

Local Market Update – December 2025



Jackson, MO

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Closed Sales	824	770	- 6.6%	10,254	10,132	- 1.2%
Average Sales Price*	\$311,465	\$308,228	- 1.0%	\$305,999	\$317,178	+ 3.7%
Median Sales Price*	\$254,000	\$264,900	+ 4.3%	\$260,000	\$272,500	+ 4.8%
Days on Market Until Sale	42	46	+ 9.5%	38	40	+ 5.3%
Percentage of Original List Price Received	95.7%	94.3%	- 1.5%	97.4%	97.1%	- 0.3%
Pending Sales	566	521	- 8.0%	10,280	10,077	- 2.0%
Inventory	1,907	1,949	+ 2.2%	—	—	—
Supply	2.2	2.3	+ 4.5%	—	—	—

* 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

■ 2024 ■ 2025

Average Sales Price

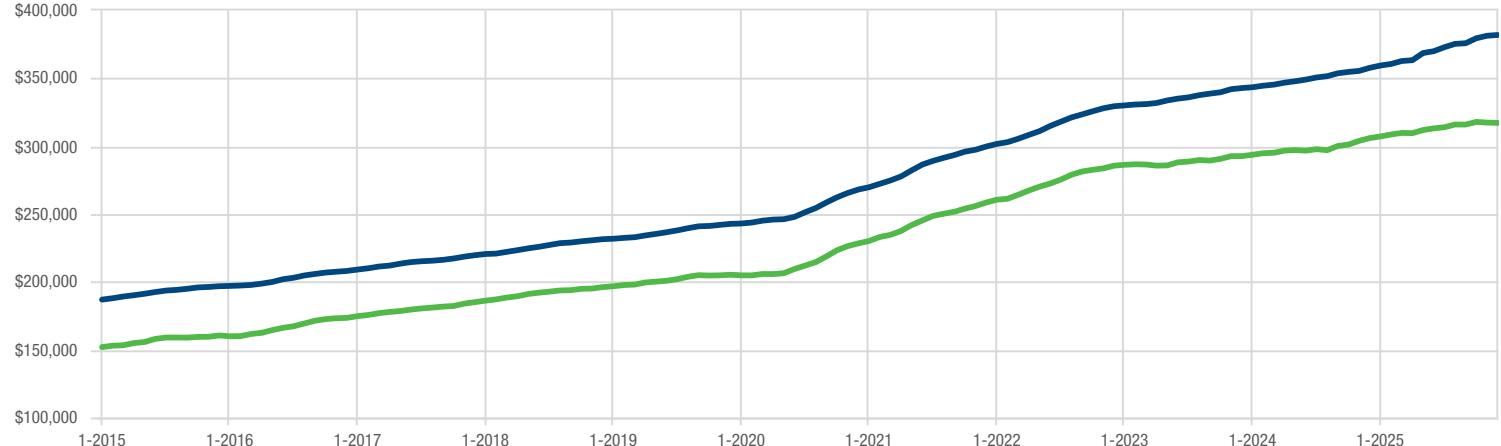
■ 2024 ■ 2025



Average Sales Price

Rolling 12-Month Calculation

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