



DODSON APPRAISAL COMPANY

MARKET CONDITIONS

as of March 2026

COLUMBIA CO.

Effective Date: 3/1/2026

Comparables in analysis

Considered: 225

Included: 224

Show Calculations

Sale and listing summary data

	#	Low Price	High Price
Current Listings	103	\$10,000	\$2,100,000
Sales	121	\$4,999	\$719,000

One-Unit Housing Trends

Property Values:	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Demand/Supply:	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Over Supply
Marketing Time:	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3 to 6 mths	<input type="checkbox"/> Over 6 mths

Analysis & Trend Grid

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend	
Total # of Comparable Sales (Settled)	69	31	21		↘
Absorption Rate (Total Sales/Months)	11.50	10.33	7.00		↘
Total # of Comparable Active Listings	82	89	103		↗
Months of Housing Supply (Total Listings/Ab.Rate)	7.13	8.61	14.71		↗
Median Sale & List Price, DOM, Sale/List %					
Median Comparable Sale Price	\$170,000	\$159,000	\$210,000	↗	
Median Comparable Sales Days on Market	69	91	89		↗
Median Comparable List Price	\$222,000	\$239,900	\$229,000	↘	
Median Comparable Listings Days on Market	57	104	180		↗
Median Sale Price as % of List Price	93.94%	95.86%	100.00%	↘	

CALHOUN CO.

Effective Date: 3/1/2026

Comparables in analysis

Considered: 142

Included: 142

Show Calculations

Sale and listing summary data

	#	Low Price	High Price
Current Listings	118	\$11,000	\$1,200,000
Sales	24	\$13,000	\$470,000

One-Unit Housing Trends

Property Values:	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Demand/Supply:	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Over Supply
Marketing Time:	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3 to 6 mths	<input type="checkbox"/> Over 6 mths

Analysis & Trend Grid

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend	
Total # of Comparable Sales (Settled)	14	6	4		↘
Absorption Rate (Total Sales/Months)	2.33	2.00	1.33		↘
Total # of Comparable Active Listings	118	118	118	↘	
Months of Housing Supply (Total Listings/Ab.Rate)	50.57	59.00	88.50		↗
Median Sale & List Price, DOM, Sale/List %					
Median Comparable Sale Price	\$157,200	\$143,000	\$119,000		↘
Median Comparable Sales Days on Market	117	82	137		↗
Median Comparable List Price	\$186,950	\$186,950	\$189,000	↘	
Median Comparable Listings Days on Market	67	154	235.5		↗
Median Sale Price as % of List Price	98.43%	97.28%	87.50%		↘

HEMPSTEAD CO.

Effective Date: 3/1/2026

Comparables in analysis

Considered: 127
Included: 127

Show Calculations

Sale and listing summary data

	#	Low Price	High Price
Current Listings	48	\$34,000	\$485,000
Sales	79	\$15,000	\$900,000

One-Unit Housing Trends

Property Values:	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Demand/Supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply
Marketing Time:	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3 to 6 mths	<input type="checkbox"/> Over 6 mths

Analysis & Trend Grid

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Total # of Comparable Sales (Settled)	41	21	17	
Absorption Rate (Total Sales/Months)	6.83	7.00	5.67	
Total # of Comparable Active Listings	30	35	48	
Months of Housing Supply (Total Listings/Ab.Rate)	4.39	5.00	8.47	
Median Sale & List Price, DOM, Sale/List %				
Median Comparable Sale Price	\$125,000	\$155,000	\$160,000	
Median Comparable Sales Days on Market	99	101	113	
Median Comparable List Price	\$195,500	\$169,000	\$151,450	
Median Comparable Listings Days on Market	88.5	98	87.5	
Median Sale Price as % of List Price	96.00%	97.07%	93.71%	

LAFAYETTE CO.

Effective Date: 3/1/2026

Comparables in analysis

Considered: 21
Included: 21

Show Calculations

Sale and listing summary data

	#	Low Price	High Price
Current Listings	9	\$54,000	\$600,000
Sales	12	\$17,500	\$349,900

One-Unit Housing Trends

Property Values:	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Demand/Supply:	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Over Supply
Marketing Time:	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3 to 6 mths	<input type="checkbox"/> Over 6 mths

Analysis & Trend Grid

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Total # of Comparable Sales (Settled)	7	4	1	
Absorption Rate (Total Sales/Months)	1.17	1.33	0.33	
Total # of Comparable Active Listings	11	8	9	
Months of Housing Supply (Total Listings/Ab.Rate)	9.43	6.00	27.00	
Median Sale & List Price, DOM, Sale/List %				
Median Comparable Sale Price	\$86,900	\$160,000	\$225,000	
Median Comparable Sales Days on Market	76	170.5	461	
Median Comparable List Price	\$269,900	\$257,450	\$235,000	
Median Comparable Listings Days on Market	123	203.5	277	
Median Sale Price as % of List Price	87.50%	72.03%	83.36%	

OUACHITA CO.

Effective Date: 3/1/2026

Comparables in analysis

Considered: 240 Show Calculations
 Included: 240

Sale and listing summary data

	#	Low Price	High Price
Current Listings	86	\$8,500	\$459,900
Sales	154	\$5,000	\$710,000

One-Unit Housing Trends

Property Values:	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Demand/Supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply
Marketing Time:	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3 to 6 mths	<input type="checkbox"/> Over 6 mths

Analysis & Trend Grid

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend	
Total # of Comparable Sales (Settled)	74	33	47		↘
Absorption Rate (Total Sales/Months)	12.33	11.00	15.67	↗	
Total # of Comparable Active Listings	52	80	86		↗
Months of Housing Supply (Total Listings/Ab.Rate)	4.22	7.27	5.49		↗
Median Sale & List Price, DOM, Sale/List %					
Median Comparable Sale Price	\$147,500	\$180,000	\$174,000	↗	
Median Comparable Sales Days on Market	72	77	87		↗
Median Comparable List Price	\$173,450	\$185,000	\$177,500		↔
Median Comparable Listings Days on Market	74	76.5	108.5		↗
Median Sale Price as % of List Price	94.42%	97.18%	98.33%		↔

UNION CO.

Effective Date: 3/1/2026

Comparables in analysis

Considered: 402 Show Calculations
 Included: 402

Sale and listing summary data

	#	Low Price	High Price
Current Listings	107	\$16,000	\$899,000
Sales	295	\$16,500	\$700,000

One-Unit Housing Trends

Property Values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Demand/Supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply
Marketing Time:	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3 to 6 mths	<input type="checkbox"/> Over 6 mths

Analysis & Trend Grid

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend	
Total # of Comparable Sales (Settled)	167	64	64		↘
Absorption Rate (Total Sales/Months)	27.83	21.33	21.33		↘
Total # of Comparable Active Listings	81	95	107		↗
Months of Housing Supply (Total Listings/Ab.Rate)	2.91	4.45	5.02		↗
Median Sale & List Price, DOM, Sale/List %					
Median Comparable Sale Price	\$190,000	\$160,000	\$187,000		↔
Median Comparable Sales Days on Market	53	63	67.5		↗
Median Comparable List Price	\$199,900	\$225,000	\$220,000	↗	
Median Comparable Listings Days on Market	66	70	93		↗
Median Sale Price as % of List Price	97.58%	97.29%	97.41%		↔