Local Market Update – February 2026

KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®
HEARTLAND MLS

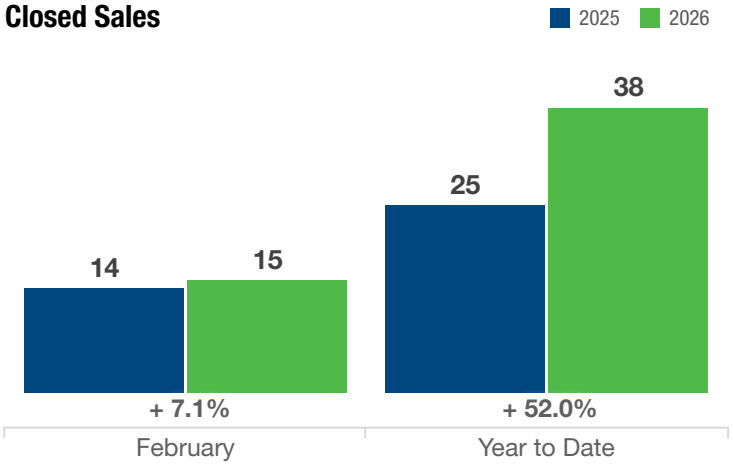
Northwest Missouri Chapter

Includes Atchison, Holt, and Nodaway counties in the State of Missouri

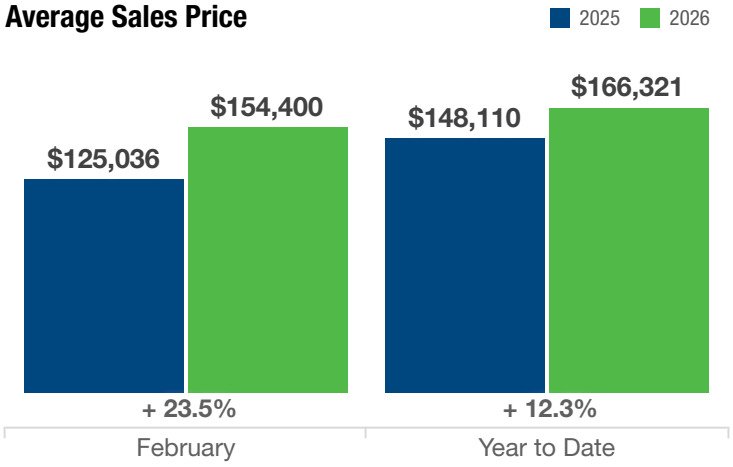
	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
Closed Sales	14	**15**	+ 7.1%	25	**38**	+ 52.0%
Average Sales Price*	$125,036	**$154,400**	+ 23.5%	$148,110	**$166,321**	+ 12.3%
Median Sales Price*	$131,000	**$144,000**	+ 9.9%	$160,000	**$150,000**	- 6.3%
Days on Market Until Sale	86	**90**	+ 4.7%	71	**84**	+ 18.3%
Percentage of Original List Price Received	82.7%	**90.1%**	+ 8.9%	87.0%	**90.0%**	+ 3.4%
Pending Sales	13	**13**	0.0%	33	**32**	- 3.0%
Inventory	70	**84**	+ 20.0%	—	**—**	—
Supply	3.6	**3.8**	+ 5.6%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Closed Sales

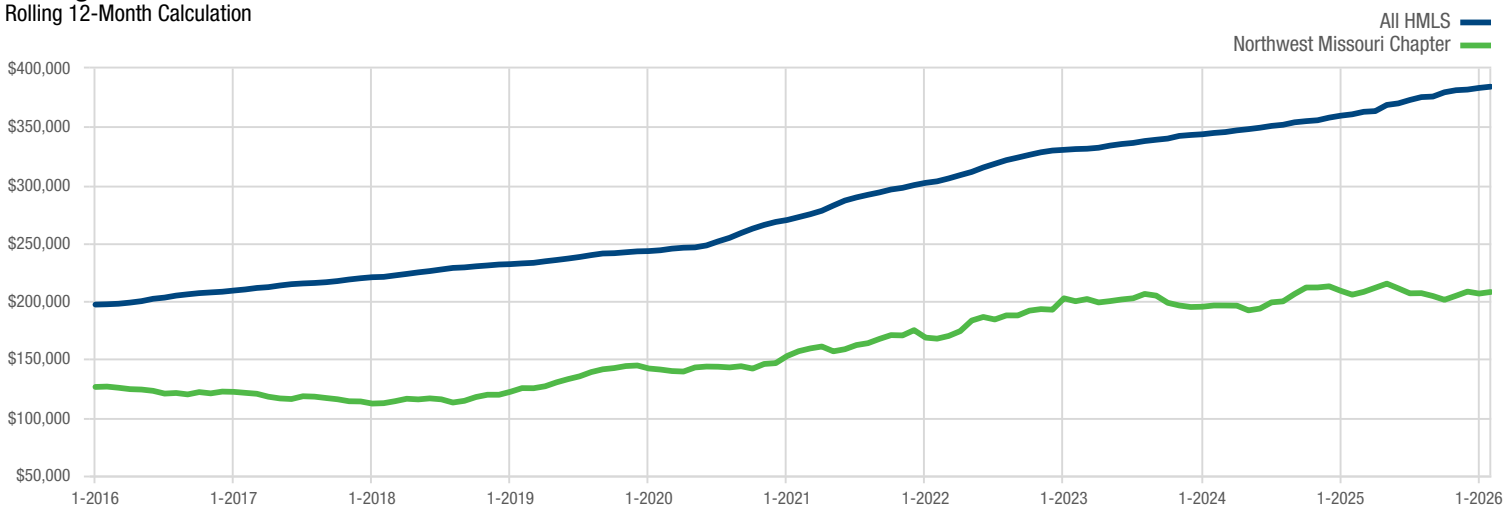


Average Sales Price



Average Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of March 7, 2026. Report provided by the Kansas City Regional Association of REALTORS®. All data from Heartland Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC.