Local Market Update – October 2026

KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®

HeartlandMLS
Property Data That Moves You.℠

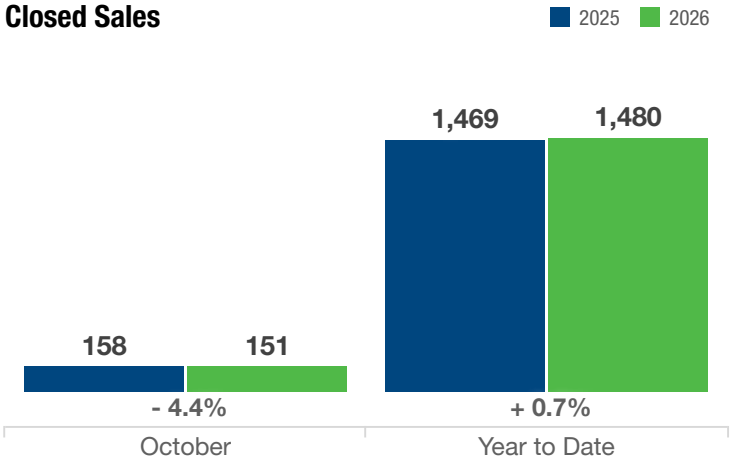
St. Joseph Chapter

Includes Andrew, Buchanan, Caldwell, Clinton, Daviess, DeKalb, Gentry, Harrison and Worth Counties

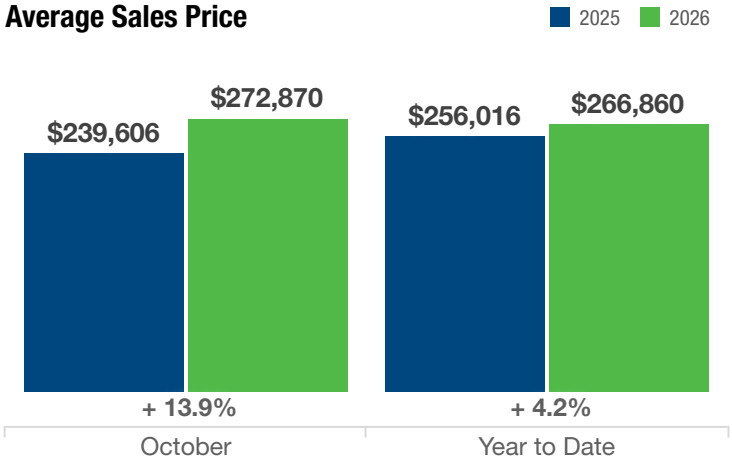
	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
Closed Sales	158	**151**	- 4.4%	1,469	**1,480**	+ 0.7%
Average Sales Price*	$239,606	**$272,870**	+ 13.9%	$256,016	**$266,860**	+ 4.2%
Median Sales Price*	$220,000	**$238,000**	+ 8.2%	$224,200	**$230,000**	+ 2.6%
Days on Market Until Sale	34	**49**	+ 44.1%	40	**50**	+ 25.0%
Percentage of Original List Price Received	94.8%	**92.8%**	- 2.1%	95.7%	**95.0%**	- 0.7%
Pending Sales	131	**136**	+ 3.8%	1,501	**1,533**	+ 2.1%
Inventory	435	**421**	- 3.2%	—	**—**	—
Supply	3.0	**2.9**	- 3.3%	—	**—**	—

* 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

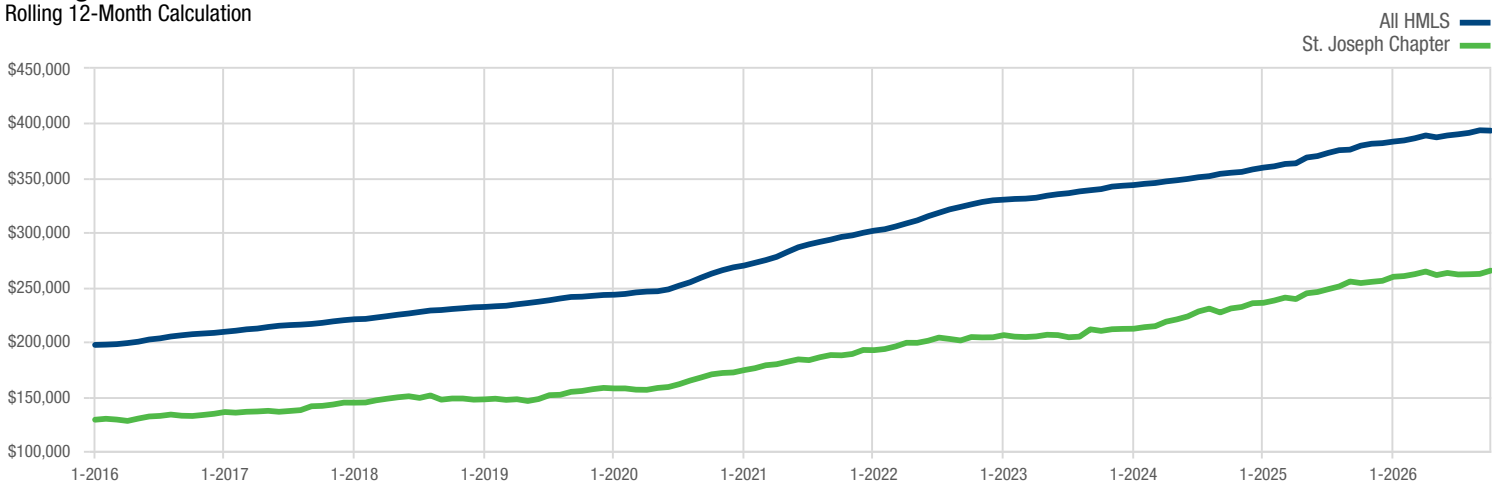


Average Sales Price



Average Sales Price

Rolling 12-Month Calculation



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