

Local Market Update – January 2026



Cass, MO

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Closed Sales	92	104	+ 13.0%	92	104	+ 13.0%
Average Sales Price*	\$414,630	\$376,392	- 9.2%	\$414,630	\$376,392	- 9.2%
Median Sales Price*	\$326,000	\$339,450	+ 4.1%	\$326,000	\$339,450	+ 4.1%
Days on Market Until Sale	50	75	+ 50.0%	50	75	+ 50.0%
Percentage of Original List Price Received	96.8%	95.3%	- 1.5%	96.8%	95.3%	- 1.5%
Pending Sales	98	126	+ 28.6%	98	126	+ 28.6%
Inventory	337	316	- 6.2%	—	—	—
Supply	2.4	2.1	- 12.5%	—	—	—

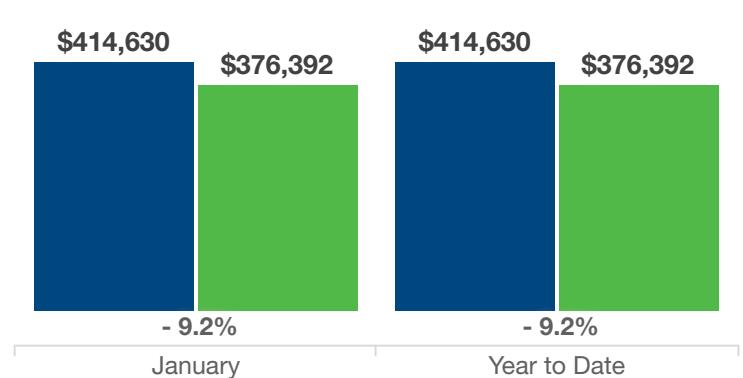
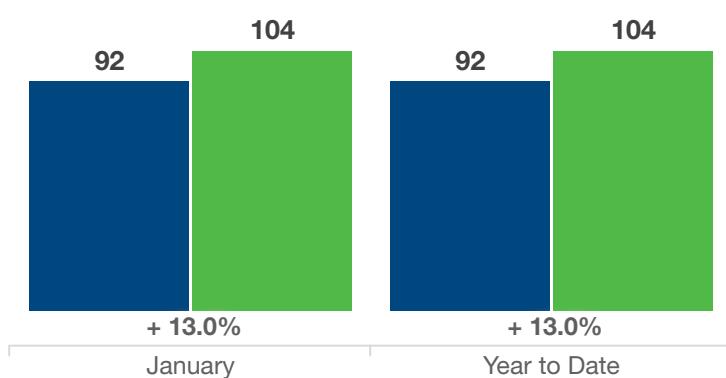
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Closed Sales

■ 2025 ■ 2026

Average Sales Price

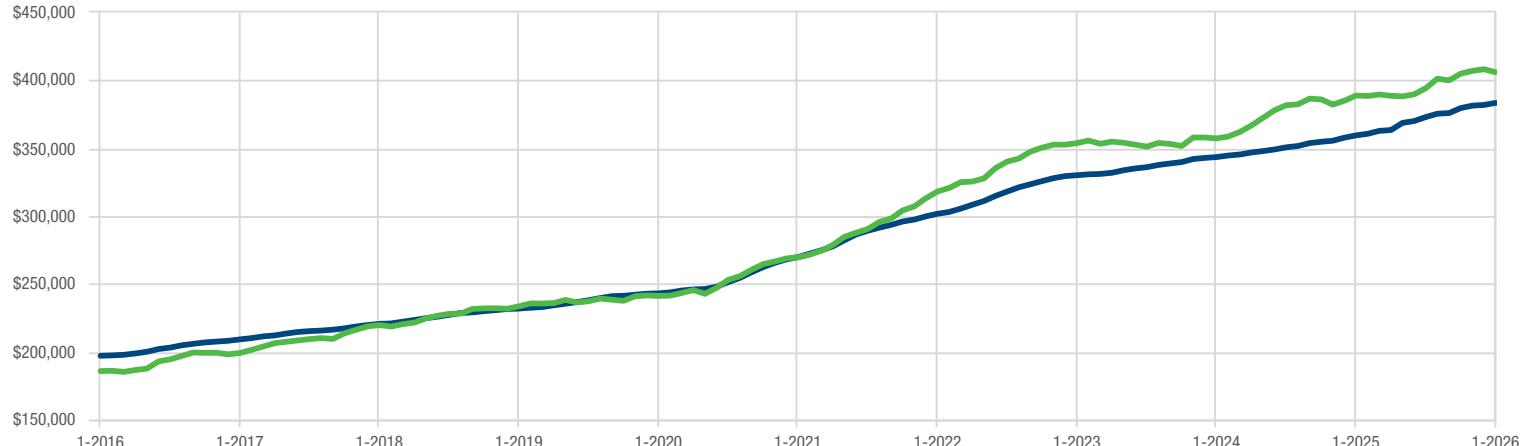
■ 2025 ■ 2026



Average Sales Price

Rolling 12-Month Calculation

All HMLS
Cass, MO



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