DODSON APPRAISAL COMPANY

Market Analysis Report | November 2026

Ouachita County, Arkansas | 12-Month Residential Review

188
Total Closed Sales
Nov 2025 – Oct 2026

This report summarizes residential real estate activity in the Ouachita County MLS for the 12-month period ending Oct 2026. The dataset includes 300 total listings: 188 properties that successfully closed during the period and 112 properties that remain active or unsold as of the report date. Key performance metrics are tracked and analyzed on a month-by-month basis.

$158K	97.9%	112	13.4%	83 days
Median Sale Price	Sale-to-List Ratio	Active Listings	Absorption Rate	Median DOM
trailing 12 months	median all closed	unsold / still active	~7.5 mo. inventory	days on market

Monthly Data Summary

Month	Sold	Median Price	Sale/List	DOM	Absorption
Nov 25	18	$162K	97.4%	76	16.1%
Dec 25	17	$175K	96.1%	87	15.2%
Jan 26	18	$177K	100.0%	117	16.1%
Feb 26	17	$155K	99.2%	133	15.2%
Mar 26	11	$123K	95.0%	79	9.8%
Apr 26	14	$175K	97.3%	75	12.5%
May 26	14	$115K	98.3%	53	12.5%
Jun 26	17	$90K	100.0%	52	15.2%
Jul 26	17	$189K	95.2%	70	15.2%
Aug 26	14	$155K	98.7%	70	12.5%
Sep 26	14	$180K	97.1%	113	12.5%
Oct 26	17	$125K	98.1%	114	15.2%

* Absorption rate = monthly closed sales ÷ active/unsold listing count (112). Months of inventory = 1 ÷ absorption rate.

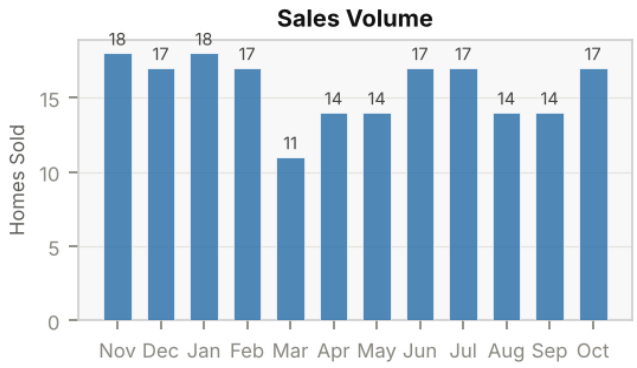
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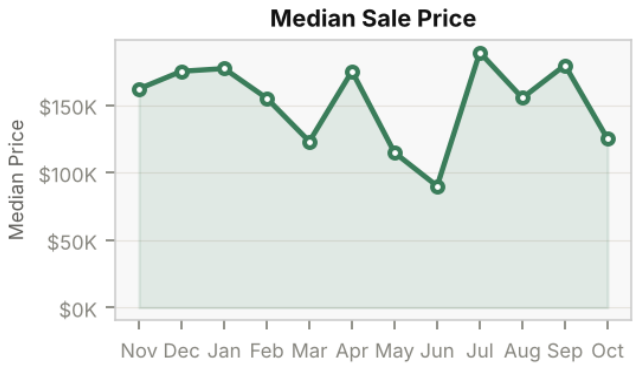
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1. Sales Volume

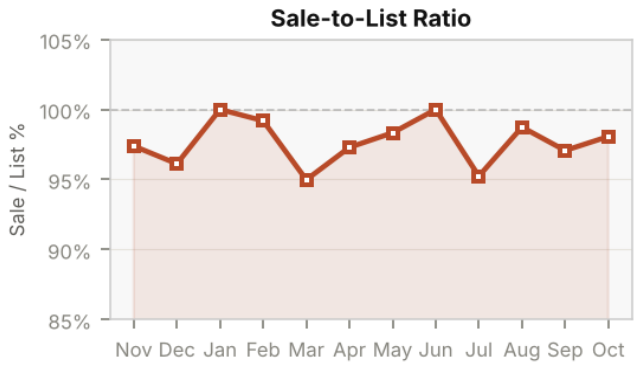


2. Median Sale Price

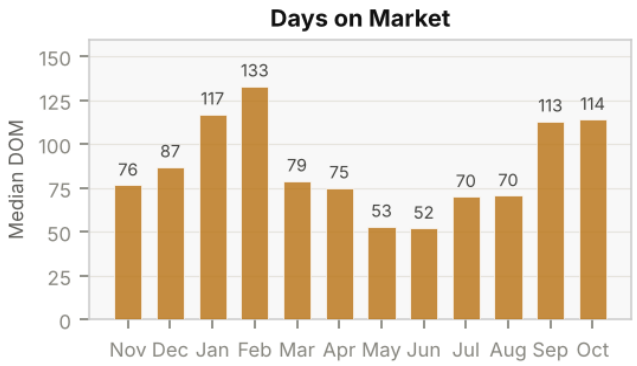


Sales volume peaked at 18 closings in Nov 2025, Jan 2026 and hit a low of 11 in Mar 2026. The trailing 12-month total is 188 closed transactions. **Median sale price** ranged from $90K (Jun 2026) to $189K (Jul 2026). The overall 12-month median is $158K.

3. Sale-to-List Ratio



4. Days on Market



Sale-to-list ratio median was 97.9% 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 52 days (Jun 2026) to 133 days (Feb 2026). The 12-month median is 83 days.

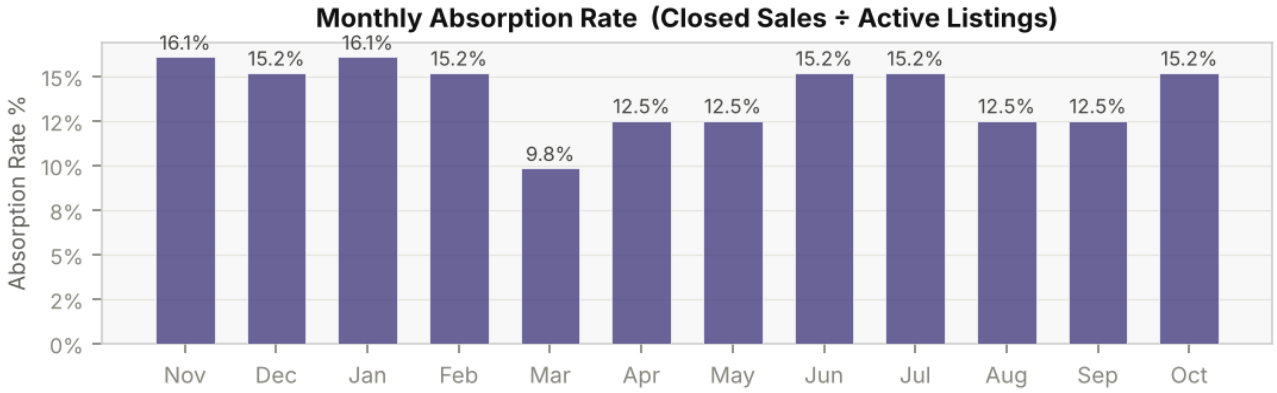
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5. Absorption Rate & Inventory



The trailing 3-month absorption rate averages 13.4%, equating to approximately 7.5 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 18 sales in Nov 2025, Jan 2026.
- **Pricing:** 12-month median of $158K; see chart for monthly variation.
- **Negotiation:** Buyers typically 2.1% off list (median); Mar 2026 saw the widest discount at 5.0%.
- **Days on market:** Peak of 133 days in Feb 2026; 12-month median is 83 days.
- **Market conditions:** 7.5 months of inventory indicates a buyers' market.