

DODSON APPRAISAL COMPANY

Market Analysis Report | September 2026

Hempstead County, Arkansas | 12-Month Residential Review

74

Total Closed Sales

Sep 2025 – Aug 2026

This report summarizes residential real estate activity in the Hempstead County MLS for the 12-month period ending Aug 2026. The dataset includes 123 total listings: 74 properties that successfully closed during the period and 49 properties that remain active or unsold as of the report date. Key performance metrics are tracked and analyzed on a month-by-month basis.

\$140K Median Sale Price trailing 12 months	95.2% Sale-to-List Ratio median all closed	49 Active Listings unsold / still active	9.5% Absorption Rate ~10.5 mo. inventory	114 days Median DOM days on market
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Monthly Data Summary

Month	Sold	Median Price	Sale/List	DOM	Absorption
Sep 25	5	\$245K	96.3%	163	10.2%
Oct 25	6	\$228K	92.7%	84	12.2%
Nov 25	10	\$142K	100.0%	86	20.4%
Dec 25	3	\$205K	100.0%	81	6.1%
Jan 26	6	\$155K	92.2%	51	12.2%
Feb 26	8	\$150K	93.4%	214	16.3%
Mar 26	8	\$132K	100.0%	63	16.3%
Apr 26	7	\$105K	92.4%	130	14.3%
May 26	7	\$89K	91.1%	205	14.3%
Jun 26	6	\$168K	91.9%	102	12.2%
Jul 26	3	\$175K	100.0%	112	6.1%
Aug 26	5	\$126K	93.0%	134	10.2%

* Absorption rate = monthly closed sales ÷ active/unsold listing count (49). Months of inventory = 1 ÷ absorption rate.

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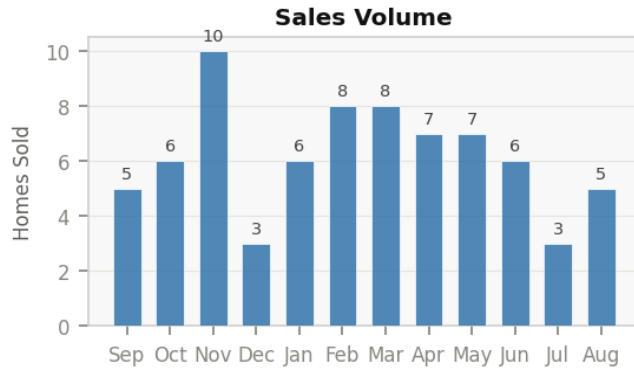
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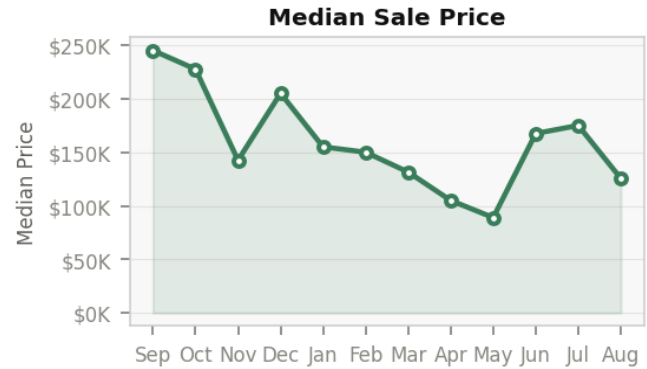
Total Closed Sales

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1. Sales Volume

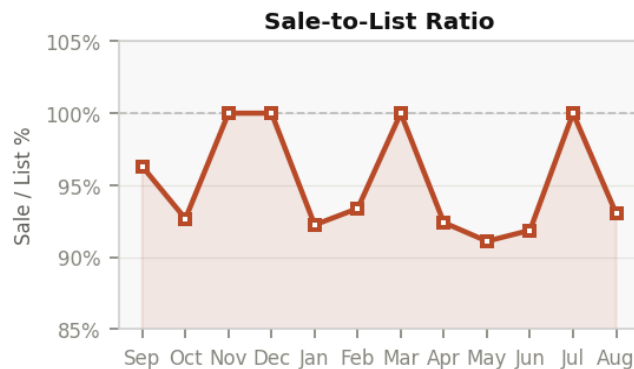


2. Median Sale Price

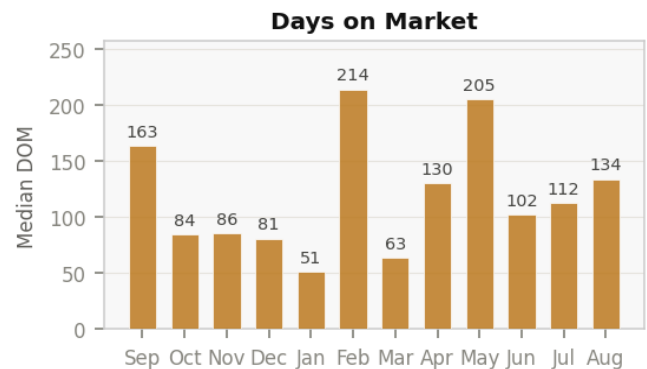


Sales volume peaked at 10 closings in Nov 2025 and hit a low of 3 in Dec 2025. The trailing 12-month total is 74 closed transactions. **Median sale price** ranged from \$89K (May 2026) to \$245K (Sep 2025). The overall 12-month median is \$140K.

3. Sale-to-List Ratio

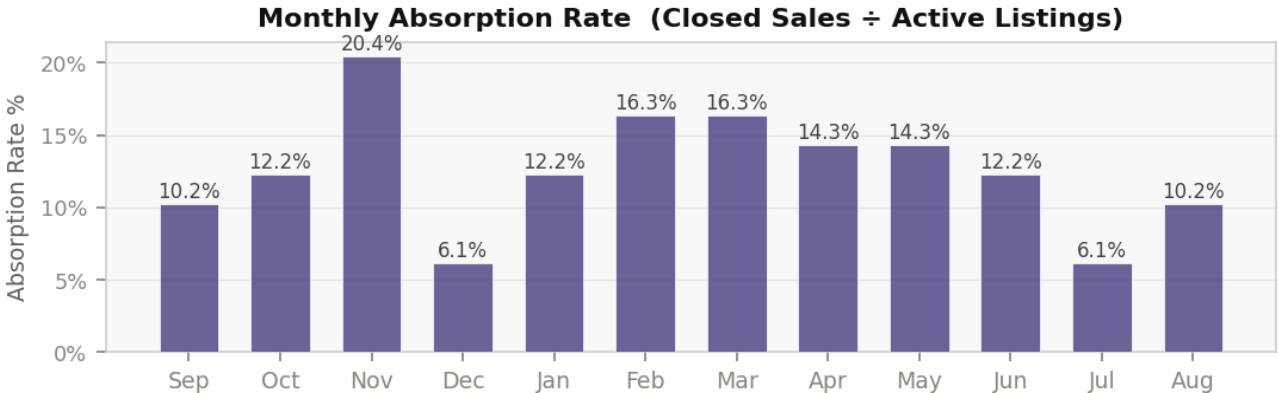


4. Days on Market



Sale-to-list ratio median was 95.2% across the period. May 2026 saw the weakest reading at 91.1%; Nov 2025 was strongest at 100.0%. The dashed line marks 100% (full list price). **Days on market** ranged from 51 days (Jan 2026) to 214 days (Feb 2026). The 12-month median is 114 days.

5. Absorption Rate & Inventory



The trailing 3-month absorption rate averages 9.5%, equating to approximately 10.5 months of supply. A market at 5–6 months sits in balanced territory; above 6 months tilts toward buyers.

Inventory Guide		Key Findings	
Under 3 months	Strong sellers' market	• Seasonal volume: Peak of 10 sales in Nov 2025.	
3–5 months	Moderate sellers' market	• Pricing: 12-month median of \$140K; see chart for monthly variation.	
5–6 months	Balanced market	• Negotiation: Buyers typically 4.8% off list (median); May 2026 saw the widest discount at 8.9%.	
Over 6 months	Buyers' market	• Days on market: Peak of 214 days in Feb 2026; 12-month median is 114 days.	
		• Market conditions: 10.5 months of inventory indicates a buyers' market.	