DODSON APPRAISAL COMPANY

Market Analysis Report | November 2026

Columbia County, Arkansas | 12-Month Residential Review

123
Total Closed Sales
Nov 2025 – Oct 2026

This report summarizes residential real estate activity in the Columbia County MLS for the 12-month period ending Oct 2026. The dataset includes 211 total listings: 123 properties that successfully closed during the period and 88 properties that remain active or unsold as of the report date. Key performance metrics are tracked and analyzed on a month-by-month basis.

$215K	93.3%	88	9.8%	116 days
Median Sale Price	Sale-to-List Ratio	Active Listings	Absorption Rate	Median DOM
trailing 12 months	median all closed	unsold / still active	~10.2 mo. inventory	days on market

Monthly Data Summary

Month	Sold	Median Price	Sale/List	DOM	Absorption
Nov 25	11	$210K	92.3%	119	12.5%
Dec 25	8	$200K	94.8%	154	9.1%
Jan 26	6	$125K	97.2%	109	6.8%
Feb 26	9	$240K	102.3%	94	10.2%
Mar 26	17	$190K	86.7%	197	19.3%
Apr 26	10	$229K	92.9%	68	11.4%
May 26	12	$202K	93.0%	149	13.6%
Jun 26	12	$180K	94.8%	105	13.6%
Jul 26	12	$216K	92.3%	116	13.6%
Aug 26	10	$210K	92.2%	79	11.4%
Sep 26	8	$254K	94.5%	77	9.1%
Oct 26	8	$279K	91.4%	179	9.1%

* Absorption rate = monthly closed sales ÷ active/unsold listing count (88). Months of inventory = 1 ÷ absorption rate. DOM excludes 10 closed sales whose MLS list date falls after the close date; those sales are still counted in volume, price and sale-to-list.

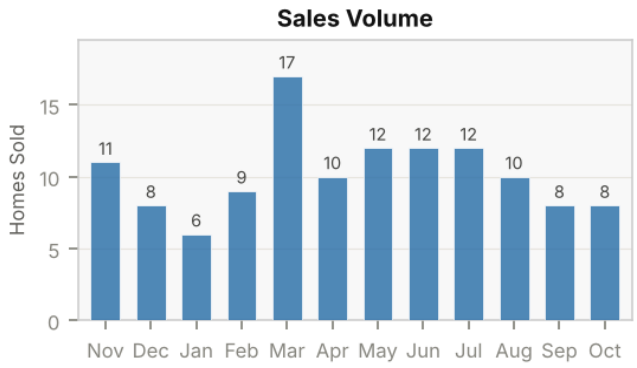
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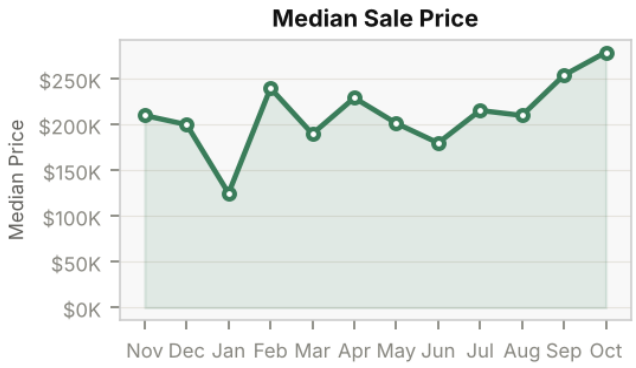
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1. Sales Volume



2. Median Sale Price

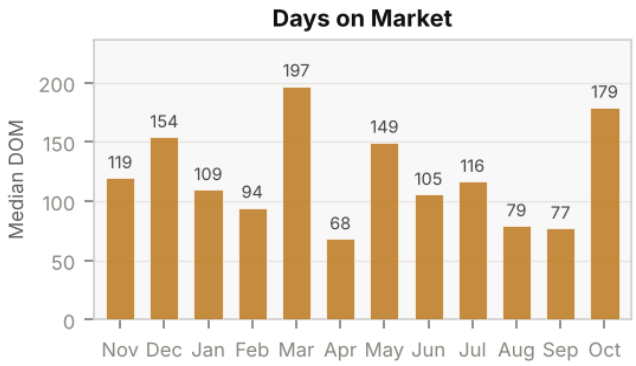


Sales volume peaked at 17 closings in Mar 2026 and hit a low of 6 in Jan 2026. The trailing 12-month total is 123 closed transactions. **Median sale price** ranged from $125K (Jan 2026) to $279K (Oct 2026). The overall 12-month median is $215K.

3. Sale-to-List Ratio

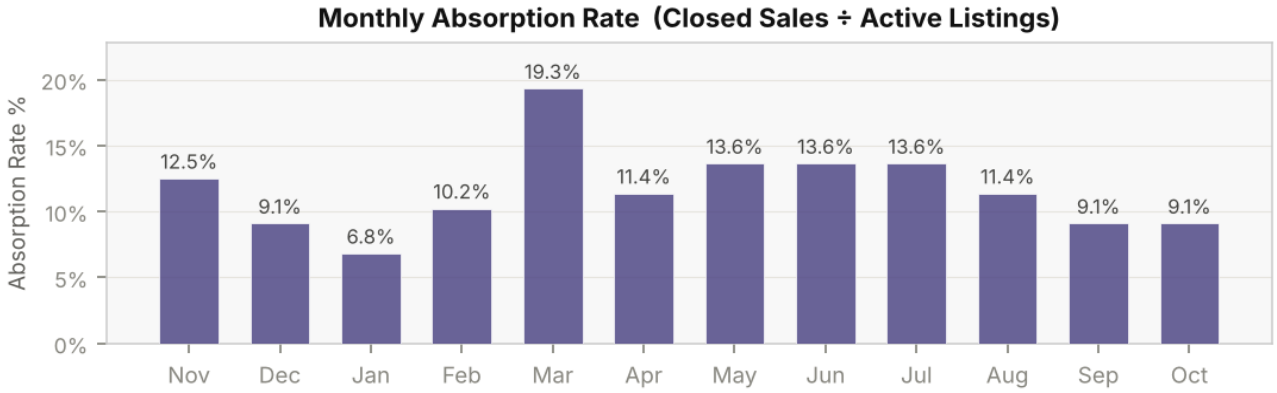


4. Days on Market



Sale-to-list ratio median was 93.3% 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 68 days (Apr 2026) to 197 days (Mar 2026). The 12-month median is 116 days.

5. Absorption Rate & Inventory



The trailing 3-month absorption rate averages 9.8% (8.7 closings per month against 88 active listings), equating to approximately 10.2 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 Mar 2026.
- **Pricing:** 12-month median of $215K; see chart for monthly variation.
- **Negotiation:** Buyers typically 6.7% off list (median); Mar 2026 saw the widest discount at 13.3%.
- **Days on market:** Peak of 197 days in Mar 2026; 12-month median is 116 days.
- **Market conditions:** 10.2 months of inventory indicates a buyers' market.