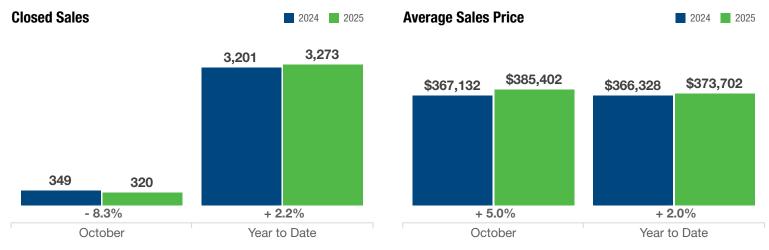
Local Market Update – October 2025

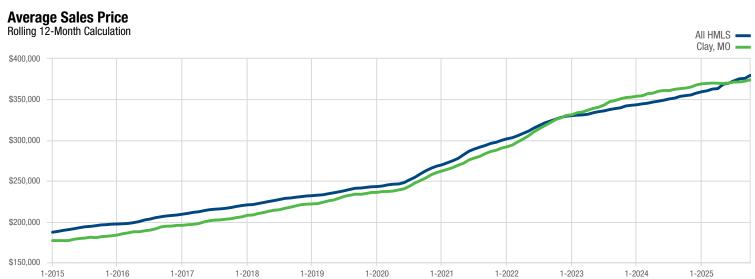


Clay, MO

| | October | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 10-2024 | Thru 10-2025 | % Change |
| Closed Sales | 349 | 320 | - 8.3% | 3,201 | 3,273 | + 2.2% |
| Average Sales Price* | \$367,132 | \$385,402 | + 5.0% | \$366,328 | \$373,702 | + 2.0% |
| Median Sales Price* | \$318,000 | \$338,500 | + 6.4% | \$328,000 | \$335,000 | + 2.1% |
| Days on Market Until Sale | 44 | 35 | - 20.5% | 38 | 37 | - 2.6% |
| Percentage of Original List Price Received | 98.0% | 98.1% | + 0.1% | 99.4% | 98.8% | - 0.6% |
| Pending Sales | 287 | 300 | + 4.5% | 3,318 | 3,361 | + 1.3% |
| Inventory | 629 | 775 | + 23.2% | | _ | _ |
| Supply | 2.0 | 2.4 | + 20.0% | | _ | _ |

^{*} 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.





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.