DODSON APPRAISAL COMPANY

Market Analysis Report | August 2026

Ouachita County, Arkansas | 12-Month Residential Review

173
Total Closed Sales
Aug 2025 – Jul 2026

This report summarizes residential real estate activity in the Ouachita County MLS for the 12-month period ending Jul 2026. The dataset includes 289 total listings: 173 properties that successfully closed during the period and 116 properties that remain active or unsold as of the report date. Key performance metrics are tracked and analyzed on a month-by-month basis.

$160K	97.5%	116	13.2%	81 days
Median Sale Price	Sale-to-List Ratio	Active Listings	Absorption Rate	Median DOM
trailing 12 months	median all closed	unsold / still active	~7.6 mo. inventory	days on market

Monthly Data Summary

Month	Sold	Median Price	Sale/List	DOM	Absorption
Aug 25	16	$138K	95.0%	97	13.8%
Sep 25	11	$160K	97.5%	149	9.5%
Oct 25	7	$206K	96.9%	50	6.0%
Nov 25	18	$162K	97.4%	76	15.5%
Dec 25	16	$180K	96.3%	85	13.8%
Jan 26	18	$177K	100.0%	117	15.5%
Feb 26	17	$155K	99.2%	133	14.7%
Mar 26	11	$123K	95.0%	79	9.5%
Apr 26	13	$175K	97.4%	66	11.2%
May 26	14	$115K	98.3%	53	12.1%
Jun 26	17	$90K	100.0%	52	14.7%
Jul 26	15	$189K	95.2%	70	12.9%

* Absorption rate = monthly closed sales ÷ active/unsold listing count (116). Months of inventory = 1 ÷ absorption rate.

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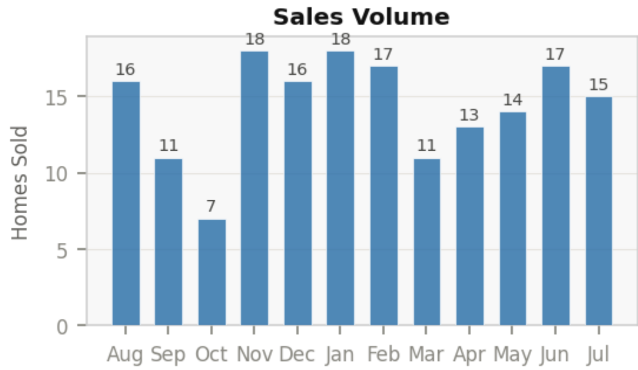
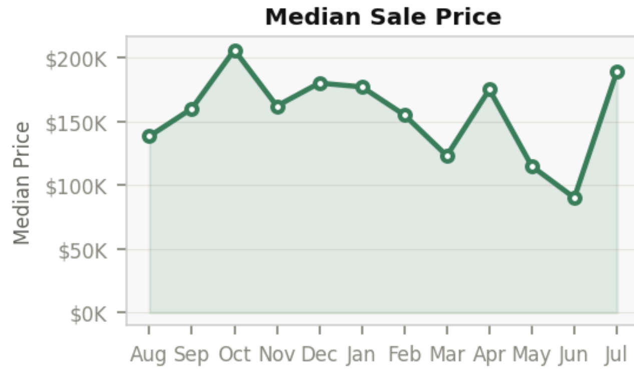
1. Sales Volume



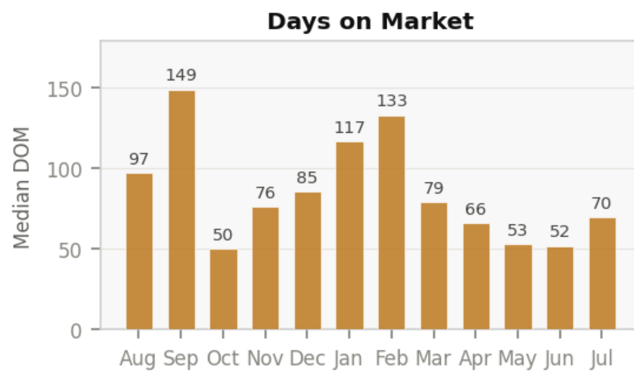
2. Median Sale Price



Sales volume peaked at 18 closings in Nov 2025, Jan 2026 and hit a low of 7 in Oct 2025. The trailing 12-month total is 173 closed transactions. **Median sale price** ranged from $90K (Jun 2026) to $206K (Oct 2025). The overall 12-month median is $160K.

3. Sale-to-List Ratio

4. Days on Market



Sale-to-list ratio median was 97.5% across the period. Mar 2026 saw the weakest reading at 95.0%; Jan 2026 was strongest at 100.0%. The dashed line marks 100% (full list price). **Days on market** ranged from 50 days (Oct 2025) to 149 days (Sep 2025). The 12-month median is 81 days.

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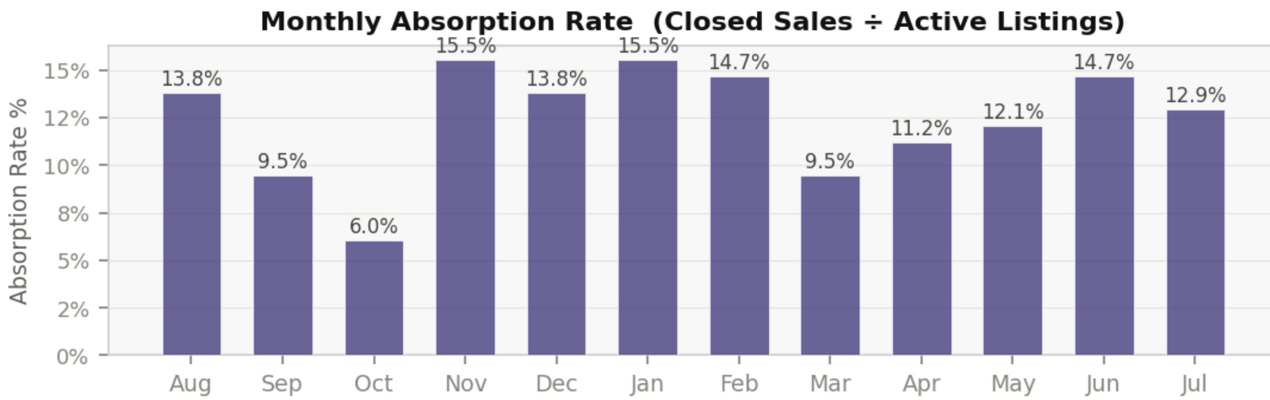
5. Absorption Rate & Inventory



The trailing 3-month absorption rate averages 13.2%, equating to approximately 7.6 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 18 sales in Nov 2025, Jan 2026.
• **Pricing:** 12-month median of $160K; see chart for monthly variation.
• **Negotiation:** Buyers typically 2.5% off list (median); Mar 2026 saw the widest discount at 5.0%.
• **Days on market:** Peak of 149 days in Sep 2025; 12-month median is 81 days.
• **Market conditions:** 7.6 months of inventory indicates a buyers' market.