Local Market Update – July 2026

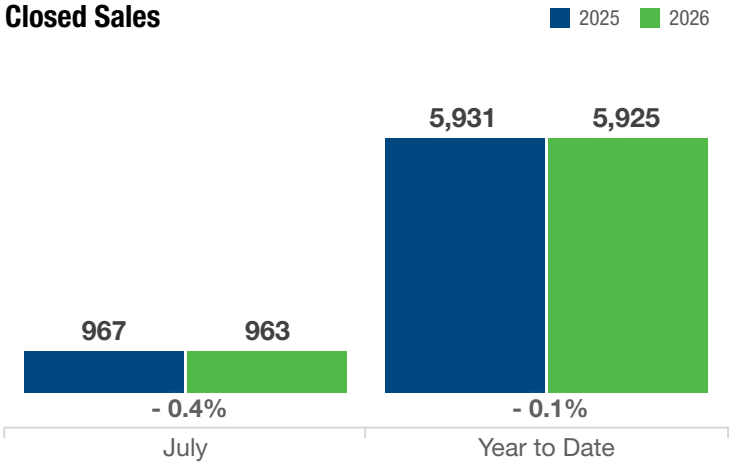
KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®
HEARTLAND MLS

Jackson, MO

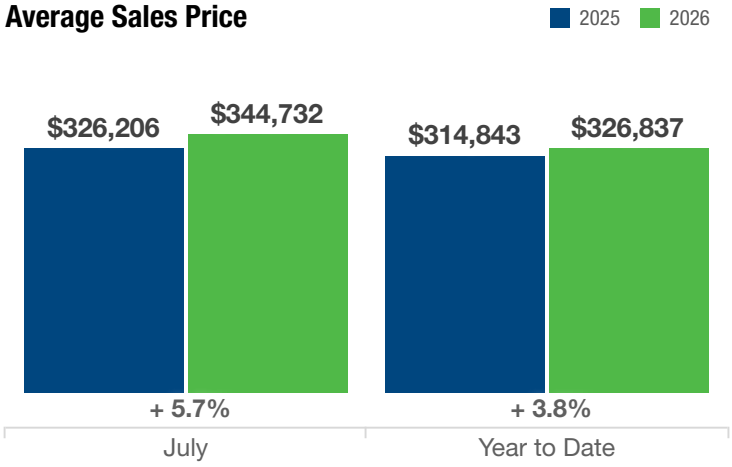
	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
Closed Sales	967	**963**	- 0.4%	5,931	**5,925**	- 0.1%
Average Sales Price*	$326,206	**$344,732**	+ 5.7%	$314,843	**$326,837**	+ 3.8%
Median Sales Price*	$288,000	**$300,000**	+ 4.2%	$270,000	**$283,300**	+ 4.9%
Days on Market Until Sale	33	**32**	- 3.0%	41	**42**	+ 2.4%
Percentage of Original List Price Received	97.9%	**98.1%**	+ 0.2%	97.7%	**97.6%**	- 0.1%
Pending Sales	858	**764**	- 11.0%	6,266	**6,245**	- 0.3%
Inventory	2,353	**2,249**	- 4.4%	—	**—**	—
Supply	2.8	**2.7**	- 3.6%	—	**—**	—

* 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

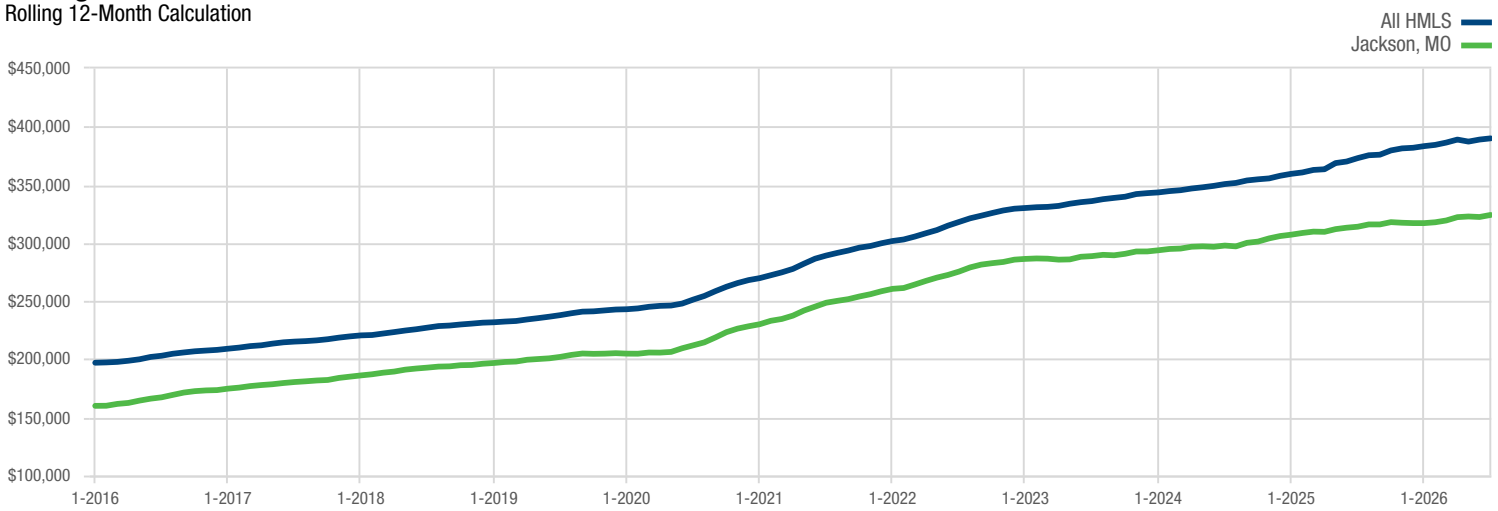


Average Sales Price



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