alone does not establish membership in both samples.

Two inventory numbers, two source definitions

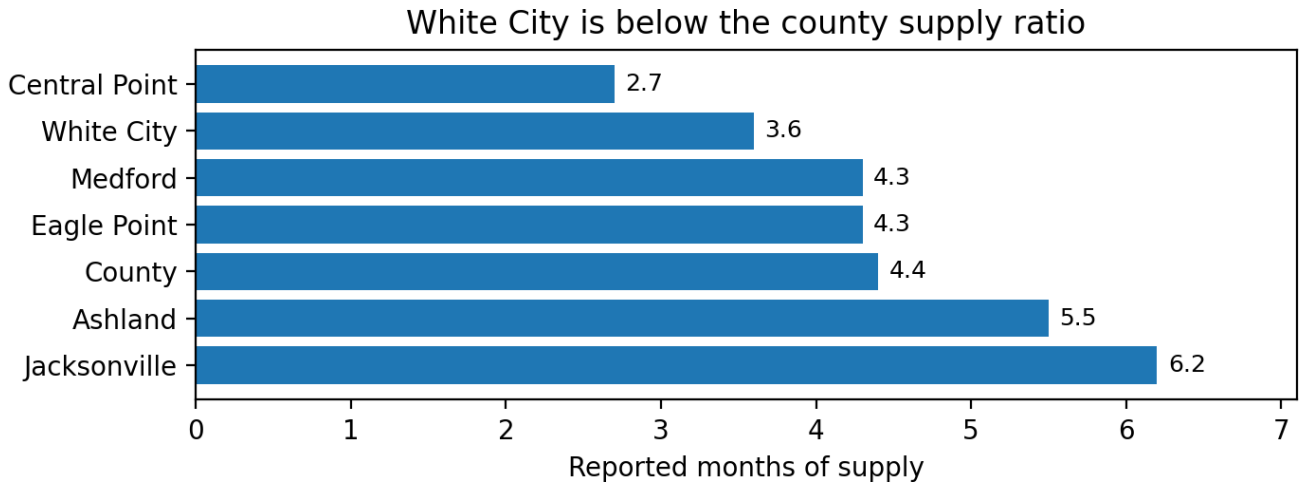
DOMUS reports 32 active listings; RVAR reports 34. Do not average them or subtract them to claim two identified rural or construction listings. The supplied records do not provide the property-level crosswalk needed for that conclusion.

SOURCE & BASIS | [2] RVAR p.1, construction table, residential inventory and scope note. [1] DOMUS White City p.16, construction-price row and geographic/property labels.

11 / LOCAL CONTEXT

The county benchmark is a starting point.

Matching monthly definitions make comparisons useful; they do not rank neighborhood quality.



DOMUS August 2026 monthly SFR. The county includes these communities and is not an independent control group.

Market	Median	Closed	Active	MOS	DOM
White City	$331,000	9	32	3.6	12d
Central Point	$425,000	23	61	2.7	25d
Medford	$426,700	85	363	4.3	20d
Eagle Point	$440,000	23	98	4.3	10d
Ashland	$592,500	26	144	5.5	37d
Jacksonville	$657,500	9	56	6.2	18d
Jackson County	$450,000	208	924	4.4	20d

White City's 3.6-month supply reading is below the county's 4.4 and above Central Point's 2.7. Its nine-closing sample is materially smaller than Medford's 85 or the county's 208, so movements in its median deserve particular care.

The price levels above are transaction medians, not comparable-home values, affordability rankings or investment recommendations. Do not add overlapping county and community counts or use a neighboring market as a substitute for local evidence.

SOURCE & BASIS | [1] DOMUS August 2026: White City p.16; Central Point p.5; Medford p.9; Eagle Point p.6; Ashland p.3; Jacksonville p.8; Jackson County p.1.

12 / FOR SELLERS

Use the improved conditions—without overpricing them.

The August evidence supports a current listing-position review, not a calendar-only promise.

Both analytical views favor sellers in August, and completed-sale timing is faster. A prepared seller therefore has a reason to examine today's specific competitive position. The higher available inventory and weaker year-to-date transaction count are reasons to stay disciplined, not to assume buyers will accept any asking price.

Evidence	Recommended response	What not to assume
12-day monthly DOM; near-asking-price realization	Review how closely your home matches the properties that actually sold, including asking-price history.	Every home will sell in 12 days or receive multiple offers.
32 monthly active listings versus 26 a year ago	Map active alternatives in the relevant price range, size and condition.	A seller-favored diagnostic eliminates competition.
Monthly median down; $/sq.ft. up	Explain pricing with relevant comparable transactions rather than one aggregate percentage.	The headline decline is your home's value change.
Seven pendings and a lower year-to-date contract count	Agree in advance on the buyer-response evidence that would justify revisiting position.	One stronger closing month guarantees sustained demand.

A practical listing conversation

Start with the seller's timing needs, property readiness and alternatives. Then compare a launch now with preparation for a later launch. The market evidence should inform that choice alongside the individual home's competitive position—not dictate a date in isolation.

The message for a homeowner

"White City's August transaction conditions improved, but a smaller and price-sensitive market still rewards precise positioning. Let's test how your home compares with current choices before deciding on timing and asking price."

SOURCE & BASIS | [1–3] Observed conditions and August diagnostics. The decision framework and suggested wording are author recommendations, not a property appraisal or seller-outcome guarantee.

13 / FOR BUYERS AND MOVE-UP HOUSEHOLDS

More choice is useful; automatic discounts are not assured.

Separate market context from the terms available on a particular listing.

Buyers have more active choices than a year earlier, but the completed-sale evidence does not show uniformly weak sellers. The most useful preparation is to know the comparable alternatives, understand the individual listing history and decide which terms matter for the property under consideration.

Question to investigate	Why it matters
How does this home compare with active and recently closed alternatives?	The community median does not adjust for the home's features, condition or location.
Has the asking price changed, and what is the actual listing history?	A near-list-price transaction can still follow earlier repricing.
What do current pending listings indicate within this price range?	The seven community pendings are a broad count, not a same-property closing forecast.
Which property questions and terms must be resolved?	The market report does not replace property-specific investigation or professional advice.

Selling and buying: compare the net move

Hypothetical illustration: selling at $350,000 and buying at $500,000 creates a $150,000 gross price gap. In a different negotiation, selling at $340,000 and buying at $480,000 creates a $140,000 gap. The lower selling price alone would not describe the economics of that move.

These are assumed prices—not White City forecasts or comparable-property valuations. Transaction costs, financing, taxes, repairs and carrying costs are omitted. They must be evaluated separately before treating a gross gap as a real household budget.

Preparation is not pressure

Be ready to evaluate a suitable property when it appears. Neither a seller-favored month nor a lower headline median is a reason to abandon your budget or property requirements.

SOURCE & BASIS | [1–3] Market context. [5] Hypothetical move calculation. Questions and recommendations are author guidance, not additional measurements of the market.

14 / WHAT TO WATCH NEXT

Look for persistence—not just a good August reading.

The next observations should test the interpretation in both directions.

Area to watch	Would reinforce the August improvement	Would weaken or complicate it
Transaction flow	Closings hold up alongside renewed pending activity in the same source.	Closings or new contracts soften while available choices remain elevated.
Supply and competition	Supply relative to closing pace stays contained without relying on one unusual month.	Active listings grow faster than completed or pending activity can absorb.
Pricing validation	Relevant comparables and listing response support asking positions across more transactions.	Weak response or repricing becomes evident within the property's true comparable set.
Market time	Shorter completed-sale timing persists beyond this small August sample.	Market time lengthens while transaction flow weakens.
Analytical consistency	Health, liquidity and leverage remain constructive when refreshed from new observations.	The source-specific diagnostics diverge or the recent improvement fades.

These are questions for a future evidence review, not thresholds that guarantee an outcome. A later report could reinforce the seller-friendly reading, weaken it or show different behavior across price ranges. This edition does not decide the next month in advance.

Use the community pattern carefully

The report identifies White City's current evidence. It does not establish a best month to list, a seasonal buying rule, or a prospective prediction of seller leverage. Those questions require a separate historical study and continued observation.

Where the evidence leaves us

August is a constructive transaction snapshot with meaningful qualifications: more available stock, fewer year-to-date sales and contracts, and a small monthly sample. The right response is a specific property discussion—not a blanket "hot" or "cold" label.

SOURCE & BASIS | Author monitoring questions grounded in [1–3]. No new alert, model score, calendar rule or future observation is created by this watchlist.

15 / SOURCE AND COMPARISON GUIDE

Know which market—and which time window—you are reading.

The two principal source families remain separate throughout this report.

Reference	Evidence used	Boundary
[1] DOMUS / Oregon Data Share	August 2026 Jackson County Market Summary; White City table p.16 and named peer pages.	Calendar-month Single Family Residence; YTD and July comparator retained as printed.
[2] RVAR / Southern Oregon MLS	Residential Statistics as of August 31, 2026, p.1.	June–August existing/new-home windows and separate August 31 residential inventory.
[3] August Market Intelligence analytical release	Stored Market Dynamics, Health, Outlook and Cycle results plus accepted monitoring evidence.	Source-specific diagnostics and estimates, not new observations or property valuations.
[4] Archived source history	Native DOMUS April–July and RVAR January–July records used in the charts and comparisons.	Original source vintages remain identified. No unrelated historical series is spliced in.
[5] Author calculations / examples	Closing-count bridge, supply arithmetic, percentage-point difference and hypothetical transactions.	Labeled separately from publisher statistics and model estimates.

July source comparisons versus July model inputs

For White City, the July levels used here agree across the archived monthly record and the August report's July column: $365,000 median, seven closings, seven pendings, ten new listings, 31 active listings, 4.4 months of supply, 27 DOM, $240 per square foot and 98.8% list price received. Their provenance still remains distinct.

Published percentage changes may not reproduce exactly from rounded displayed levels. For example, the August page prints a 54.7% monthly DOM decline, while 12 versus 27 rounded days gives a 55.6% arithmetic decline. The source's printed percentage is not silently replaced, and the stored model's input calculation is not rewritten.

Only numerical tables or authenticated native extracts supply chart values here; the source PDF's illustrative trend graphics are not digitized. New-construction missing values remain unavailable. Source disagreement is not resolved by averaging.

SOURCE & BASIS | Source identities, exact records, reader selections and calculation support are retained with the publication. Brokerage location in the attribution does not change the White City reporting scope.

The current improvement is about transaction mechanics.

The four tools describe dynamics, health and leverage, outlook, and cycle position. They share inputs—not four independent confirmations.

Diagnostic	Monthly Jul	Monthly Aug	Rolling Jul	Rolling Aug
Overall Momentum	50.7	62.1	45.2	57.6
Demand Momentum	32.6	62.3	52.7	56.5
Liquidity	49.8	75.1	39.4	65.9
Market Speed	60.0	100.0	16.7	88.9
Pricing Efficiency	48.3	59.2	50.0	51.8
Seller Pressure	46.1	67.4	31.8	69.4
Buyer Pressure	53.9	32.6	68.2	30.6

Monthly Liquidity rose from 49.8 to 75.1 and Market Speed reached its upper bound of 100.0. In the separate rolling existing-home view, Liquidity rose from 39.4 to 65.9 and Speed from 16.7 to 88.9. Both comparisons describe improved recent mechanics, not simply a higher transaction median.

A bounded score is not a literal percentage

A Speed score of 100 means the diagnostic reached its scale ceiling. It does not mean every home sold instantly or that sellers control 100% of negotiations. Similarly, a change of ten index points is not a 10% change in home values or sales.

Why Pricing Efficiency can improve with a lower median

Monthly Pricing Efficiency incorporates price-related evidence beyond the median, including price per square foot and list-price realization. Those observations were stronger in August. The RVAR measure has different available inputs; its 51.8 is not the same measurement as the monthly 59.2.

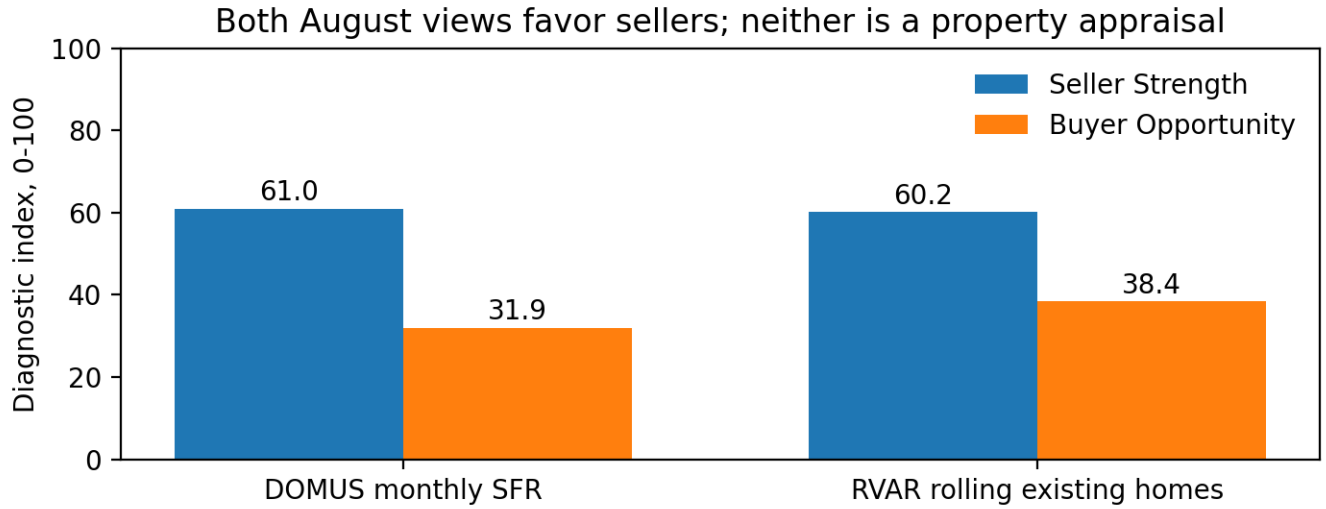
Use the engines as organized evidence

The indices summarize source-specific conditions. Correlated measures should not be counted as independent confirmations, and unavailable legacy event classifications are not used to declare turning points.

SOURCE & BASIS | [3] Canonical Analytics-v2.0, July and August 2026; native archived inputs retained. Names, formula coverage and direction follow the established analytical definitions.

Both August readings favor sellers.

This is the strongest analytical agreement in White City's current report.



Health-v3 indices for distinct source populations. Seller Strength and Buyer Opportunity are not opposites that must total 100.

Source view	Health	Seller–buyer spread	Leverage	Risk diagnostic
DOMUS monthly	60.2	+29.0	Seller-Favored	30.5 / Moderate
RVAR rolling existing	61.8	+21.8	Seller-Favored	23.8 / Low

The monthly seller-minus-buyer spread moved from -5.3 in archived July to +29.0 in August. The rolling existing-home spread moved from -16.5 to +21.8. Both are classified Seller-Favored, while Health is Healthy in both views.

That agreement supports the interpretation of an improved current negotiating environment. It does not establish a broad price upswing, erase the year-to-date activity deficit or remove competition from the larger inventory pool.

Leverage is context—not a list-price formula

A seller-favored diagnostic may inform timing and preparation, but it cannot price an individual property. A buyer-opportunity index is not a predicted discount, and the risk diagnostic is not insurance, credit or personal investment risk.

SOURCE & BASIS | [3] Preserved Health-v3 outputs bound to canonical T12 records. Monthly and rolling values are never averaged. Scores and classifications are diagnostic, not calibrated event probabilities.

18 / MARKET OUTLOOK (T14)

Planning estimates point to measured—not unlimited—momentum.

August-origin numerical centers. These are model estimates for future source statistics, not promised results.

Monthly single-family view — DOMUS

Statistic	Aug 2026 observed	Nov 2026 center	Feb 2027 center
Median sale price ($)	$331,000	$347,507	$347,357
Closed sales (transactions)	9.0	8.4	8.7
Median DOM (days)	12.0	14.2	16.3
Active inventory (listings)	32.0	31.3	31.6

Rolling existing-home view — RVAR

Statistic	Aug 2026 observed	Nov 2026 center	Feb 2027 center
Median sale price ($)	$331,000	$337,542	$326,359
Closed sales (transactions)	25.0	23.9	23.4
Median cumulative DOM (days)	22.0	25.0	27.7
Active inventory (listings)	34.0	33.1	31.4

For RVAR sales, prices and cumulative DOM, the November target is the September–November window and February is December–February. RVAR inventory remains a target-month-end snapshot. DOMUS targets are individual calendar months. Fractional counts are model centers, not literal partial transactions.

The centers show longer market time in both views by February, while their price paths differ. They do not support treating August's seller leverage as guaranteed to persist through winter. No future Seller Strength or Buyer Opportunity score is manufactured from these estimates.

Uncertainty stays with the estimate

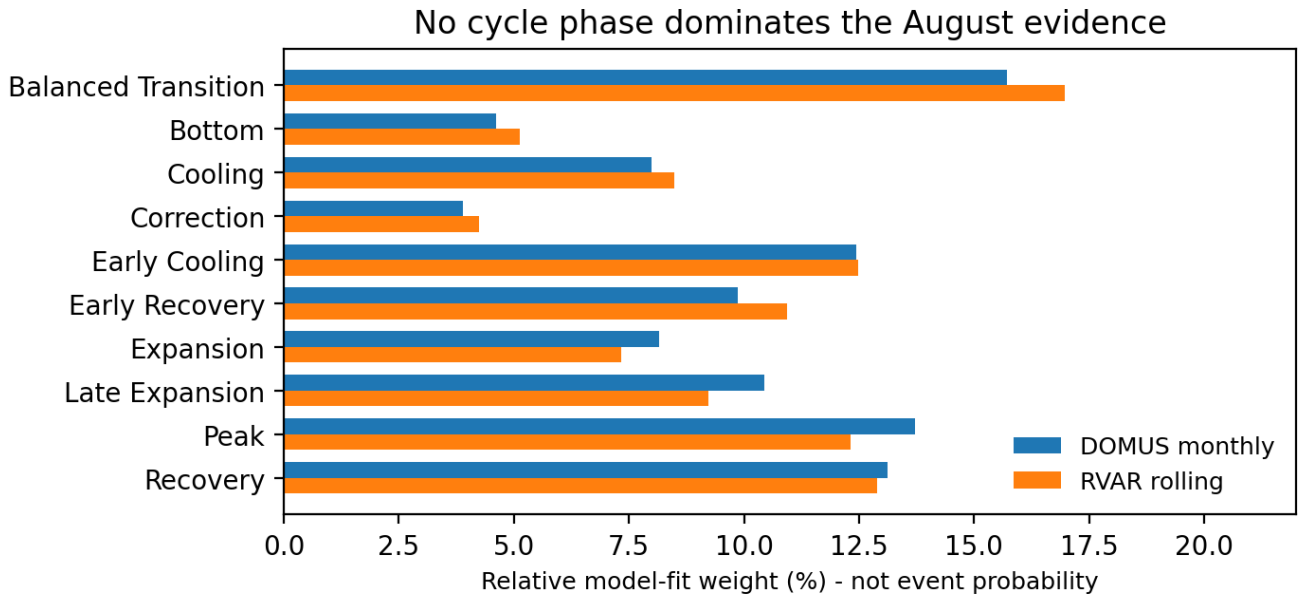
No calibrated forecast bands are shown. A permitted numerical center is not a success probability, a property appraisal or proof that the future direction is known. The inventory bias alert and local observation findings discussed on page 20 remain relevant.

SOURCE & BASIS | [3] Stored August MarketOutlook-v4.0, native source/segment routes. All displayed centers have level permission; diagnostic confidence and intervals are not presented as calibrated accuracy. No models rerun.

19 / MARKET CYCLE POSITION (T15)

Seller leverage is clearer than the cycle label.

Balanced Transition has the strongest relative fit in both views, but neither is decisive.



Cycle-v3 weights sum to 100 within each source. These are similarities to phase descriptions, not the odds of future market events.

View	Leading fit	Second fit	Entropy
Monthly	Balanced Transition / 15.7%	Peak / 13.7%	96.8
Rolling existing	Balanced Transition / 17.0%	Recovery / 12.9%	96.9

Monthly entropy is 96.8 and rolling entropy is 96.9 on a 0–100 scale. Values close to 100 indicate that fit is spread among several phases rather than concentrated in one. The monthly runner-up label Peak is not a prediction that White City home prices have reached a peak.

The cycle model includes smoothing, so it need not change labels immediately when current transaction mechanics improve. Its role here is to qualify the interpretation: current leverage improved, but a durable market-cycle turning point is not established.

SOURCE & BASIS | [3] Canonical final Cycle-v3 outputs. Routed July predecessor used where compared. Diagnostic cycle confidence is not an empirical forecast-success percentage.

20 / PUTTING THE TOOLS TOGETHER

A coherent current signal, with limits on the outlook.

The report distinguishes observed transactions, analytical diagnostics and forecast-performance evidence.

Tool	What it adds in White City	What it does not prove
Market Dynamics (T12)	Faster recent clearing mechanics, stronger liquidity and seller pressure in both views.	A permanent trend, universal seller control or individual listing performance.
Market Health & Leverage (T13)	Healthy / Seller-Favored August assessments for both sources.	A pricing premium, automatic multiple offers or a recovery in the YTD count.
Market Outlook (T14)	Source-specific future numerical centers, with longer market-time centers by February.	A guaranteed winter trajectory or a future buyer/seller index.
Market Cycle Position (T15)	Diffuse phase fit; no dominant cycle interpretation.	A verified probability of expansion, correction or a price peak.

What forecast monitoring has actually established

Across the August platform evaluation, 446 queued forecasts were accounted for: 435 had usable numerical outcomes and 11 remained pending because a required source value was unavailable. These are evaluated records, not 435 correct predictions.

The accepted level-error dashboard retained 15 RVAR GREEN metric–horizon combinations and one one-month inventory bias ALERT under enhanced observation. Sixteen DOMUS combinations remained insufficiently mature. A GREEN within this scope is not a claim of universal accuracy or a local all-clear.

White City has 11 accepted local numerical review records covering inventory, existing-home market time and new-construction sales. Some inventory records share the same observation across forecast branches. They remain targeted observation findings—not 11 independent market failures or new automated alerts.

How to use the report

Use the August facts to frame a property discussion, the diagnostics to organize competing signals and the outlook to prepare questions. Do not replace comparable-property analysis with an aggregate score or forecast.

SOURCE & BASIS | [3] Accepted August monitoring companion; 11 White City local review records retained. Active monitoring is level-error-only; excluded classifiers, automated escalation and broader drift alarms are not represented as operational.

21 / READER'S GLOSSARY

The market measures in plain language.

Definitions preserve the established meaning of each measure.

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 White City 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 Market Intelligence glossary; locality example adapted to White City. These definitions do not imply that every measure is available in every source.

The analytical terms—and their limits.

A diagnostic score, a forecast and an observed transaction are different kinds of evidence.

List-price realization

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

Market Dynamics (T12)

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

Market Health (T13)

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

Market Outlook (T14)

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

Market Cycle (T15)

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

Numerical center / point forecast

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

Forecast horizon / target

The time ahead and the period being estimated. An August 2026 origin with a twelve-month horizon targets August 2027; it cannot be scored as mature in September 2026.

Diagnostic confidence / reliability

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

Phase weight / prototype fit

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

Normalized cycle entropy

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

Smoothing / persistence

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

SOURCE & BASIS | Approved Market Intelligence glossary. For questions about the report or your property: Jon Barrows & Jessica Blackwell, Full Circle Real Estate; jonandjessreal@gmail.com | (707) 787-7307.