

DODSON APPRAISAL COMPANY

Market Analysis Report | September 2026

Columbia County, Arkansas | 12-Month Residential Review

129

Total Closed Sales

Sep 2025 – Aug 2026

This report summarizes residential real estate activity in the Columbia County MLS for the 12-month period ending Aug 2026. The dataset includes 223 total listings: 129 properties that successfully closed during the period and 94 properties that remain active or unsold as of the report date. Key performance metrics are tracked and analyzed on a month-by-month basis.

\$190K Median Sale Price trailing 12 months	93.7% Sale-to-List Ratio median all closed	94 Active Listings unsold / still active	11.7% Absorption Rate ~8.5 mo. inventory	102 days Median DOM days on market
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Monthly Data Summary

Month	Sold	Median Price	Sale/List	DOM	Absorption
Sep 25	8	\$174K	97.2%	49	8.5%
Oct 25	14	\$154K	96.7%	92	14.9%
Nov 25	11	\$210K	92.3%	119	11.7%
Dec 25	8	\$200K	94.8%	154	8.5%
Jan 26	6	\$125K	97.2%	109	6.4%
Feb 26	9	\$240K	102.3%	94	9.6%
Mar 26	17	\$190K	86.7%	197	18.1%
Apr 26	10	\$229K	92.9%	68	10.6%
May 26	12	\$202K	93.0%	149	12.8%
Jun 26	12	\$180K	94.8%	105	12.8%
Jul 26	11	\$191K	92.5%	132	11.7%
Aug 26	10	\$210K	92.2%	79	10.6%

* Absorption rate = monthly closed sales ÷ active/unsold listing count (94). Months of inventory = 1 ÷ absorption rate.

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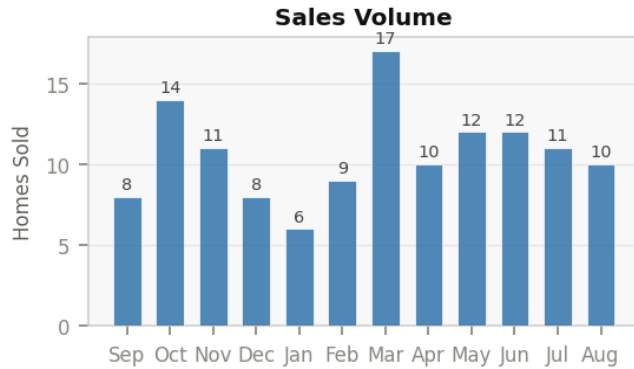
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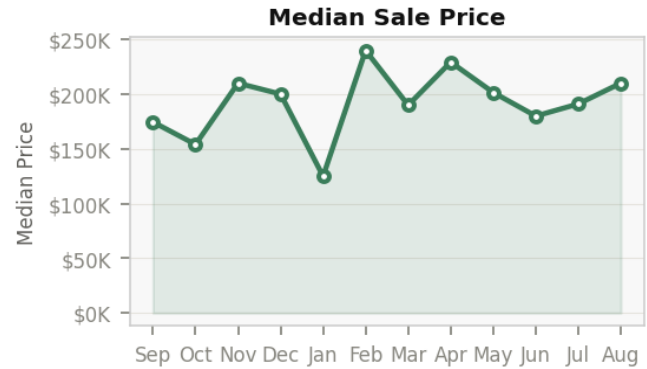
Total Closed Sales

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1. Sales Volume



2. Median Sale Price

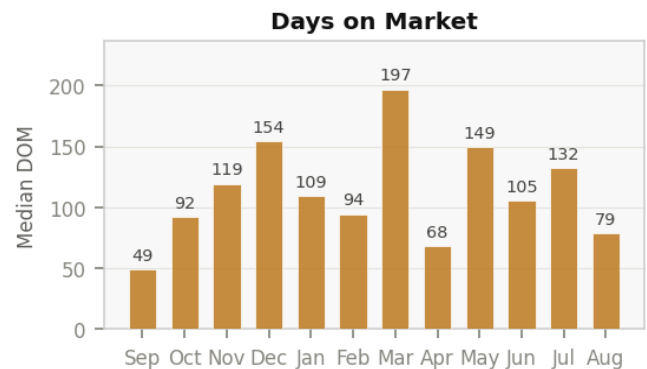


Sales volume peaked at 17 closings in Mar 2026 and hit a low of 6 in Jan 2026. The trailing 12-month total is 129 closed transactions. **Median sale price** ranged from \$125K (Jan 2026) to \$240K (Feb 2026). The overall 12-month median is \$190K.

3. Sale-to-List Ratio

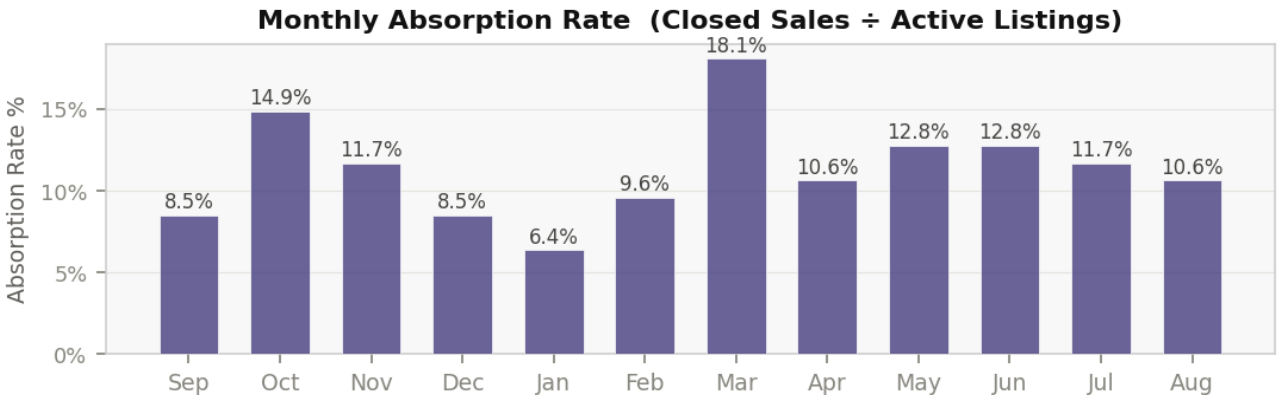


4. Days on Market



Sale-to-list ratio median was 93.7% across the period. Mar 2026 saw the weakest reading at 86.7%; Feb 2026 was strongest at 102.3%. The dashed line marks 100% (full list price). **Days on market** ranged from 49 days (Sep 2025) to 197 days (Mar 2026). The 12-month median is 102 days.

5. Absorption Rate & Inventory



The trailing 3-month absorption rate averages 11.7%, equating to approximately 8.5 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 17 sales in Mar 2026.	
3–5 months	Moderate sellers' market	• Pricing: 12-month median of \$190K; see chart for monthly variation.	
5–6 months	Balanced market	• Negotiation: Buyers typically 6.3% off list (median); Mar 2026 saw the widest discount at 13.3%.	
Over 6 months	Buyers' market	• Days on market: Peak of 197 days in Mar 2026; 12-month median is 102 days.	
		• Market conditions: 8.5 months of inventory indicates a buyers' market.	