

Local Market Update – January 2026



Jackson, MO

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Closed Sales	569	544	- 4.4%	569	544	- 4.4%
Average Sales Price*	\$304,245	\$304,952	+ 0.2%	\$304,245	\$304,952	+ 0.2%
Median Sales Price*	\$248,000	\$257,500	+ 3.8%	\$248,000	\$257,500	+ 3.8%
Days on Market Until Sale	49	52	+ 6.1%	49	52	+ 6.1%
Percentage of Original List Price Received	95.3%	95.1%	- 0.2%	95.3%	95.1%	- 0.2%
Pending Sales	633	677	+ 7.0%	633	677	+ 7.0%
Inventory	1,902	1,883	- 1.0%	—	—	—
Supply	2.2	2.2	0.0%	—	—	—

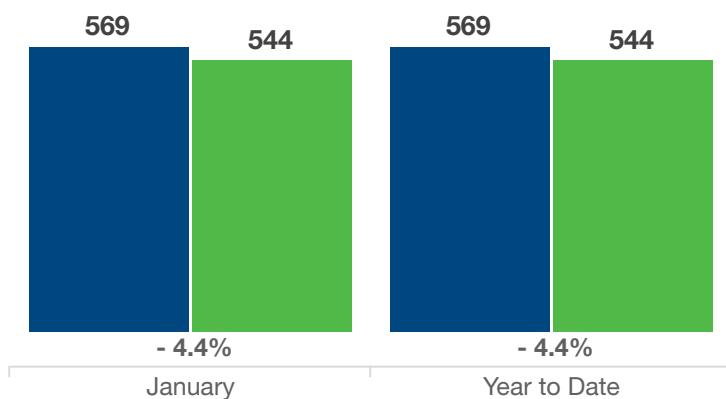
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Closed Sales

■ 2025 ■ 2026

Average Sales Price

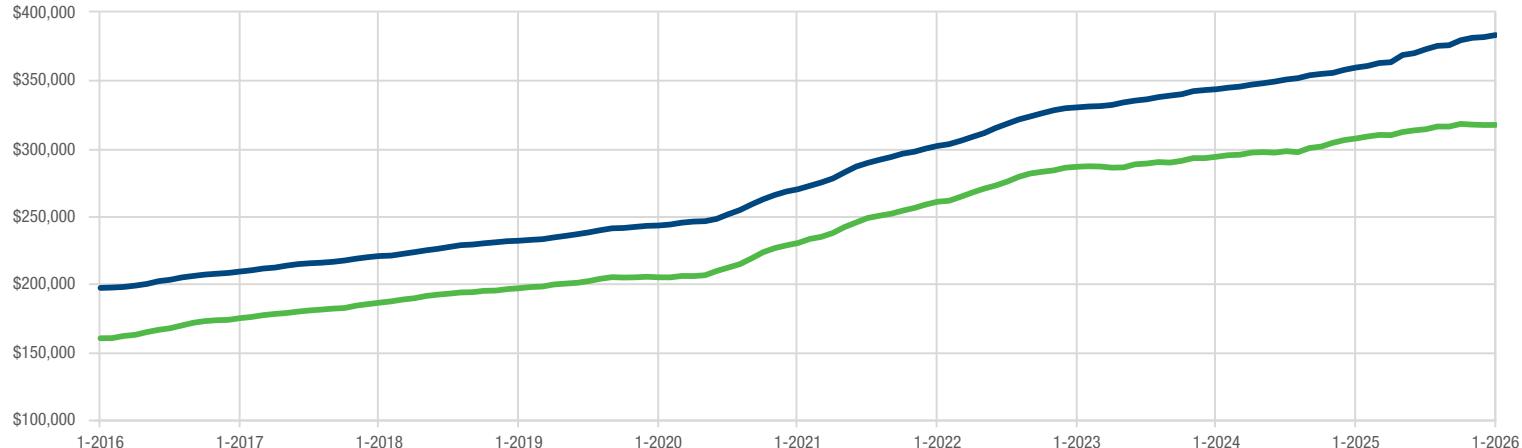
■ 2025 ■ 2026



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 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.