

WHITE CITY MARKET INTELLIGENCE

September 2026 | The market behind the headlines

More choice. Slower closings. A split beneath the headline.

September’s monthly single-family market lost the speed seen in August. The longer existing-home window still recorded more transactions than a year earlier, while new-construction closings were substantially lower. The useful story is in the differences.

Monthly White City single-family market	September
Closed sales	7
Active listings	39
Median sale price	\$324,700
Months of supply	5.6

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

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained.

August's fast pace did not carry through.

The monthly reset matters—but it is not the entire market.

White City recorded seven September single-family closings versus nine in August and eight a year earlier. Median days on market rose from 12 to 67, and active inventory reached 39. The month gave buyers more time-and-choice evidence than August's quick completed sales suggested.

The pricing evidence also softened. September's median was \$324,700, 15.7% below the prior September's median; price per square foot was 7.3% lower. These are statistics for the homes that sold—not a measured decline in every homeowner's value.

The separate RVAR existing-home view tells a less uniformly weak story: 28 July–September closings versus 19 a year earlier. Its median nevertheless declined 3.7%, and cumulative market time lengthened from 21 to 25 days. More transactions did not establish greater pricing power.

What changes the interpretation

Construction is the largest contrast. The comparable RVAR quarters total nine new-home closings through September 2026 versus 46 in 2025. A market-wide headline would conceal the difference between existing-home participation and new-home activity.

| Compare the property, the segment and the time window before choosing a strategy.

Reader route: market evidence on pages 3–15; buyer and seller decisions on 16–19; source notes on 20–21; T12–T15 and accountability on 22–31; glossary on 32–33.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. [6] RVAR March, June and September 2026 reports, White City rows. Counts use non-overlapping calendar quarters and the 2025 comparators printed in those 2026 reports. The annual 2025 source supplies the separate full-year reference; medians and DOM are not added or averaged.

Read the full row—not just the percentage.

The September publication's values, kept within one source population.

Measure	Sep 2026	Sep 2025	Aug comparison	Printed YoY
Median sale price	\$324,700	\$385,000	\$331,000	-15.7%
Closed sales	7	8	9	-12.5%
New listings	18	15	11	+20.0%
Pending sales	8	9	6	-11.1%
Median days on market	67	21	12	+219.0%
Price per sq. ft.	\$253	\$273	\$298	-7.3%
List price received	98.5%	98.8%	99.9%	-0.3%
Active inventory	39	30	36	+30.0%
Months of supply	5.6	3.7	4.0	+51.4%

Seven closings make this a small completed-sale sample. One transaction more or less can materially change a percentage comparison, and the mix of homes can move the median. The magnitude deserves attention without being mistaken for a precise property appraisal.

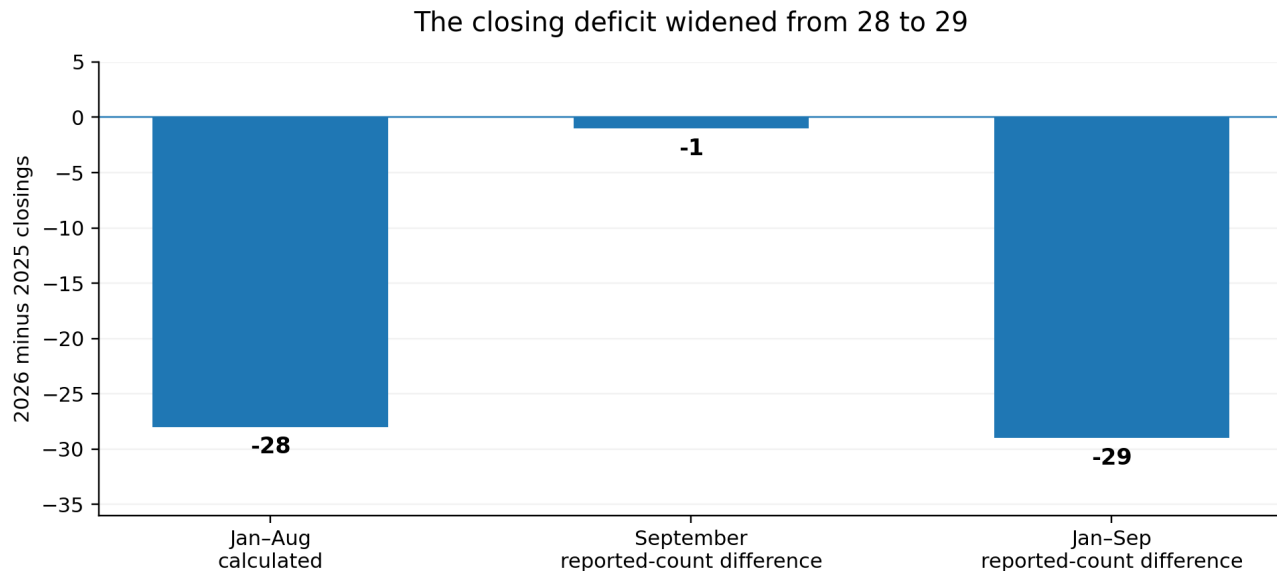
A 15.7% lower median is not proof that your home lost 15.7%.

The August column here is the comparison reprinted in September. The three-month charts use the original July and August observations. Page 21 identifies the three August values that differ between those vintages.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained. [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations.

September added to the deficit—not most of it.

The year was already 28 closings behind before September.



The September publication records 70 January–September closings versus 99 in 2025. Subtract September’s seven and eight, respectively, and the implied January–August counts are 63 versus 91. The deficit widened from 28 to 29 transactions.

The source prints a 29.3% year-to-date sales decline. Year-to-date pending activity is also lower: 67 versus 89, a printed 24.7% decline. The current slowdown therefore cannot be described only as one disappointing month.

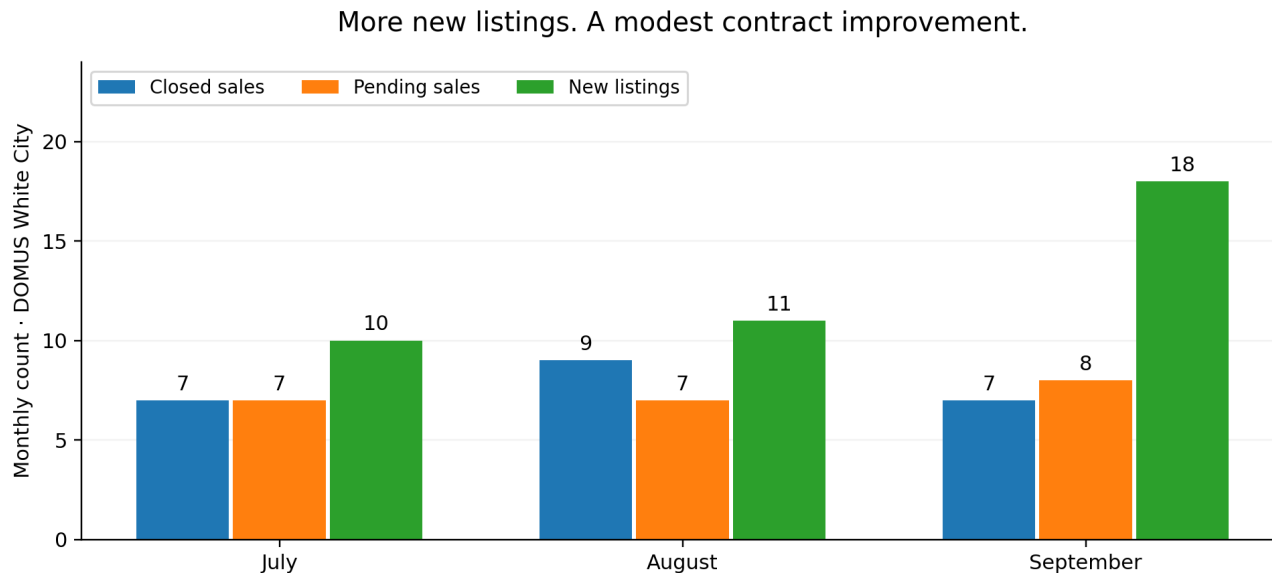
A weaker month deepened an already slower year.

The January–August bridge is an author calculation from one September publication vintage. It does not splice an older cumulative report into the equation or identify individual contract outcomes.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained. Author calculation: $(70 - 7) - (99 - 8) = -28$; September adds -1 .

Contracts improved. Closings still lagged.

July, August and September show the distinction.



The archived monthly closing sequence is seven, nine and seven. Pending sales are seven, seven and eight. New listings rise from ten to eleven to eighteen. A modest improvement in contracts coexists with fewer completions and more new competition.

September reprints August pending sales as six, producing its published 33.3% increase. Against the original August count of seven, the increase to eight is 14.3%. Both references are preserved; the historical chart uses the archived series.

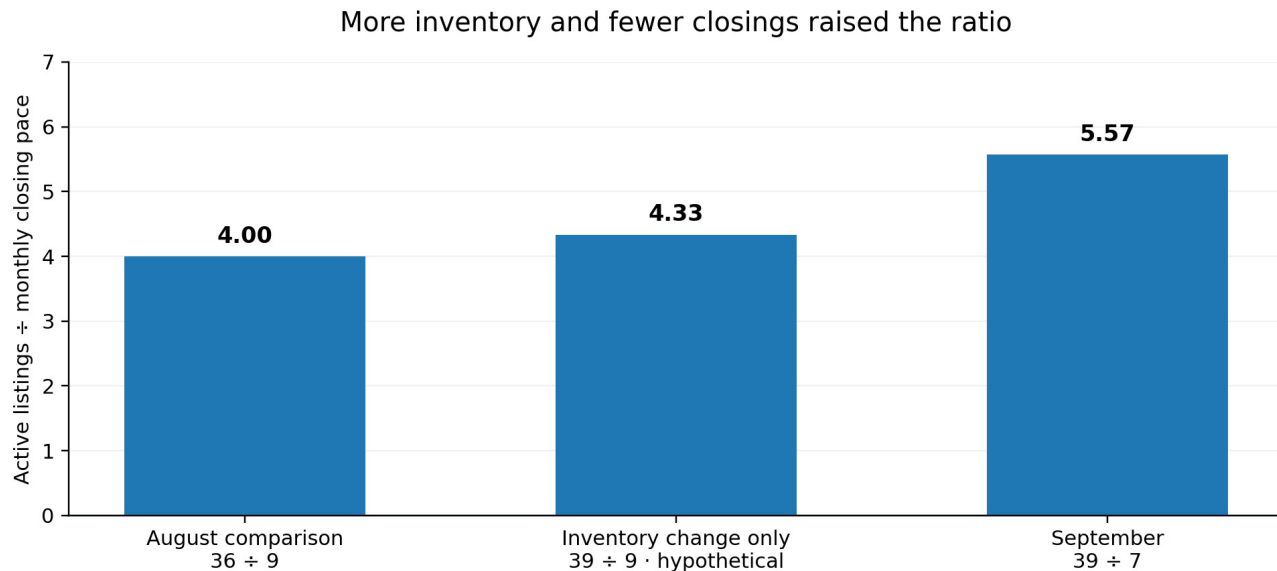
One additional contract is progress—not proof of a turnaround.

Pending and closed counts are different activity flows. The source does not link individual contracts to completions, so their ratio is not a verified conversion rate.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained. [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations.

More listings met a slower closing pace.

Both changes increased supply relative to activity.



Using the September publication's August comparison, 36 listings divided by nine closings gives 4.00 months. Raise inventory to 39 while holding nine closings fixed and the ratio becomes 4.33. Then apply September's seven closings: 5.57, consistent with the published 5.6.

The middle step is hypothetical. It isolates the arithmetic effect of inventory in this stated ordering; it is not an observed month or proof of a causal relationship. Slower completions account for the larger part of this illustrated increase.

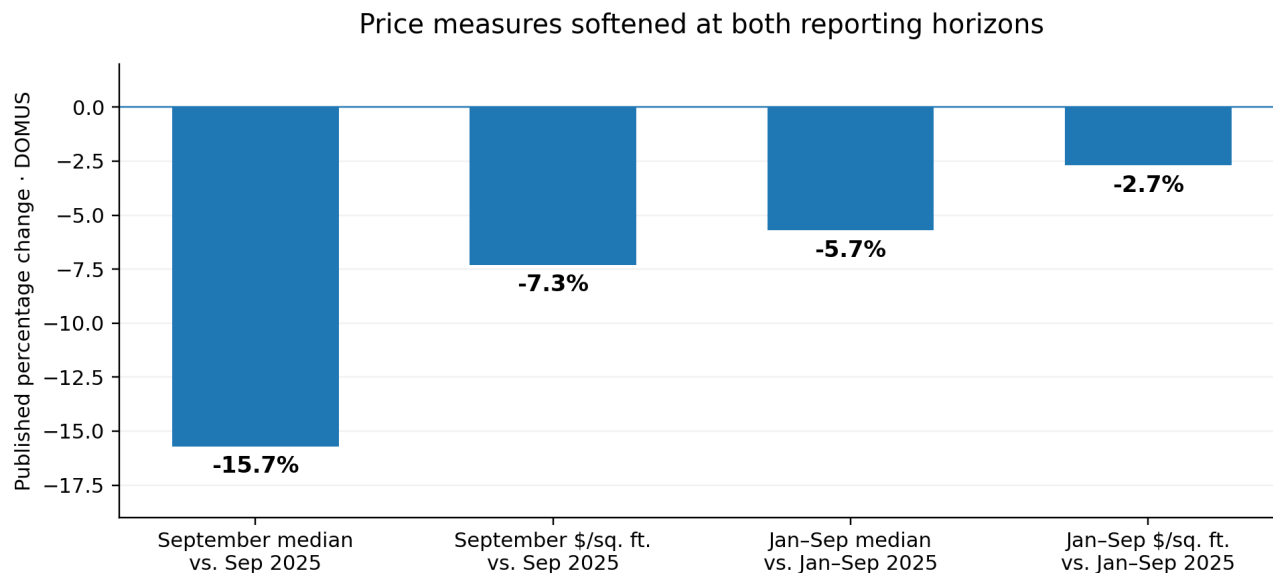
Months of supply rose—not because every home suddenly needed six months to sell.

The original August report recorded 32 listings and 3.6 months of supply. Page 21 keeps that older vintage separate from the 36 listings and 4.0 months reprinted in September.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained. [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations. Author-calculated inventory-first illustration.

The pricing signals softened together.

The monthly median is not the only caution.



September's \$324,700 median is 15.7% below the same month in 2025. Price per square foot is \$253, down a published 7.3%. The January–September median is \$345,000 versus \$366,000, while YTD price per square foot is also lower.

These measures do not remove differences in home size, condition, location or transaction mix. Agreement in direction makes the pricing backdrop worth investigating; it does not transform the measures into independent estimates of the value of the same property.

A softer backdrop calls for better comparables—not an automatic discount formula.

Sellers should test the asking price against relevant recent evidence. Buyers should compare the actual alternatives rather than apply a community-wide percentage reduction to every listing.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16.
 Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained.
 Recommendations are ours; no individual-property appreciation rate is inferred.

A fast August became a slower September.

The monthly move was much larger than the rolling existing-home change.

Market-time measure	July	August	September
DOMUS monthly median DOM	27	12	67
RVAR existing median cumulative DOM	36	22	25
RVAR construction median cumulative DOM	Not reported	Not reported	63

The monthly median moved from 27 to 12 to 67 days. RVAR existing-home cumulative market time moved from 36 to 22 to 25 days. Both lengthened after August, but the monthly single-family change was much sharper.

What seven September sales can and cannot show

The monthly reading describes the completed transactions in that month. It does not reveal how long every active listing has been available, the time spent in escrow, or how quickly the next home will sell. A changing mix of completed sales can affect the median.

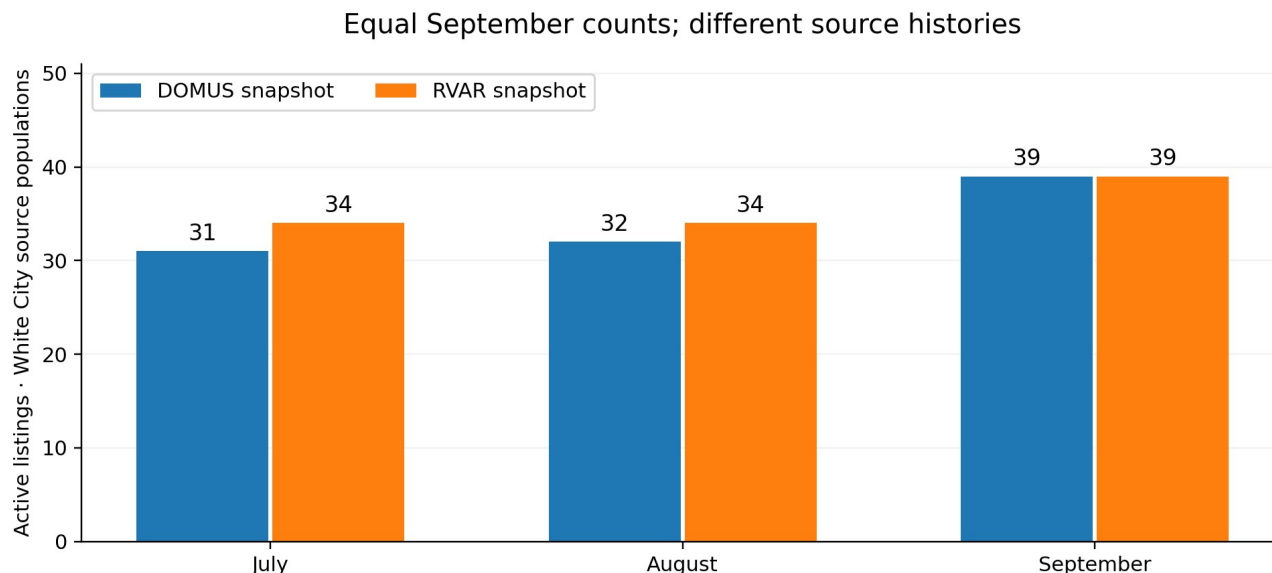
Selling time and transaction volume answer different questions.

RVAR construction reports 63 median cumulative days in the latest window; its July and August readings are missing. Missing predecessor values prevent a reliable construction speed-change score—they are not zeros.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations.

Both sources report 39. Their histories still differ.

An equal current count does not establish identical coverage.



The original DOMUS sequence is 31, 32 and 39 active listings. RVAR's White City snapshots are 34, 34 and 39. The latest counts coincide, but September's prior-year references differ: 30 in DOMUS and 25 in RVAR.

That produces published annual changes of 30.0% and 56.0%, respectively. The difference is not an arithmetic contradiction. Each comparison belongs to its own source, population and publication vintage.

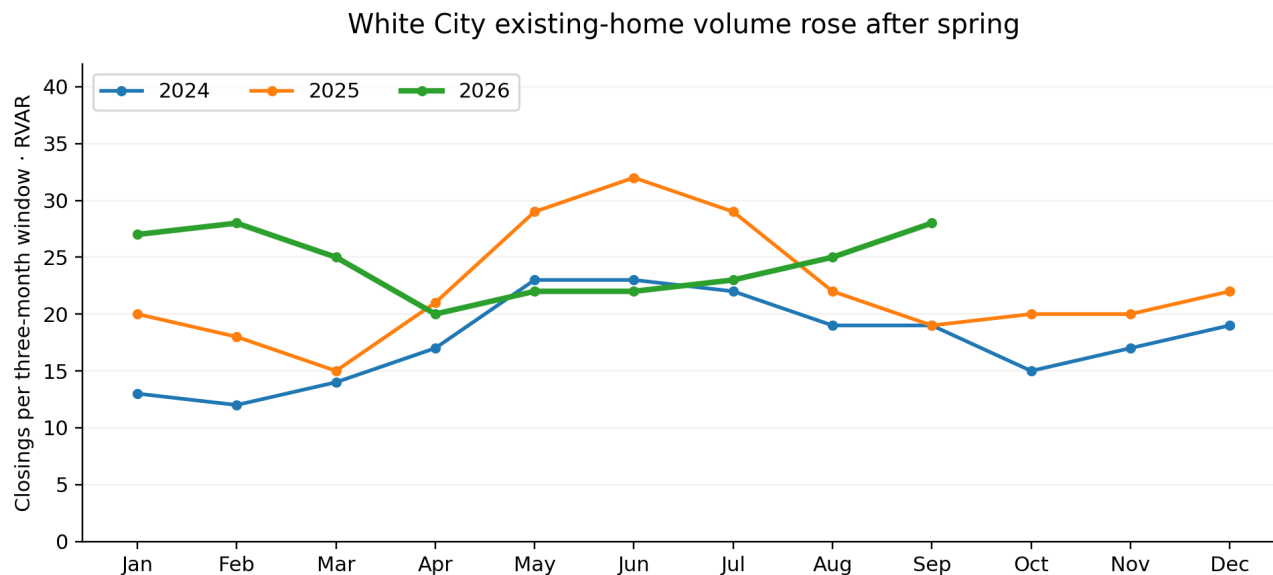
Matching numbers are not proof of matching properties.

Do not add the two inventories or call their difference rural stock. RVAR's shared geographic inventory is also not a separately observed construction-only inventory; using it in both analytical branches does not create additional listings.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations.

The rolling existing-home count kept climbing.

September's monthly slowdown did not erase this longer-window pattern.



The 2026 rolling existing-home count rose from 20 in the April report to 23 in July, 25 in August and 28 in September. September's 28 is also above the matching 2025 count of 19.

Each point spans three months: July covers May–July, August covers June–August, and September covers July–September. The three-sale difference from August to September is not an identified increase of three standalone September sales over August.

The rolling view improved in volume, not in every measure.

Its latest median is lower than a year earlier and cumulative market time is longer. The 2024 and 2025 lines provide same-source context; missing October–December 2026 observations are not filled with forecasts. Adjacent windows overlap and are not independent monthly totals.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations.

More existing homes sold. Pricing did not strengthen.

July–September 2026 compared with July–September 2025.

RVAR existing-home measure	2025	2026	Change
Closings	19	28	+9 / +47.4%
Median sale price	\$340,000	\$327,350	–3.7% printed
Median cumulative DOM	21	25	+4 days

The nine additional closings are meaningful within this source population. They show increased completed-sale activity—not that sellers received more favorable terms on every home. The \$327,350 median was below the matching \$340,000, and market time lengthened.

What makes this different from the monthly dashboard

RVAR’s existing-home table includes single-family residences, townhomes and condominiums within its stated urban growth boundaries. DOMUS’s page is a calendar-month Single Family Residence report. Neither series should be substituted for the other.

More participation can coexist with less pricing support.

Use the rolling existing-home evidence when selecting comparable existing properties, then inspect the actual recent sales and competing listings. It is not a synthetic monthly market formed by dividing every metric by three.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot.

Three closings are not a broad construction rebound.

A recent increase from one does not erase the annual shortfall.

RVAR new-construction measure	Jul-Sep 2025	Jul-Sep 2026
Closed sales	10	3
Median cumulative DOM	62 days	63 days
Median sale price	\$384,500	Not reported

The latest three-month construction count is 70.0% lower than a year earlier. It is higher than the one closing in the June–August window, but that is a different comparison. A larger recent count and a materially lower annual comparison are both true.

The publisher withholds the current RVAR construction median. We retain that blank rather than substitute DOMUS’s \$319,900 September construction price or average another period’s prices. The reported 63-day cumulative median remains available on its own.

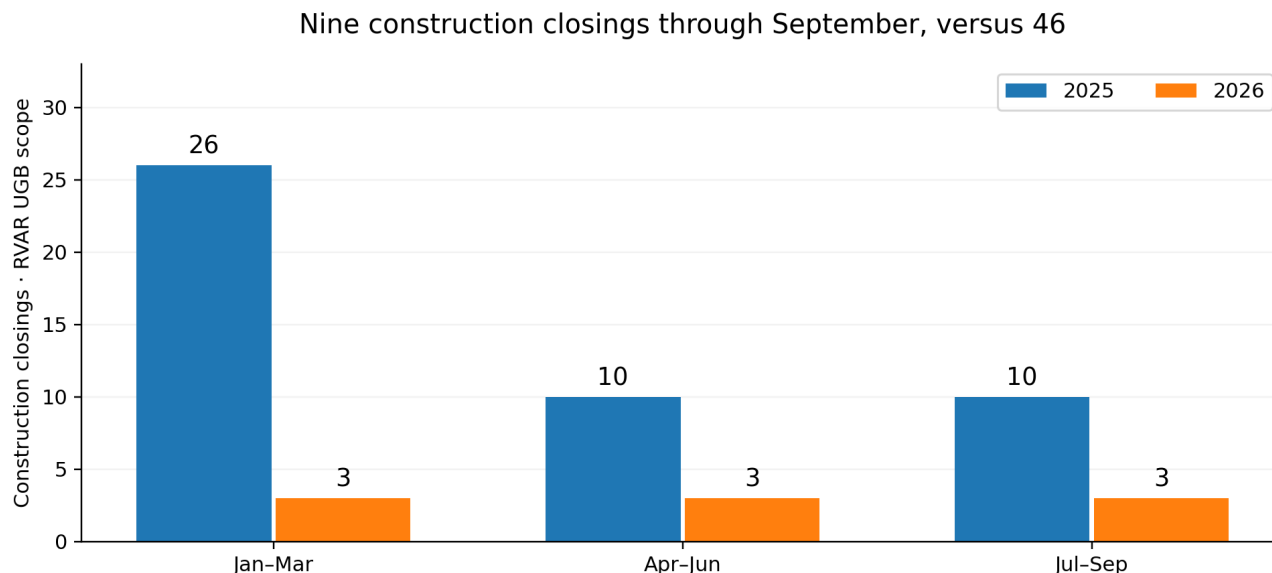
An uptick from a very small base needs context, not a victory headline.

These are completed new-home sales within the source definition—not building permits, housing starts, all completed buildings or a census of construction projects. The data do not establish what caused the lower count.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations.

Nine closings through September. Forty-six last year.

Matching calendar quarters reveal the scale of the difference.



The 2026 quarter counts are three, three and three. Their matching 2025 comparisons are 26, ten and ten. Adding these non-overlapping periods gives nine versus 46 January–September construction closings: 37 fewer, an author-calculated 80.4% decline.

For a separate full-year reference, the annual 2025 source reports 50 White City construction closings, a \$374,950 median and 47 median cumulative days on market. That twelve-month result is not the denominator of the nine-month growth comparison.

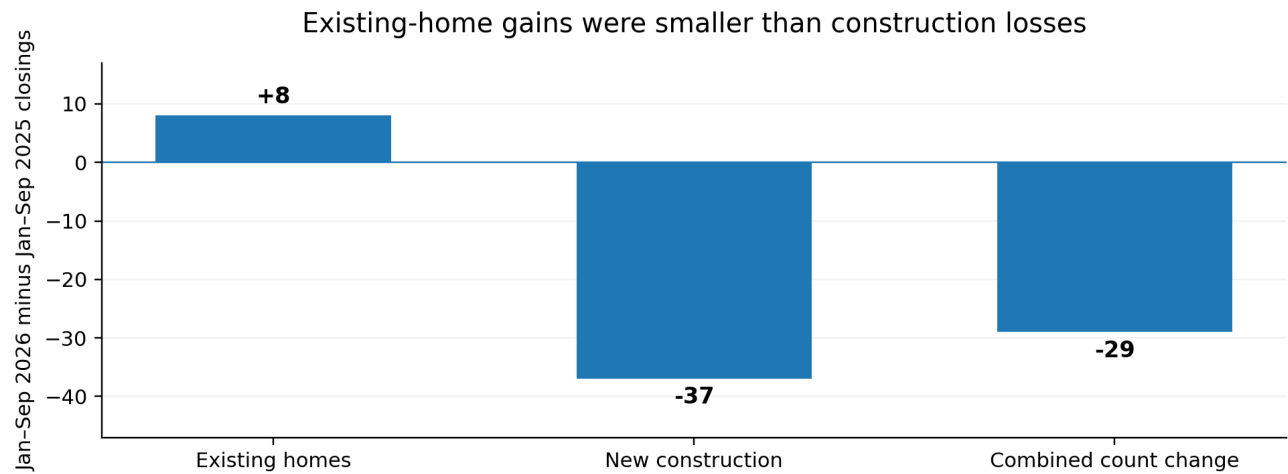
The construction slowdown extends beyond the latest 90 days.

Counts can be added across disjoint quarters. Their medians and cumulative market-time medians cannot be combined into a verified YTD median. No fourth-quarter 2026 outcome is assumed.

SOURCE & BASIS | [6] RVAR March, June and September 2026 reports, White City rows. Counts use non-overlapping calendar quarters and the 2025 comparators printed in those 2026 reports. The annual 2025 source supplies the separate full-year reference; medians and DOM are not added or averaged.

Existing-home gains did not offset construction losses.

A count-only comparison within the RVAR urban reporting framework.



Jan-Sep closings, calculated	2025	2026	Difference
Existing homes	67	75	+8
New construction	46	9	-37
Existing + new counts	113	84	-29

The quarter-by-quarter RVAR counts explain why one segment can show greater participation while the combined recorded activity is lower. Eight additional existing-home closings were more than offset by 37 fewer construction closings.

The decline is concentrated—not interchangeable across property segments.

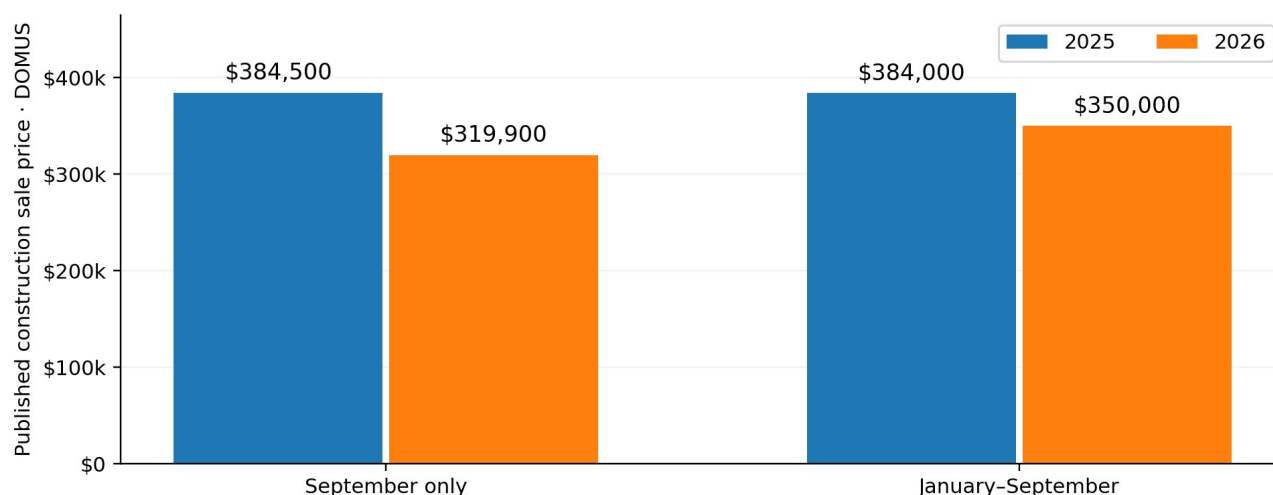
This is an author-calculated count bridge, not a published combined median or model score. It uses 2025 comparators printed in the 2026 quarter reports. The figures remain separate from DOMUS’s 70-versus-99 single-family YTD count; numerical similarities do not establish common coverage.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. [6] RVAR March, June and September 2026 reports, White City rows. Counts use non-overlapping calendar quarters and the 2025 comparators printed in those 2026 reports. The annual 2025 source supplies the separate full-year reference; medians and DOM are not added or averaged.

Lower construction prices appear in the monthly source.

Do not attach the RVAR count to a different price population.

The YTD construction price decline was less extreme



DOMUS reports a September construction price of \$319,900 versus \$384,500 a year earlier, a printed decline of 16.8%. Its January–September construction price is \$350,000 versus \$384,000, down 8.9%. The year-to-date comparison is less extreme than the single-month result.

RVAR's current construction median remains unavailable. Its 2025 full-year median of \$374,950 is another separately defined reference—not a substitute for either DOMUS observation or a calculated 2026 RVAR median.

A lower sale-price statistic does not measure a lower cost to build.

The sources do not isolate builder concessions, specifications, lot value, margins or changes in housing quality. Evaluate actual comparable new homes and their full terms; do not treat the source-level price gap as an automatic builder discount.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. [6] RVAR March, June and September 2026 reports, White City rows. Counts use non-overlapping calendar quarters and the 2025 comparators printed in those 2026 reports. The annual 2025 source supplies the separate full-year reference; medians and DOM are not added or averaged.

More room to compare. No universal discount.

Use the softer monthly backdrop selectively.

The monthly evidence supports a deliberate search: more active listings, slower recent completions, longer reported selling time and lower price measures. It does not establish that every listing is overpriced or that every seller will negotiate.

Question	How we would use the evidence
Are there genuine alternatives?	Compare location, condition, size, features and terms—not just community medians.
Has the asking price already changed?	Read the full listing history. Near-asking-price sales can still follow earlier reductions.
Is this existing or newly built?	Keep construction and existing-home comparisons separate. Confirm what the quoted price includes.
What would make this a sound purchase?	Set a supportable offer and investigation plan around the property and your own constraints.

Your advantage is a better decision—not a prediction of the perfect bottom.

A seven-sale month is not a sufficient basis for a universal offer discount or a guaranteed waiting strategy. The right home can remain competitive even when aggregate conditions soften.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. Buyer recommendations are interpretive, not source-reported transactions or promises.

August’s speed is not September’s pricing permission.

Position the home for the evidence buyers can see now.

A 12-day August median should not become the promised selling time for a new listing. September’s seven completed sales had a 67-day median. Buyers also had more source-reported inventory to compare at month end.

Seller decision	Recommended emphasis
Choose comparables	Start with the correct property segment and relevant recent transactions; investigate material differences.
Set the asking price	Show buyers why this property competes well against the alternatives. Do not defend a price solely with an old fast-market statistic.
Assess feedback	Separate low exposure, weak showing response and objections to value or condition. Review the evidence before choosing a response.
Consider an offer	Compare the full price-and-terms package, not an assumed community-wide discount or a headline median.

A supportable asking price earns attention. A stale market story does not.

The rolling existing-home count is higher year over year, so the evidence does not say buyers disappeared. It says participation and pricing power should not be confused.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. Seller recommendations are ours; no universal price reduction or review timetable is prescribed.

The gap between two homes matters more than one headline.

A hypothetical move—not a White City price forecast.

Illustrative prices only	Starting example	Both prices 3% lower
Home being sold	\$350,000	\$339,500
Home being purchased	\$450,000	\$436,500
Price difference	\$100,000	\$97,000

In this deliberately simplified example, the sale price falls \$10,500 while the purchase price falls \$13,500. The price gap narrows by \$3,000. A lower sale price alone would not describe the whole move.

The equal 3% movement is an assumption, not a model output or a claim that two local homes change together. Different segments can move differently; the new-construction and existing-home evidence in this report is a reminder of that distinction.

Judge the whole move—not only the price of the home you sell.

This is price arithmetic before financing, loan balances, transaction expenses, repairs, taxes and property-specific costs. It is not an estimate of cash required, net proceeds or affordability. Use actual figures for both properties and the relevant professional estimates before deciding.

SOURCE & BASIS | Author-created hypothetical arithmetic. Assumed prices are not source observations, valuation advice or a forecast.

A rebound needs repetition. A slowdown needs context.

The next evidence should confirm or challenge—not merely repeat—the thesis.

What would matter	Why it matters
Contracts becoming sustained activity	A sequence of stronger pending and closed counts would be more useful than one small monthly increase.
Selling time and listing competition	Watch whether the monthly DOM increase persists and whether comparable listings accumulate.
More consistent pricing support	Look beyond the median to relevant sold properties, price per square foot and price history.
Construction participation	Observe whether more than isolated small-count increases appear, with usable source price and market-time evidence.
Source revisions	Keep original observations and later comparators visible so apparent changes are not confused with rewritten history.

We watch for a pattern before turning a monthly reading into a market verdict.

No probability or predetermined turning-point threshold is assigned to this watchlist. It is a framework for reviewing new evidence, not an automatic instruction to buy, sell or wait.

For the property-specific conversation: Jon Barrows & Jessica Blackwell | Full Circle Real Estate
jonandjess.realestate | jonandjessreal@gmail.com | (707) 787-7307

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. Conditional watchlist and transaction questions are author recommendations.

Same community name. Different questions answered.

Match source, period and property population before comparing.

View	What it measures	What it is not
DOMUS White City	Calendar-month Single Family Residence, with same-publication YTD measures	Not automatically the identical RVAR UGB roster
RVAR existing homes	Rolling three-month existing SFR, townhome and condominium activity in the stated UGB scope	Not September-only closings or construction
RVAR new construction	Separate new-home activity in the source's stated window and scope	Not permits, starts or building costs
Active inventory	A dated, source-specific available-listing snapshot	Not an additional sales total or known construction-only count

The reviewed DOMUS page does not define an exact geographic polygon. We do not claim its area is larger or attribute the entire analytical difference to geography. Different windows, property populations and observed inputs already explain why the sources need separate treatment.

Keep useful differences. Do not manufacture a single blended market.

No averages of community medians, model scores or forecast centers are used to create a new aggregate. Original September sources are included in the supporting package; the additional quarter and annual rows retain their page-review references.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained. [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations. [6] RVAR March, June and September 2026 reports, White City rows. Counts use non-overlapping calendar quarters and the 2025 comparators printed in those 2026 reports. The annual 2025 source supplies the separate full-year reference; medians and DOM are not added or averaged.

A revised comparison is not a new month.

The archived series and later source columns are both preserved.

August measure	Original August	Reprinted in September
Pending sales	7	6
Active inventory	32	36
Months of supply	3.6	4.0

The three-month charts and September analytical comparisons use the archived August baseline. The monthly dashboard reproduces September’s published comparator column. Neither version overwrites the other.

This matters to interpretation: pending growth is 14.3% from archived seven to eight, versus the source’s 33.3% from six to eight. Inventory rises 21.9% from 32 to 39 in the archived series, versus the source’s 8.3% from 36 to 39.

Rounding and older comparisons

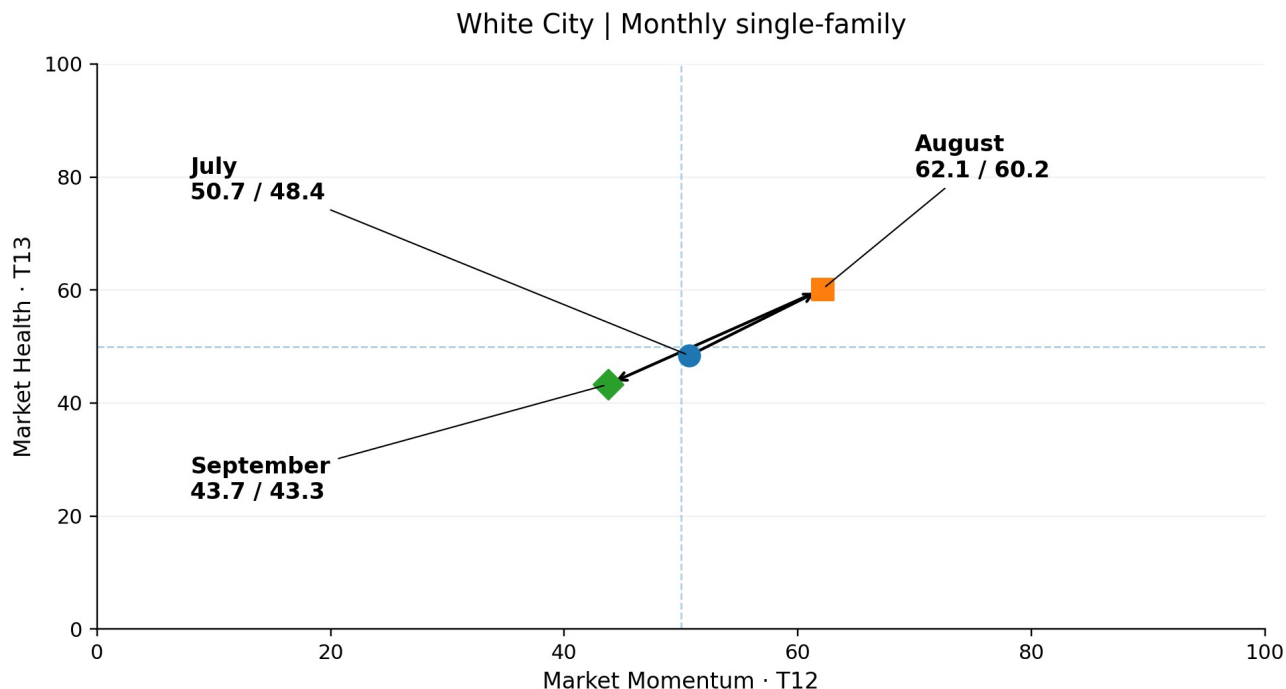
The source prints YTD median DOM growth of 47.2%, although displayed levels of 18 and 27 imply 50.0%. That does not authorize inventing unrounded values. RVAR’s archived September 2025 inventory is 24, while its 2026 annual comparator is 25; each stays attached to its own vintage.

A trustworthy comparison keeps its baseline visible.

SOURCE & BASIS | [1] DOMUS / Oregon Data Share, September 2026 Jackson County Market Summary, White City p. 16. Calendar-month Single Family Residence and January–September YTD; source values and printed changes retained. [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations. Calculated changes are distinguished from source-printed percentages.

August lifted. September gave it back.

DOMUS White City monthly single-family observations.



Overall Momentum moves from 50.7 in July to 62.1 in August and 43.7 in September. Market Health moves from 48.4 to 60.2 to 43.3. The September point lies below both earlier months on both axes.

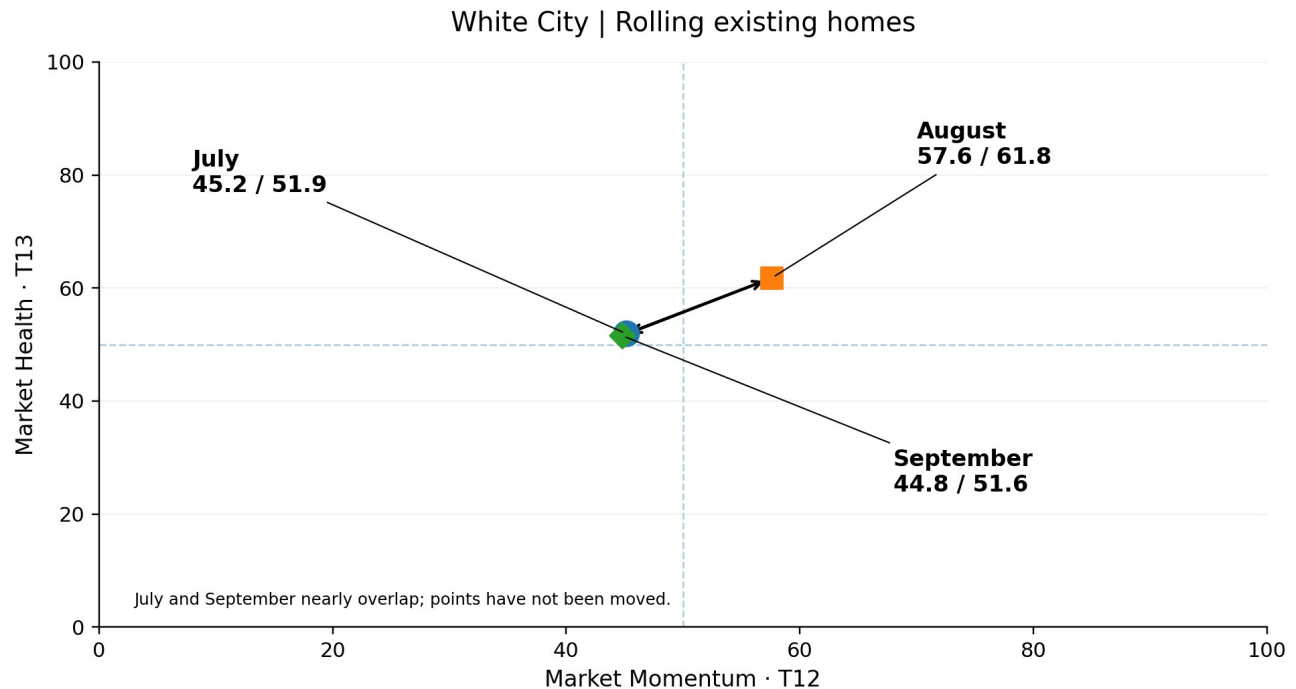
The monthly seller-friendly pulse did not persist.

Right means higher T12 Overall Momentum; up means higher T13 Market Health. Both axes remain 0–100. Arrows connect observations, not predictions. The 50 lines are orientation guides, not universal buyer/seller boundaries. The two scores share inputs and are not independent confirmations.

SOURCE & BASIS | [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations. [4] Accepted September analytical records, White City geography 260; Analytics-v2.0 and Health-v3.0. Canonical, same-source July/August selections. Scores are diagnostics, not probabilities or property valuations. DOMUS Market Health is supported independently; missing raw Risk still blocks the complete forecast/Cycle branch.

The longer view also cooled—but less sharply.

RVAR White City rolling existing-home observations.



RVAR Overall Momentum is 45.2 in July, 57.6 in August and 44.8 in September. Market Health is 51.9, 61.8 and 51.6. The September momentum reading is close to July's, while Health stays above the monthly DOMUS score.

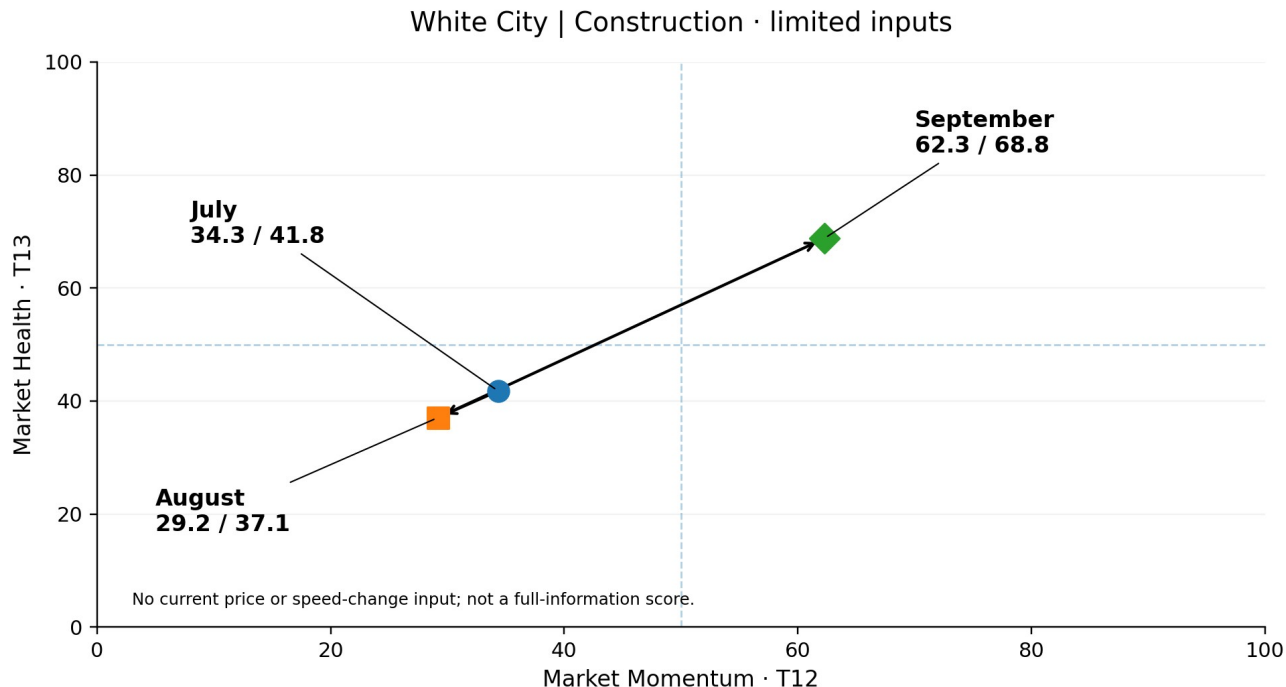
More rolling sales did not prevent weaker overall mechanics.

RVAR's latest rolling closings increased from 25 to 28, but inventory rose from 34 to 39, cumulative DOM lengthened from 22 to 25 and the median declined. Those component changes help explain the lower composite without declaring the sources contradictory.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations. [4] Accepted September analytical records, White City geography 260; Analytics-v2.0 and Health-v3.0. Canonical, same-source July/August selections. Scores are diagnostics, not probabilities or property valuations. The three plotted reporting windows overlap. Fixed 0–100 axes; arrows show chronology, not a projected path.

The score rose. The missing evidence did not vanish.

RVAR construction diagnostics have materially thinner input coverage.



Construction Overall Momentum moves from 34.3 to 29.2 to 62.3; Market Health moves from 41.8 to 37.1 to 68.8. The latest increase from one to three rolling closings drives a strong activity change from a very small base.

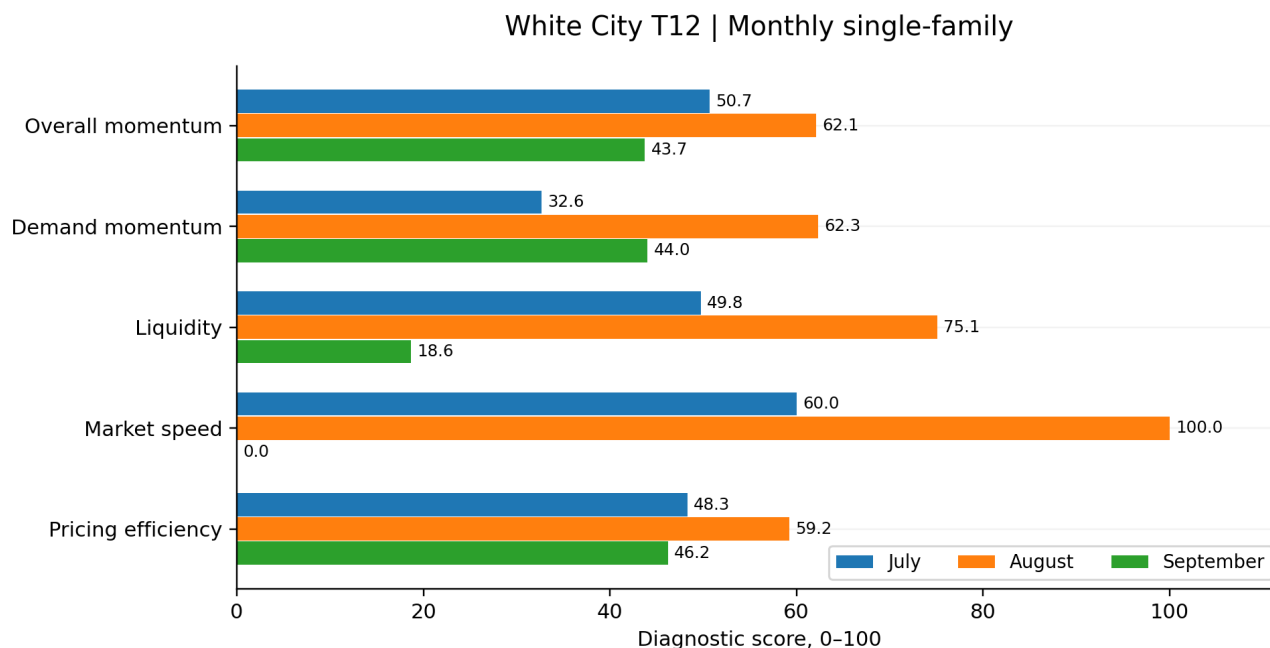
A thin-input rebound is not proof of broad builder strength.

Current RVAR construction price is missing, as is a usable predecessor DOM comparison. The governed formulas use available components; missing evidence is not measured, replaced with neutral 50, or validated by the high score. Shared geographic inventory is not construction-only stock. Risk, forecasts and Cycle remain withheld.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations. [4] Accepted September analytical records, White City geography 260; Analytics-v2.0 and Health-v3.0. Canonical, same-source July/August selections. Scores are diagnostics, not probabilities or property valuations. Retain these qualified numerical diagnostics; do not compare their apparent strength as if coverage matched existing homes.

Liquidity and speed explain the monthly drop.

The composite follows more than the median price.



Liquidity falls from 75.1 in August to 18.6 in September. Market Speed falls from its ceiling of 100.0 to its floor of 0.0 as reported median DOM increases from 12 to 67. Demand Momentum drops from 62.3 to 44.0 despite one more archived-comparison pending sale.

Pricing Efficiency moves from 59.2 to 46.2. For DOMUS it incorporates the governed price, price-per-square-foot and list-price-realization evidence. It is not a separate appraisal of current asking prices.

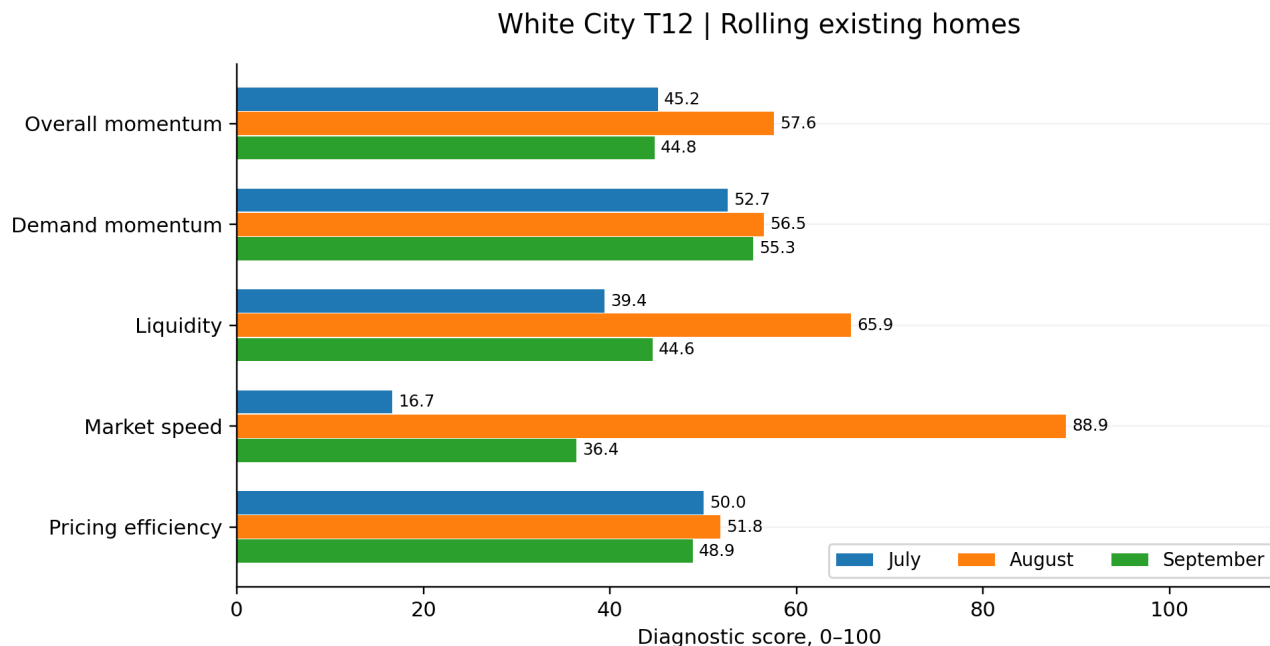
Zero is a bounded speed-change score—not a market with zero activity.

The long-term trend, shock and event classifications retired from the forward specification are not reintroduced. The numerical measures are interpreted with their actual definitions and available input history.

SOURCE & BASIS | [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations. [4] Accepted September analytical records, White City geography 260; Analytics-v2.0 and Health-v3.0. Canonical, same-source July/August selections. Scores are diagnostics, not probabilities or property valuations.

Demand held up better than liquidity.

RVAR existing-home components explain the softer longer-window result.



Demand Momentum changes only modestly, from 56.5 in August to 55.3 in September. Liquidity falls from 65.9 to 44.6 and Market Speed from 88.9 to 36.4. Inventory expands more quickly than the rolling closing count, and cumulative market time lengthens.

RVAR Pricing Efficiency is 48.9 and uses the same governed price signal as Price Momentum. It is not an independent list-price-realization check; the source does not supply that monthly DOMUS field for this RVAR population.

The closing count improved. The balance around it became less favorable.

Different source inputs, windows and available components explain why RVAR and DOMUS scores can move by different amounts. Do not average the scores or treat agreement as two independent tests.

SOURCE & BASIS | [2] RVAR / Southern Oregon MLS, Residential Statistics as of September 30, 2026, p. 1. White City existing homes and new construction within the stated urban-growth-boundary scope; July–September 2026 and matching 2025 windows. Inventory is a separate dated snapshot. [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations. [4] Accepted September analytical records, White City geography 260; Analytics-v2.0 and Health-v3.0. Canonical, same-source July/August selections. Scores are diagnostics, not probabilities or property valuations.

Both balances moved away from August’s sellers.

Buyer Opportunity and Seller Strength are separate indices—not percentages that sum to 100.

Source / diagnostic	July	August	September
DOMUS Health	48.4	60.2	43.3
DOMUS Buyer Opportunity	49.6	31.9	63.3
DOMUS Seller Strength	44.3	61.0	36.6
RVAR Health	51.9	61.8	51.6
RVAR Buyer Opportunity	60.0	38.4	58.9
RVAR Seller Strength	43.5	60.2	45.6

Monthly September Buyer Opportunity is 63.3 against Seller Strength of 36.6, a seller-minus-buyer spread of –26.7 points. RVAR existing homes show 58.9 versus 45.6, a spread of –13.3 points. Both reverse their positive August seller-minus-buyer balances.

The buyer case strengthened—but each property still has its own negotiation.

RVAR’s 51.6 Health score can coexist with a negative seller-minus-buyer spread because Health and negotiating balance answer different questions. Neither a score of 50 nor any other isolated cutoff creates an automatic offer-price rule.

SOURCE & BASIS | [3] Authenticated original-vintage source history and canonical July/August analytical records in the accepted September release. Later comparison columns do not overwrite archived observations. [4] Accepted September analytical records, White City geography 260; Analytics-v2.0 and Health-v3.0. Canonical, same-source July/August selections. Scores are diagnostics, not probabilities or property valuations. Numerical spreads are author calculations; no new classification thresholds are assigned.

A supported Health score does not unlock every model.

Keep numerical diagnostics and their dependent branches separate.

Output	DOMUS monthly	RVAR existing	RVAR construction
T12 numerical diagnostics	Available	Available	Partial-input
T13 Health / leverage scalars	Available	Available	Thin-input scalars
Current raw Market Risk	Withheld	32.0	Withheld
Qualified forecast centers	Withheld	Available	Withheld
Current Cycle result	Withheld	Available	Withheld

The Health equation does not consume raw Market Risk, so its independently supported scalar can remain available. The complete forecasting and Cycle paths have additional mandatory dependencies. A valid Health result does not waive those requirements.

There are 16 qualified existing-home numerical forecast centers. The registered DOMUS and construction forecasts remain withheld; missing construction price and market-time forecast combinations are not fabricated to fill a table.

Unavailable means unavailable—not zero, neutral, or last month’s answer.

Diagnostic reliability and confidence describe model/input properties. A score of 100 is not 100% predictive accuracy, and a high construction scalar does not establish complete market information.

SOURCE & BASIS | [4] Accepted September analytical records, White City geography 260; Analytics-v2.0 and Health-v3.0. Canonical, same-source July/August selections. Scores are diagnostics, not probabilities or property valuations. [5] Accepted September source-specific forecast centers, routed Cycle-v3 results and scoped level-error monitoring. Forecast direction, intervals and probability claims remain separate from numerical centers.

Model centers are a planning reference—not an offer calculator.

September-origin RVAR existing-home forecasts, with source windows preserved.

Measure	Observed Sep	Oct 2026 1 month	Dec 2026 3 months	Mar 2027 6 months	Sep 2027 12 months
Median price	\$327,350	\$333,880	\$333,134	\$318,418	\$325,757
Rolling closings	28.0	26.1	25.6	24.1	27.3
Cumulative DOM	25.0	25.7	24.9	27.7	18.9
Active inventory	39.0	36.8	35.5	36.9	39.2

Future sales, price and cumulative-DOM centers retain a three-month window ending in the named month. Inventory remains a point-in-time snapshot. For example, the December sales center describes October–December, not December alone.

These estimates do not establish a certain price direction or a deadline to act. Forecast differences are not property appreciation rates, and fractional transaction centers are numerical model estimates—not fractions of an observed sale.

Use the outlook to frame questions, not to promise a future price.

No certified prediction intervals, shaded confidence bands or calibrated success probabilities are shown. DOMUS and construction centers are withheld. The retained inventory-error findings on page 31 are relevant to interpreting the inventory estimates.

SOURCE & BASIS | [5] Accepted September source-specific forecast centers, routed Cycle-v3 results and scoped level-error monitoring. Forecast direction, intervals and probability claims remain separate from numerical centers. All four registered horizons are displayed; centers rounded only for presentation.

No phase dominates the longer-window reading.

Relative model fit is not the probability of a future event.

RVAR existing-home Cycle measure	September
Primary phase	Balanced Transition
Primary relative fit	16.8%
Secondary phase	Early Cooling
Secondary relative fit	13.3%
Normalized entropy, 0–100	97.3
Diagnostic confidence, 0–100	50.4

Balanced Transition leads with only 16.8% of relative fit; Early Cooling follows at 13.3%. Entropy of 97.3 indicates a broadly dispersed comparison among the ten phase prototypes. That is not a decisive market-turn prediction.

The model combines 55% current raw state with 45% of the prior smoothed state. It therefore incorporates history rather than mechanically relabeling the market from September’s closing count. The qualified August predecessor remains attached.

The Cycle model adds context—not a countdown to a bottom or rebound.

T12, Health, forecasts and Cycle share inputs. They are not four independent confirmations. DOMUS and construction do not receive a current Cycle label while their mandatory dependencies remain unavailable.

SOURCE & BASIS | [4] Accepted September analytical records, White City geography 260; Analytics-v2.0 and Health-v3.0. Canonical, same-source July/August selections. Scores are diagnostics, not probabilities or property valuations. [5] Accepted September source-specific forecast centers, routed Cycle-v3 results and scoped level-error monitoring. Forecast direction, intervals and probability claims remain separate from numerical centers.

Warnings stay visible when the report is finished.

Monitoring findings describe model errors—not housing-market events.

Accepted level-error monitoring finding	Retained status
RVAR inventory, one-month forecast horizon	ALERT
RVAR inventory, three-month forecast horizon	WATCH
RVAR days on market, three-month horizon	WATCH
Other RVAR metric–horizon combinations	13 GREEN, scoped
DOMUS metric–horizon combinations	16 insufficiently mature

These are pooled April–September forecast-error findings across the registered populations, not White City-specific market grades. The inventory ALERT does not mean the community’s home prices are collapsing, and a GREEN result is not a guarantee of an accurate forecast.

The accepted response is unchanged methods with enhanced observation and targeted review. The 447 original September-target forecasts and their fixed membership remain preserved. The six missing September outcomes, original eligibility hold and 11 unresolved August outcomes are not replaced with zeros.

Accountability means keeping inconvenient evidence—not tuning it away.

Direction and catastrophic classifications, broader drift functions and automatic overrides remain outside the active level-error scope. No model was retuned for this White City publication.

SOURCE & BASIS | [5] Accepted September source-specific forecast centers, routed Cycle-v3 results and scoped level-error monitoring. Forecast direction, intervals and probability claims remain separate from numerical centers. Original forecast evaluations are separate from estimates calculated from September inputs.

The terms behind the interpretation.

A common language for reading the source evidence.

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 publication glossary retained from the accepted September release. Definitions explain terminology; they do not imply every measure is available for every source or segment.

The models—and their limits.

The remaining definitions complete the 22-entry guide.

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 publication glossary retained from the accepted September release. Definitions explain terminology; they do not imply every measure is available for every source or segment.