Local Market Update – October 2026

KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®

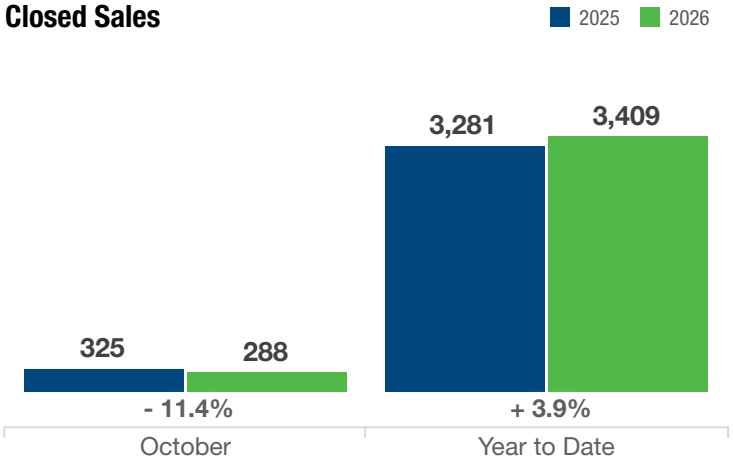
HeartlandMLS
Property Data That Moves You.℠

Clay, MO

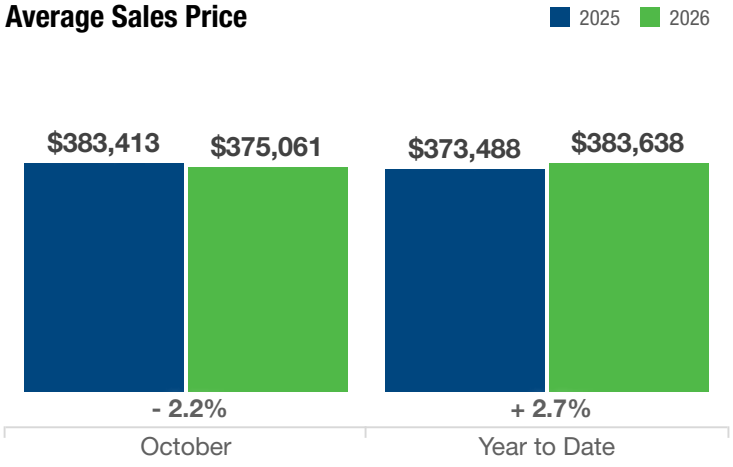
	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
Closed Sales	325	**288**	- 11.4%	3,281	**3,409**	+ 3.9%
Average Sales Price*	$383,413	**$375,061**	- 2.2%	$373,488	**$383,638**	+ 2.7%
Median Sales Price*	$336,000	**$331,500**	- 1.3%	$335,000	**$344,500**	+ 2.8%
Days on Market Until Sale	36	**34**	- 5.6%	37	**39**	+ 5.4%
Percentage of Original List Price Received	98.1%	**98.1%**	0.0%	98.8%	**98.7%**	- 0.1%
Pending Sales	328	**247**	- 24.7%	3,379	**3,457**	+ 2.3%
Inventory	813	**754**	- 7.3%	—	**—**	—
Supply	2.5	**2.2**	- 12.0%	—	**—**	—

* 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

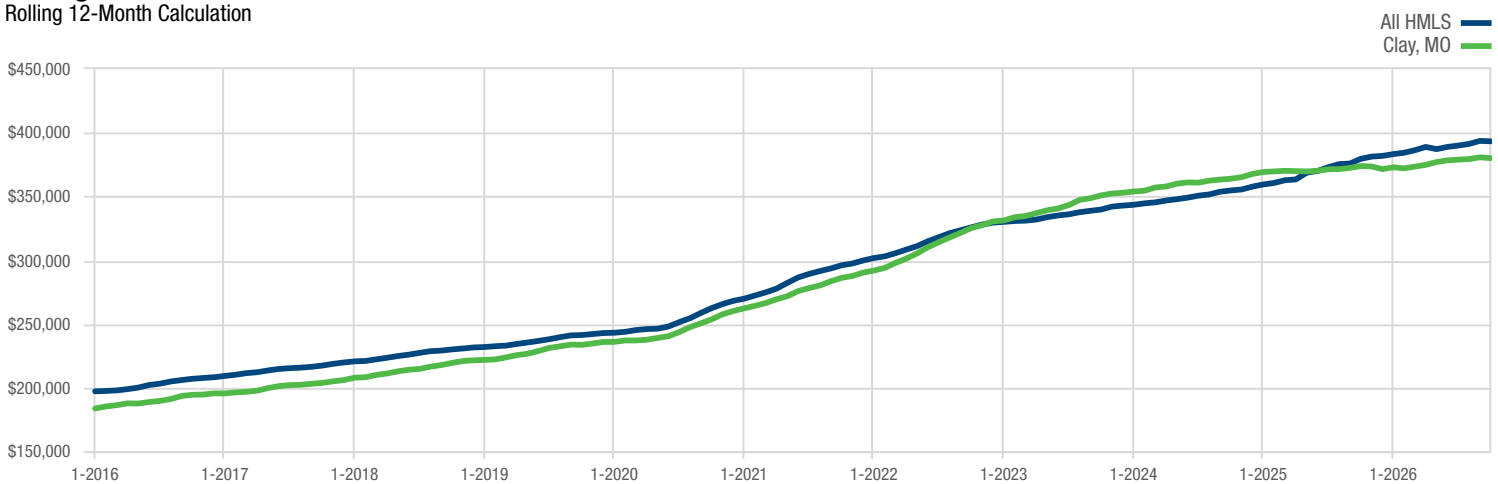


Average Sales Price



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