DODSON APPRAISAL COMPANY

Market Analysis Report | November 2026

Hempstead County, Arkansas | 12-Month Residential Review

79
Total Closed Sales
Nov 2025 – Oct 2026

This report summarizes residential real estate activity in the Hempstead County MLS for the 12-month period ending Oct 2026. The dataset includes 129 total listings: 79 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.

$140K	96.4%	50	14.0%	101 days
Median Sale Price	Sale-to-List Ratio	Active Listings	Absorption Rate	Median DOM
trailing 12 months	median all closed	unsold / still active	~7.1 mo. inventory	days on market

Monthly Data Summary

Month	Sold	Median Price	Sale/List	DOM	Absorption
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%
Aug 26	6	$211K	94.4%	134	12.0%
Sep 26	5	$240K	96.2%	82	10.0%
Oct 26	10	$183K	99.2%	79	20.0%

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

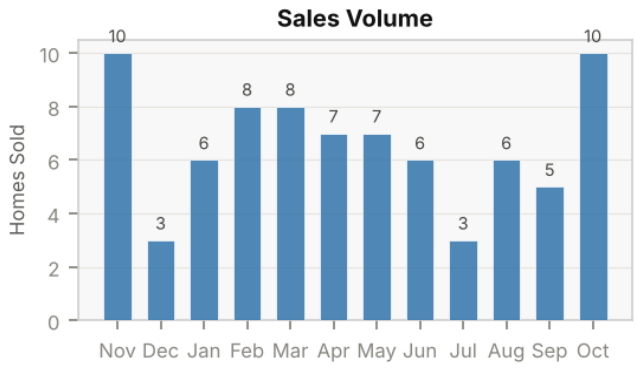
DODSON APPRAISAL COMPANY

Market Analysis Report | November 2026

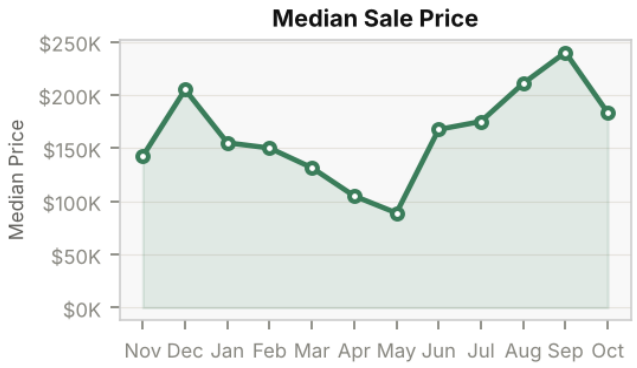
Hempstead County, Arkansas | 12-Month Residential Review

79
Total Closed Sales
Nov 2025 – Oct 2026

1. Sales Volume

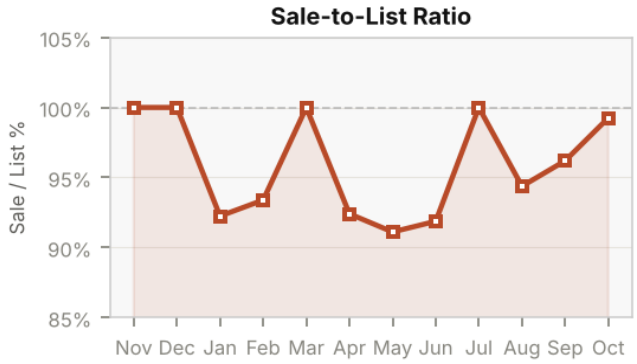


2. Median Sale Price

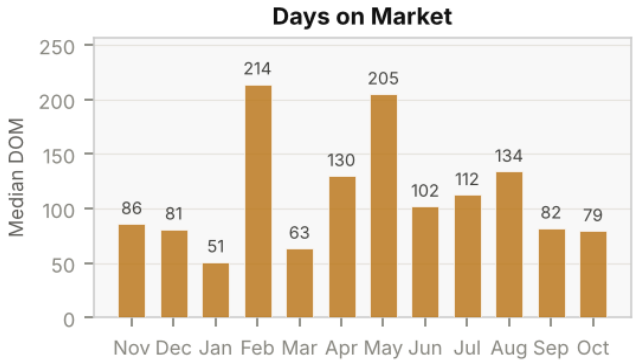


Sales volume peaked at 10 closings in Nov 2025, Oct 2026 and hit a low of 3 in Dec 2025. The trailing 12-month total is 79 closed transactions. **Median sale price** ranged from $89K (May 2026) to $240K (Sep 2026). The overall 12-month median is $140K.

3. Sale-to-List Ratio

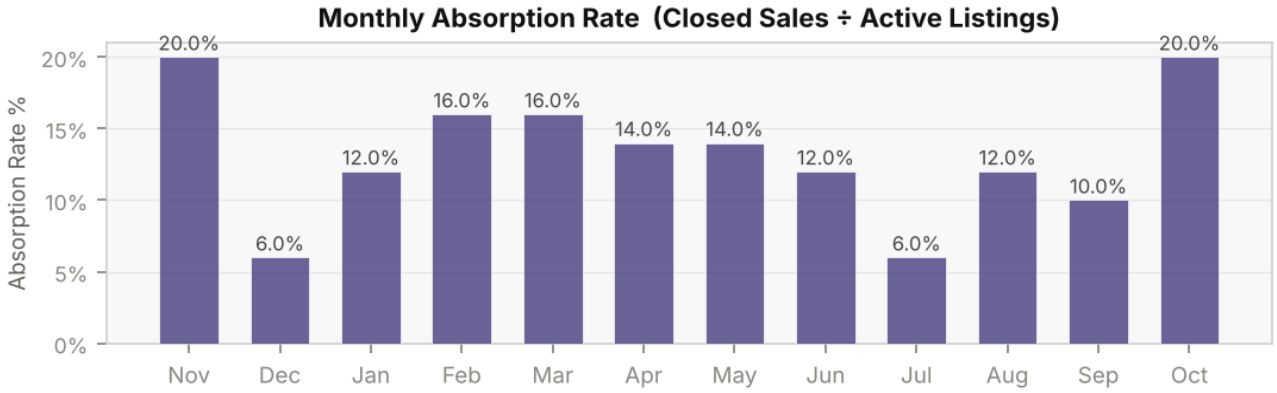


4. Days on Market



Sale-to-list ratio median was 96.4% 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 101 days.

5. Absorption Rate & Inventory



The trailing 3-month absorption rate averages 14.0%, equating to approximately 7.1 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, Oct 2026.
- **Pricing:** 12-month median of $140K; see chart for monthly variation.
- **Negotiation:** Buyers typically 3.6% 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 101 days.
- **Market conditions:** 7.1 months of inventory indicates a buyers' market.