DODSON APPRAISAL COMPANY

Market Analysis Report | August 2026

Hempstead County, Arkansas | 12-Month Residential Review

75
Total Closed Sales
Aug 2025 – Jul 2026

This report summarizes residential real estate activity in the Hempstead County MLS for the 12-month period ending Jul 2026. The dataset includes 125 total listings: 75 properties that successfully closed during the period and 50 properties that remain active or unsold as of the report date. Key performance metrics are tracked and analyzed on a month-by-month basis.

$145K	96.3%	50	10.7%	114 days
Median Sale Price	Sale-to-List Ratio	Active Listings	Absorption Rate	Median DOM
trailing 12 months	median all closed	unsold / still active	~9.4 mo. inventory	days on market

Monthly Data Summary

Month	Sold	Median Price	Sale/List	DOM	Absorption
Aug 25	6	$178K	94.8%	115	12.0%
Sep 25	5	$245K	96.3%	163	10.0%
Oct 25	6	$228K	92.7%	84	12.0%
Nov 25	10	$142K	100.0%	86	20.0%
Dec 25	3	$205K	100.0%	81	6.0%
Jan 26	6	$155K	92.2%	51	12.0%
Feb 26	8	$150K	93.4%	214	16.0%
Mar 26	8	$132K	100.0%	63	16.0%
Apr 26	7	$105K	92.4%	130	14.0%
May 26	7	$89K	91.1%	205	14.0%
Jun 26	6	$168K	91.9%	102	12.0%
Jul 26	3	$175K	100.0%	112	6.0%

* Absorption rate = monthly closed sales ÷ active/unsold listing count (50). Months of inventory = 1 ÷ absorption rate.

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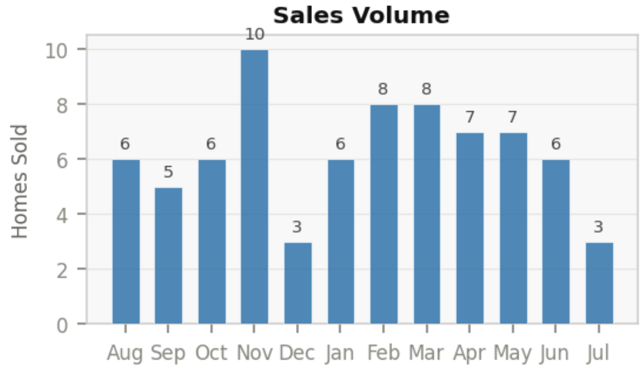
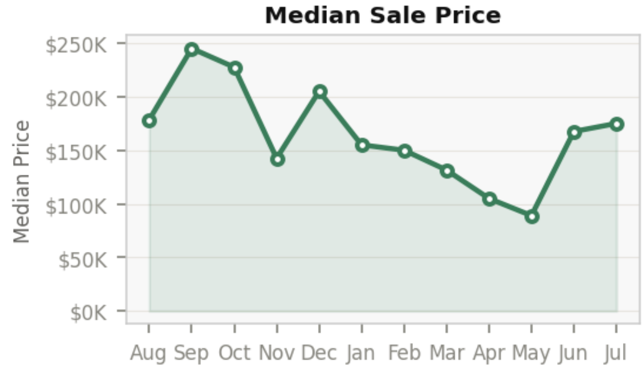
1. Sales Volume



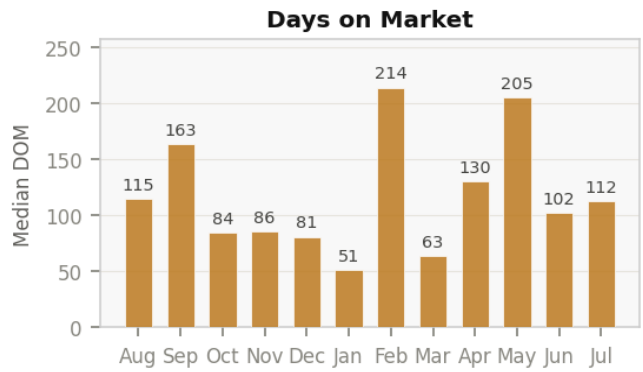
2. Median Sale Price



Sales volume peaked at 10 closings in Nov 2025 and hit a low of 3 in Dec 2025. The trailing 12-month total is 75 closed transactions. **Median sale price** ranged from $89K (May 2026) to $245K (Sep 2025). The overall 12-month median is $145K.

3. Sale-to-List Ratio

4. Days on Market



Sale-to-list ratio median was 96.3% 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.

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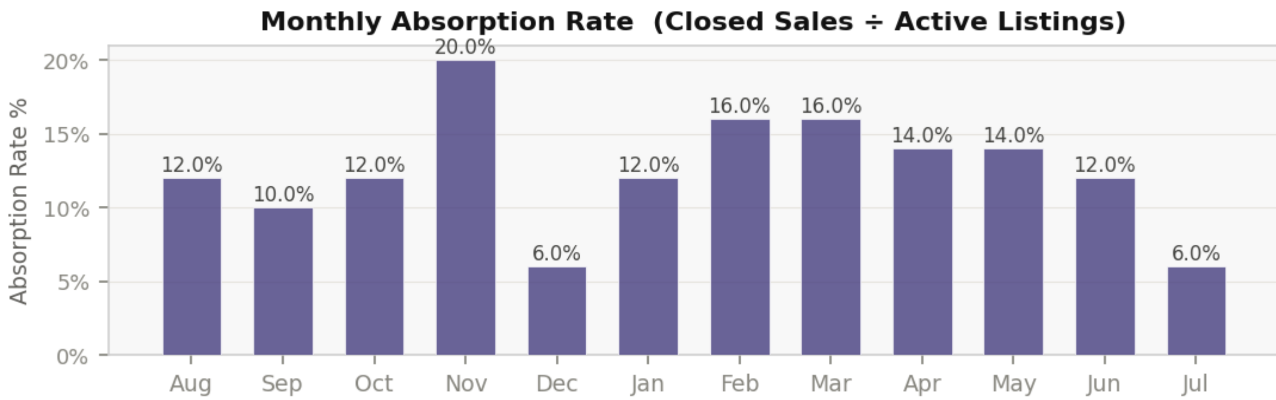
5. Absorption Rate & Inventory



The trailing 3-month absorption rate averages 10.7%, equating to approximately 9.4 months of supply. A market at 5–6 months sits in balanced territory; above 6 months tilts toward buyers.

Inventory Guide	
Under 3 months	Strong sellers' market
3–5 months	Moderate sellers' market
5–6 months	Balanced market
Over 6 months	Buyers' market

Key Findings

- **Seasonal volume:** Peak of 10 sales in Nov 2025.
- **Pricing:** 12-month median of $145K; see chart for monthly variation.
- **Negotiation:** Buyers typically 3.7% off list (median); May 2026 saw the widest discount at 8.9%.
- **Days on market:** Peak of 214 days in Feb 2026; 12-month median is 114 days.
- **Market conditions:** 9.4 months of inventory indicates a buyers' market.