

Local Market Update – January 2026



Clay, MO

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Closed Sales	207	221	+ 6.8%	207	221	+ 6.8%
Average Sales Price*	\$361,857	\$388,209	+ 7.3%	\$361,857	\$388,209	+ 7.3%
Median Sales Price*	\$308,000	\$340,000	+ 10.4%	\$308,000	\$340,000	+ 10.4%
Days on Market Until Sale	48	51	+ 6.3%	48	51	+ 6.3%
Percentage of Original List Price Received	97.7%	96.3%	- 1.4%	97.7%	96.3%	- 1.4%
Pending Sales	229	279	+ 21.8%	229	279	+ 21.8%
Inventory	515	570	+ 10.7%	—	—	—
Supply	1.6	1.7	+ 6.3%	—	—	—

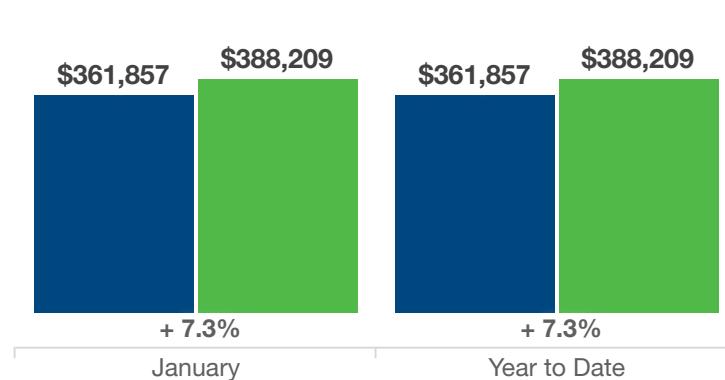
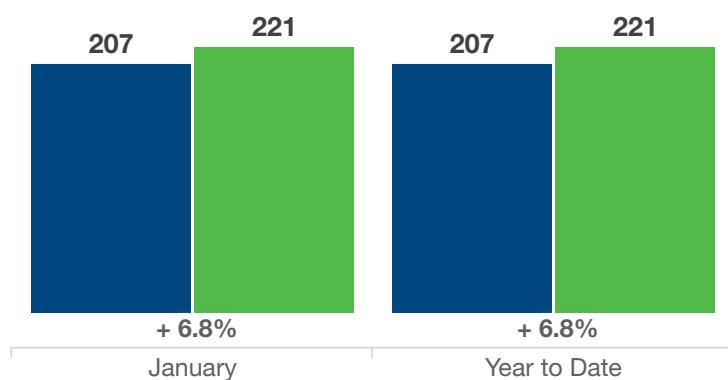
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Closed Sales

■ 2025 ■ 2026

Average Sales Price

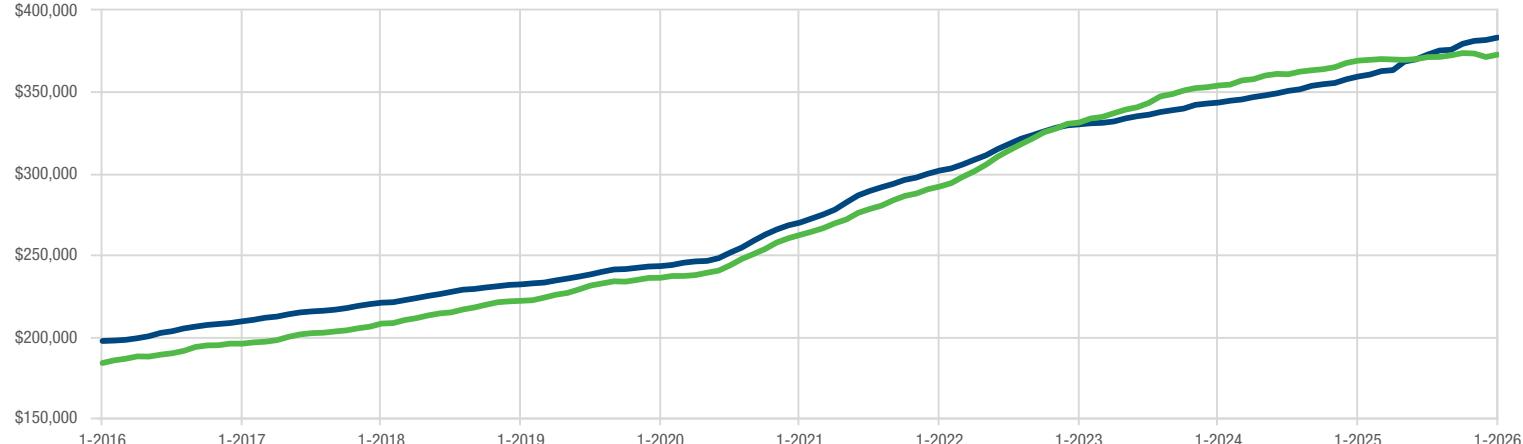
■ 2025 ■ 2026



Average Sales Price

Rolling 12-Month Calculation

All HMLS
Clay, 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.