

DODSON APPRAISAL COMPANY

Market Analysis Report | September 2026

Ouachita County, Arkansas | 12-Month Residential Review

173

Total Closed Sales

Sep 2025 – Aug 2026

This report summarizes residential real estate activity in the Ouachita County MLS for the 12-month period ending Aug 2026. The dataset includes 287 total listings: 173 properties that successfully closed during the period and 114 properties that remain active or unsold as of the report date. Key performance metrics are tracked and analyzed on a month-by-month basis.

\$163K Median Sale Price trailing 12 months	97.6% Sale-to-List Ratio median all closed	114 Active Listings unsold / still active	13.5% Absorption Rate ~7.4 mo. inventory	80 days Median DOM days on market
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Monthly Data Summary

Month	Sold	Median Price	Sale/List	DOM	Absorption
Sep 25	11	\$160K	97.5%	149	9.6%
Oct 25	7	\$206K	96.9%	50	6.1%
Nov 25	18	\$162K	97.4%	76	15.8%
Dec 25	17	\$175K	96.1%	87	14.9%
Jan 26	18	\$177K	100.0%	117	15.8%
Feb 26	17	\$155K	99.2%	133	14.9%
Mar 26	11	\$123K	95.0%	79	9.6%
Apr 26	14	\$175K	97.3%	75	12.3%
May 26	14	\$115K	98.3%	53	12.3%
Jun 26	17	\$90K	100.0%	52	14.9%
Jul 26	17	\$189K	95.2%	70	14.9%
Aug 26	12	\$155K	99.5%	55	10.5%

* Absorption rate = monthly closed sales ÷ active/unsold listing count (114). Months of inventory = 1 ÷ absorption rate.

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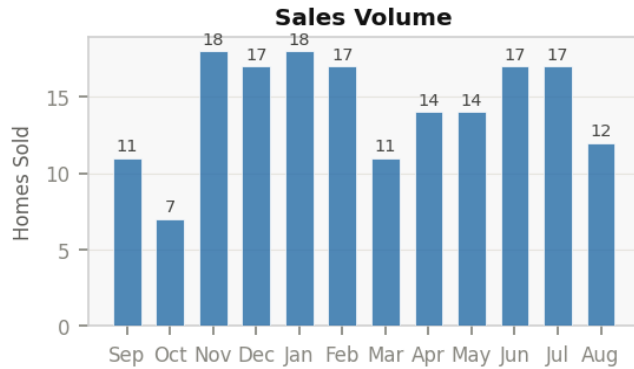
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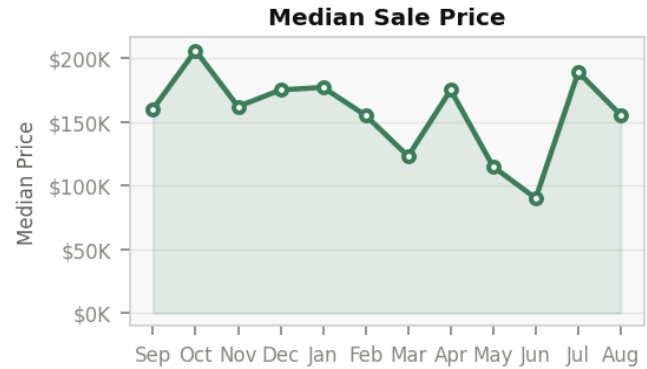
Total Closed Sales

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1. Sales Volume

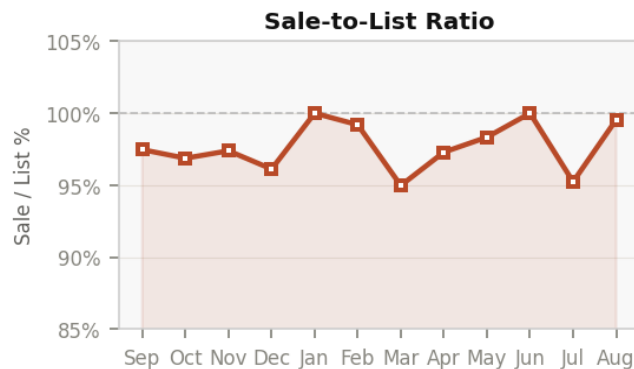


2. Median Sale Price

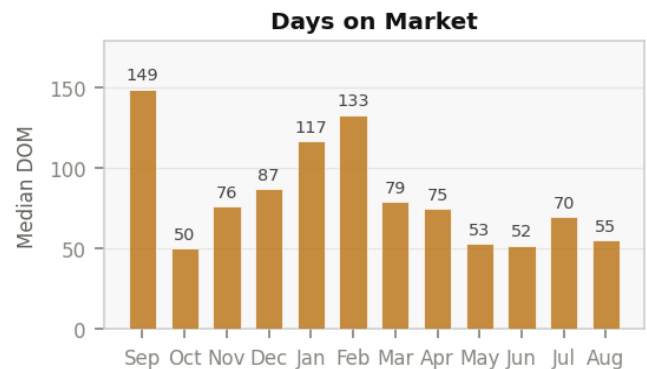


Sales volume peaked at 18 closings in Nov 2025, Jan 2026 and hit a low of 7 in Oct 2025. The trailing 12-month total is 173 closed transactions. **Median sale price** ranged from \$90K (Jun 2026) to \$206K (Oct 2025). The overall 12-month median is \$163K.

3. Sale-to-List Ratio

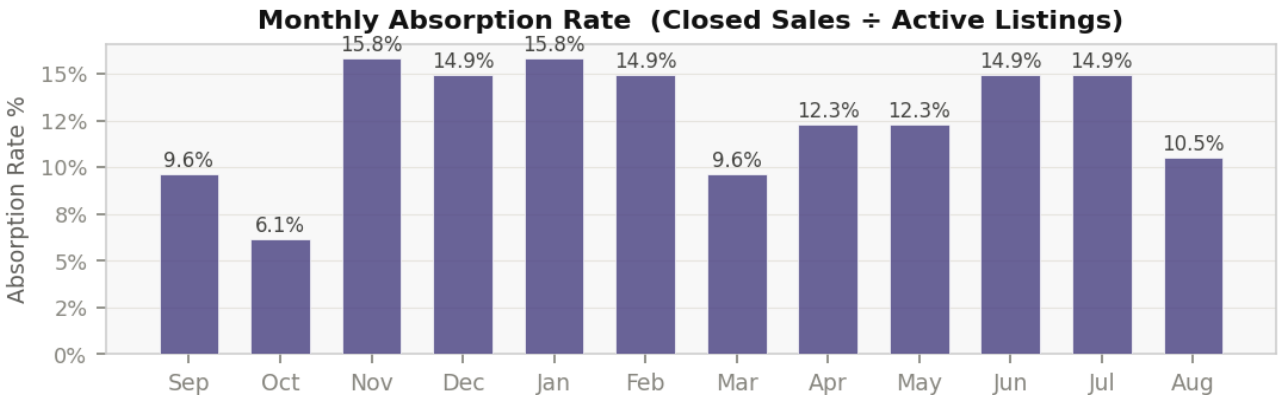


4. Days on Market



Sale-to-list ratio median was 97.6% 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 80 days.

5. Absorption Rate & Inventory



The trailing 3-month absorption rate averages 13.5%, equating to approximately 7.4 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 18 sales in Nov 2025, Jan 2026.	
3–5 months	Moderate sellers' market	• Pricing: 12-month median of \$163K; see chart for monthly variation.	
5–6 months	Balanced market	• Negotiation: Buyers typically 2.4% off list (median); Mar 2026 saw the widest discount at 5.0%.	
Over 6 months	Buyers' market	• Days on market: Peak of 149 days in Sep 2025; 12-month median is 80 days.	
		• Market conditions: 7.4 months of inventory indicates a buyers' market.	