Local Market Update – February 2026

KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®
HEARTLAND MLS

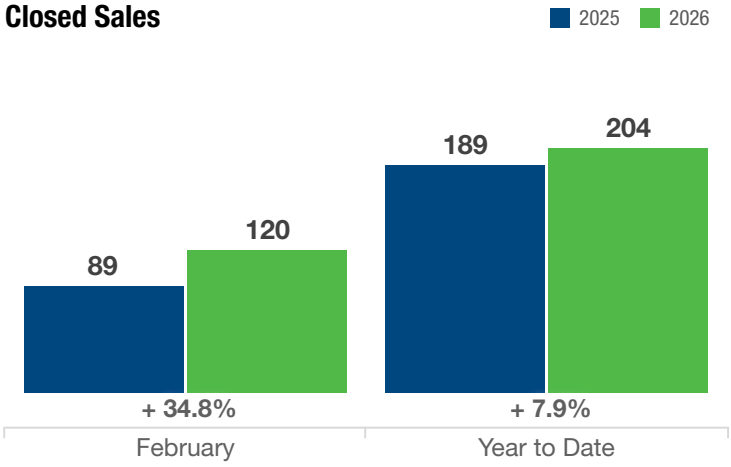
St. Joseph Chapter

Includes Andrew, Buchanan, Caldwell, Clinton, Daviess, DeKalb, Gentry, Harrison and Worth Counties

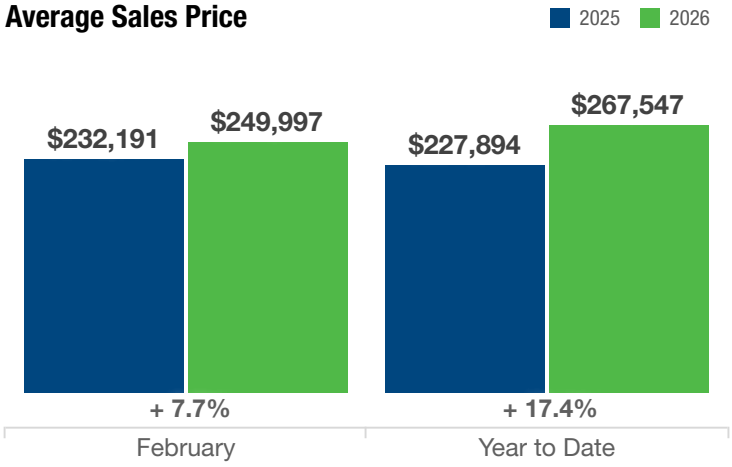
	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
Closed Sales	89	**120**	+ 34.8%	189	**204**	+ 7.9%
Average Sales Price*	$232,191	**$249,997**	+ 7.7%	$227,894	**$267,547**	+ 17.4%
Median Sales Price*	$195,000	**$223,000**	+ 14.4%	$196,950	**$229,500**	+ 16.5%
Days on Market Until Sale	47	**67**	+ 42.6%	50	**63**	+ 26.0%
Percentage of Original List Price Received	94.4%	**94.5%**	+ 0.1%	94.1%	**94.0%**	- 0.1%
Pending Sales	111	**124**	+ 11.7%	210	**245**	+ 16.7%
Inventory	274	**366**	+ 33.6%	—	**—**	—
Supply	1.9	**2.6**	+ 36.8%	—	**—**	—

* 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

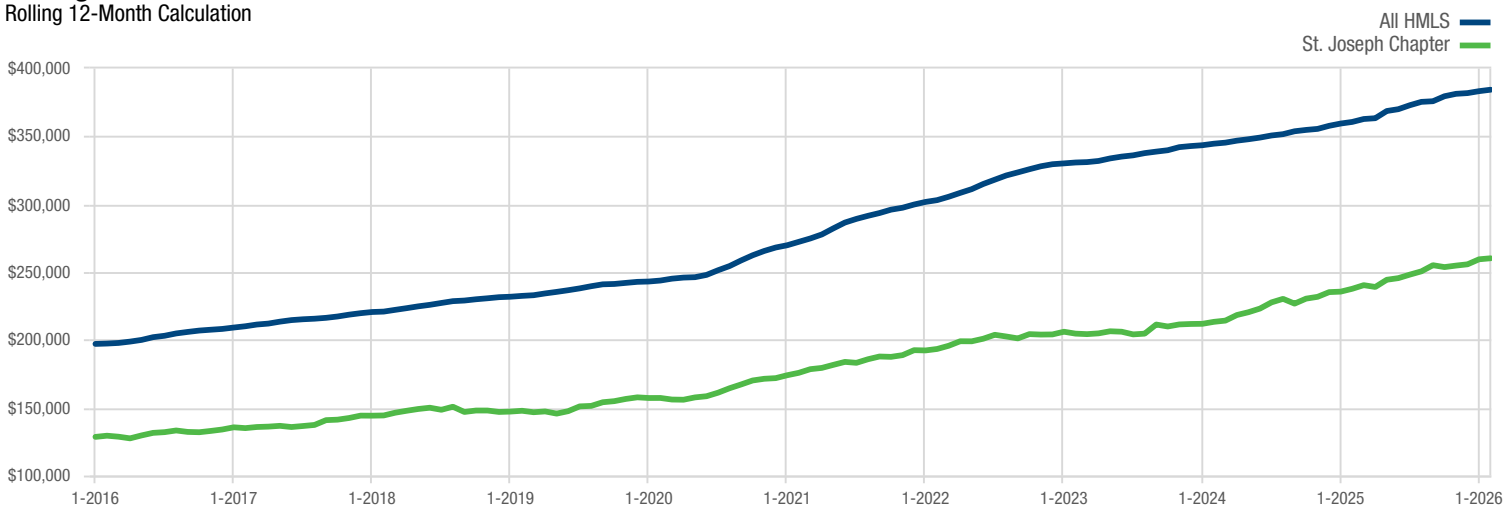


Average Sales Price



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.