DODSON APPRAISAL COMPANY

Market Analysis Report | August 2026

Columbia County, Arkansas | 12-Month Residential Review

132
Total Closed Sales
Aug 2025 – Jul 2026

This report summarizes residential real estate activity in the Columbia County MLS for the 12-month period ending Jul 2026. The dataset includes 222 total listings: 132 properties that successfully closed during the period and 90 properties that remain active or unsold as of the report date. Key performance metrics are tracked and analyzed on a month-by-month basis.

$180K	93.6%	90	12.6%	104 days
Median Sale Price	Sale-to-List Ratio	Active Listings	Absorption Rate	Median DOM
trailing 12 months	median all closed	unsold / still active	~7.9 mo. inventory	days on market

Monthly Data Summary

Month	Sold	Median Price	Sale/List	DOM	Absorption
Aug 25	17	$130K	91.7%	91	18.9%
Sep 25	8	$174K	97.2%	49	8.9%
Oct 25	14	$154K	96.7%	92	15.6%
Nov 25	11	$210K	92.3%	119	12.2%
Dec 25	7	$210K	92.0%	163	7.8%
Jan 26	6	$125K	97.2%	109	6.7%
Feb 26	9	$240K	102.3%	94	10.0%
Mar 26	16	$190K	87.1%	203	17.8%
Apr 26	9	$215K	92.4%	78	10.0%
May 26	12	$202K	93.0%	149	13.3%
Jun 26	12	$180K	94.8%	105	13.3%
Jul 26	10	$216K	93.3%	116	11.1%

* Absorption rate = monthly closed sales ÷ active/unsold listing count (90). Months of inventory = 1 ÷ absorption rate.

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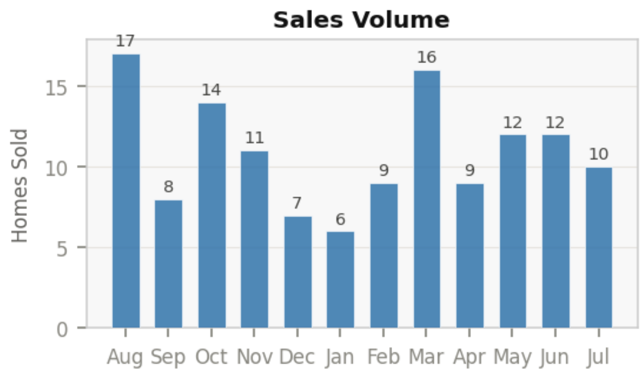
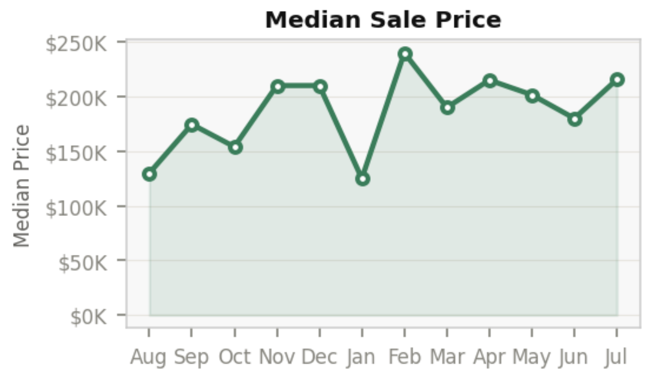
1. Sales Volume



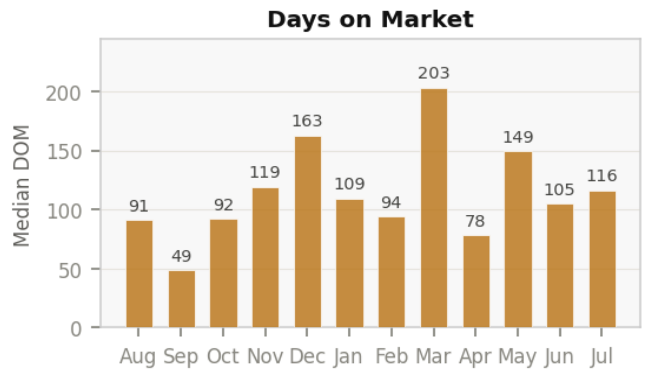
2. Median Sale Price



Sales volume peaked at 17 closings in Aug 2025 and hit a low of 6 in Jan 2026. The trailing 12-month total is 132 closed transactions. **Median sale price** ranged from $125K (Jan 2026) to $240K (Feb 2026). The overall 12-month median is $180K.

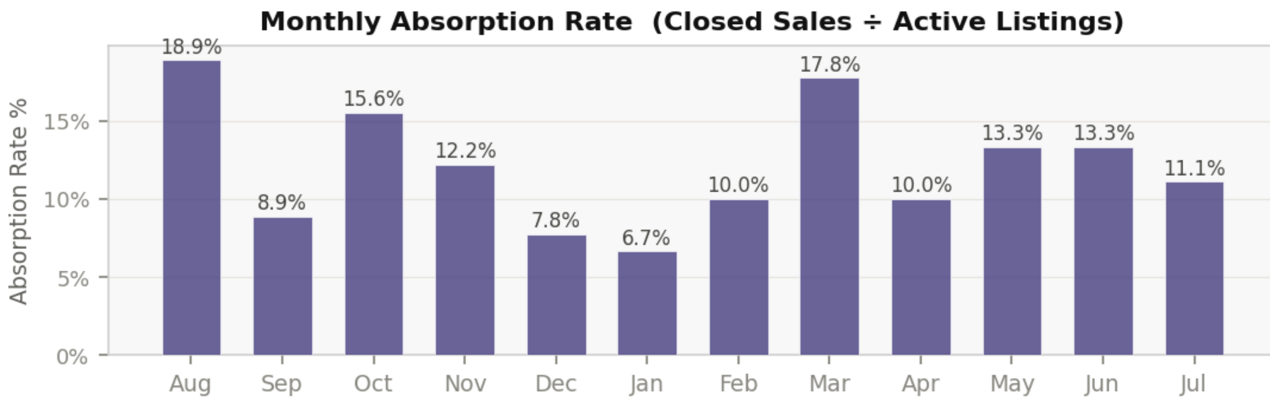
3. Sale-to-List Ratio

4. Days on Market



Sale-to-list ratio median was 93.6% across the period. Mar 2026 saw the weakest reading at 87.1%; 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 203 days (Mar 2026). The 12-month median is 104 days.

5. Absorption Rate & Inventory



The trailing 3-month absorption rate averages 12.6%, equating to approximately 7.9 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 17 sales in Aug 2025.
• **Pricing:** 12-month median of $180K; see chart for monthly variation.
• **Negotiation:** Buyers typically 6.4% off list (median); Mar 2026 saw the widest discount at 12.9%.
• **Days on market:** Peak of 203 days in Mar 2026; 12-month median is 104 days.
• **Market conditions:** 7.9 months of inventory indicates a buyers' market.