



DODSON APPRAISAL COMPANY

# MARKET CONDITIONS

as of January 2025

## COLUMBIA CO.

Effective Date: 1/1/2025

**Comparables in analysis**

Considered: 216  
Included: 216

Show Calculations

**Sale and listing summary data**

	#	Low Price	High Price
Current Listings	93	\$1,000	\$799,900
Sales	123	\$20,000	\$600,000

**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 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)	62	28	33		↘
Absorption Rate (Total Sales/Months)	10.33	9.33	11.00	↔	
Total # of Comparable Active Listings	69	91	93		↗
Months of Housing Supply (Total Listings/Ab.Rate)	6.68	9.75	8.45		↗
<b>Median Sale &amp; List Price, DOM, Sale/List %</b>					
Median Comparable Sale Price	\$164,150	\$156,000	\$170,000	↔	
Median Comparable Sales Days on Market	65.5	73.5	84		↗
Median Comparable List Price	\$179,900	\$219,000	\$214,900	↗	
Median Comparable Listings Days on Market	105	99	165		↗
Median Sale Price as % of List Price	94.96%	92.73%	95.70%	↔	

## OUACHITA CO.

Effective Date: 1/1/2025

**Comparables in analysis**

Considered: 224  
Included: 224

Show Calculations

**Sale and listing summary data**

	#	Low Price	High Price
Current Listings	73	\$7,000	\$850,000
Sales	151	\$8,000	\$450,000

**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 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)	86	31	34		↘
Absorption Rate (Total Sales/Months)	14.33	10.33	11.33		↘
Total # of Comparable Active Listings	52	65	73		↗
Months of Housing Supply (Total Listings/Ab.Rate)	3.63	6.29	6.44		↗
<b>Median Sale &amp; List Price, DOM, Sale/List %</b>					
Median Comparable Sale Price	\$130,500	\$172,000	\$116,250		↘
Median Comparable Sales Days on Market	76	64	95		↗
Median Comparable List Price	\$148,950	\$155,000	\$160,000	↔	
Median Comparable Listings Days on Market	72.5	83	100		↗
Median Sale Price as % of List Price	94.34%	97.44%	96.30%	↔	

## UNION CO.

Effective Date: 1/1/2025

**Comparables in analysis**

Considered: 370  
Included: 370

Show Calculations

**Sale and listing summary data**

	#	Low Price	High Price
Current Listings	105	\$11,000	\$830,000
Sales	265	\$3,500	\$930,000

**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)	117	83	65		↘
Absorption Rate (Total Sales/Months)	19.50	27.67	21.67	↗	
Total # of Comparable Active Listings	97	108	105		↔
Months of Housing Supply (Total Listings/Ab.Rate)	4.97	3.90	4.85		↔
<b>Median Sale &amp; List Price, DOM, Sale/List %</b>					
Median Comparable Sale Price	\$146,500	\$180,000	\$155,000	↔	
Median Comparable Sales Days on Market	49	53	57		↗
Median Comparable List Price	\$205,000	\$199,450	\$225,000	↗	
Median Comparable Listings Days on Market	90	82	124		↗
Median Sale Price as % of List Price	97.89%	97.47%	96.55%	↔	