

Monthly Indicators



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

Closed Sales increased 2.5 percent for Existing Homes homes and 7.6 percent for New Construction homes. Pending Sales decreased 4.9 percent for Existing Homes homes but increased 10.9 percent for New Construction homes. Inventory decreased 4.6 percent for Existing Homes homes but increased 1.4 percent for New Construction homes.

Median Sales Price increased 6.5 percent to \$315,000 for Existing Homes homes and 10.9 percent to \$543,500 for New Construction homes. Days on Market increased 11.8 percent for Existing Homes homes and 6.2 percent for New Construction homes. Months Supply of Inventory decreased 8.7 percent for Existing Homes homes and 3.8 percent for New Construction homes.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

+ 2.9%

Change in
Closed Sales
Combined

+ 8.4%

Change in
Avg. Sales Price
Combined

- 11.5%

Change in
Supply
Combined

Residential real estate activity in the Kansas counties of Atchison, Douglas, Franklin, Jefferson, Johnson, Leavenworth, Linn, Miami and Wyandotte and the Missouri counties of Bates, Buchanan, Cass, Clay, Clinton, Jackson, Johnson, Lafayette, Platte and Ray. Percent changes are calculated using rounded figures.

Existing Homes Market Overview	2
New Homes Market Overview	3
Closed Sales	4
Average Sales Price	5
Median Sales Price	6
Days on Market Until Sale	7
Percentage of Original List Price Received	8
Pending Sales	9
Inventory	10
Supply	11
New and Existing Homes Combined Activity Overview	12



Existing Homes Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Existing Homes properties only.



Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
Closed Sales		2,959	3,032	+ 2.5%	9,080	9,834	+ 8.3%
Average Sales Price		\$340,708	\$367,232	+ 7.8%	\$332,628	\$356,687	+ 7.2%
Median Sales Price		\$295,725	\$315,000	+ 6.5%	\$285,000	\$305,000	+ 7.0%
Days on Market Until Sale		34	38	+ 11.8%	41	45	+ 9.8%
Pct. of Orig. Price Received		98.4%	97.9%	- 0.5%	97.2%	96.7%	- 0.5%
Pending Sales		3,438	3,271	- 4.9%	11,044	11,654	+ 5.5%
Inventory		6,319	6,028	- 4.6%	—	—	—
Supply		2.3	2.1	- 8.7%	—	—	—

New Homes Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. New Construction properties only.



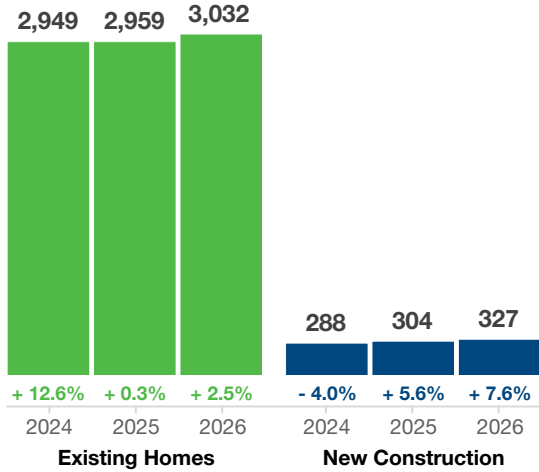
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
Closed Sales		304	327	+ 7.6%	1,020	1,061	+ 4.0%
Average Sales Price		\$565,095	\$621,595	+ 10.0%	\$567,675	\$627,042	+ 10.5%
Median Sales Price		\$489,925	\$543,500	+ 10.9%	\$489,950	\$547,917	+ 11.8%
Days on Market Until Sale		130	138	+ 6.2%	120	128	+ 6.7%
Pct. of Orig. Price Received		100.7%	99.9%	- 0.8%	100.3%	99.7%	- 0.6%
Pending Sales		320	355	+ 10.9%	1,243	1,447	+ 16.4%
Inventory		1,447	1,467	+ 1.4%	—	—	—
Supply		5.3	5.1	- 3.8%	—	—	—

Closed Sales

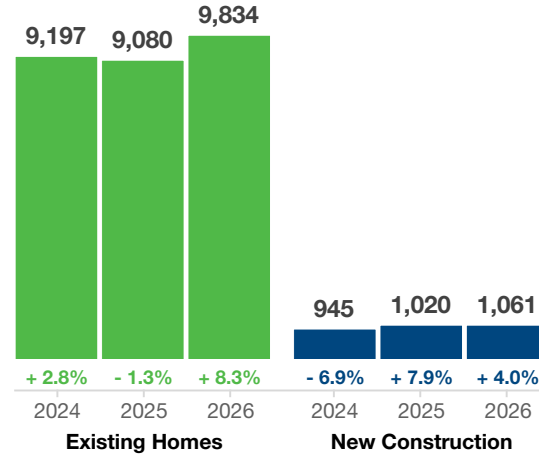
A count of the actual sales that closed in a given month.



April

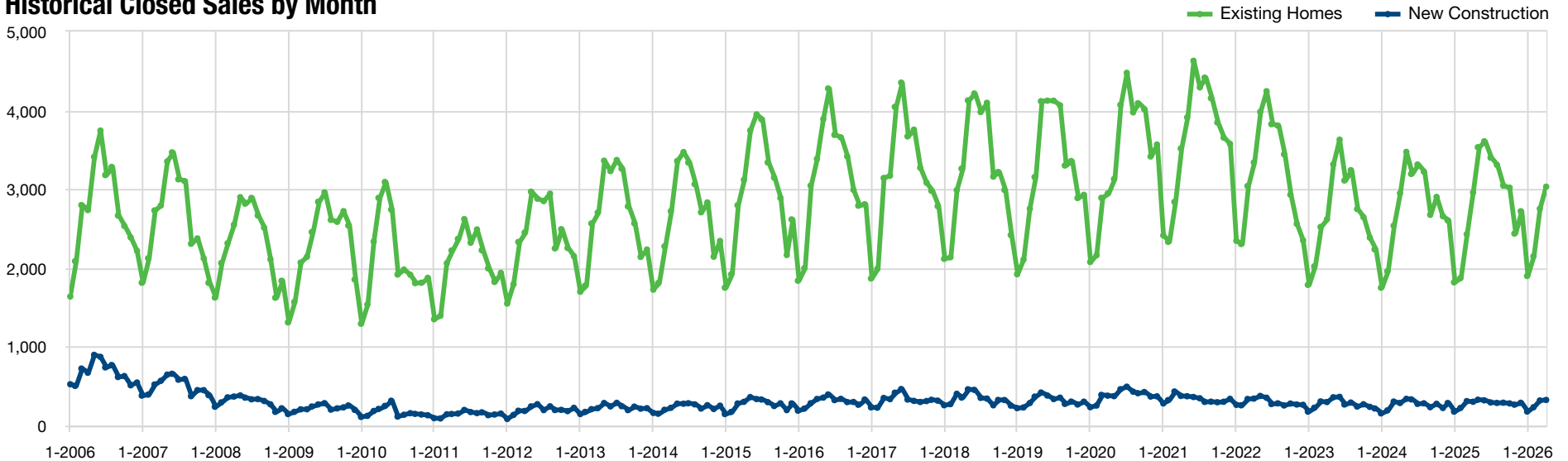


Year to Date



Closed Sales	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
May-2025	3,533	+ 1.7%	330	- 3.2%
Jun-2025	3,608	+ 13.0%	322	- 3.6%
Jul-2025	3,401	+ 2.6%	295	+ 6.5%
Aug-2025	3,309	+ 2.6%	289	+ 1.8%
Sep-2025	3,046	+ 13.8%	292	+ 24.3%
Oct-2025	3,020	+ 4.0%	283	+ 1.8%
Nov-2025	2,438	- 8.3%	267	+ 18.7%
Dec-2025	2,721	+ 4.5%	291	+ 1.0%
Jan-2026	1,900	+ 4.5%	180	+ 0.6%
Feb-2026	2,150	+ 14.9%	234	+ 4.0%
Mar-2026	2,752	+ 13.3%	320	+ 2.6%
Apr-2026	3,032	+ 2.5%	327	+ 7.6%
12-Month Avg	2,909	+ 5.4%	286	+ 4.4%

Historical Closed Sales by Month

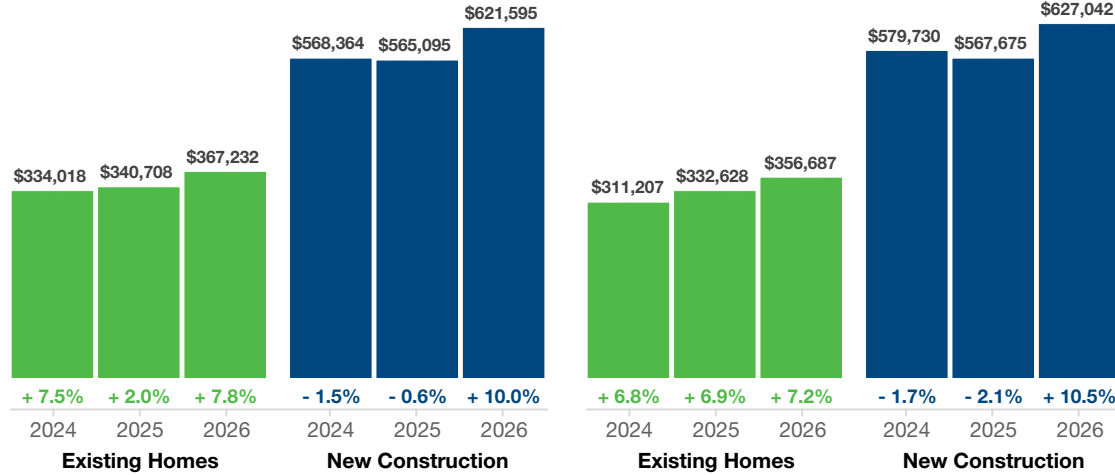


Average Sales Price

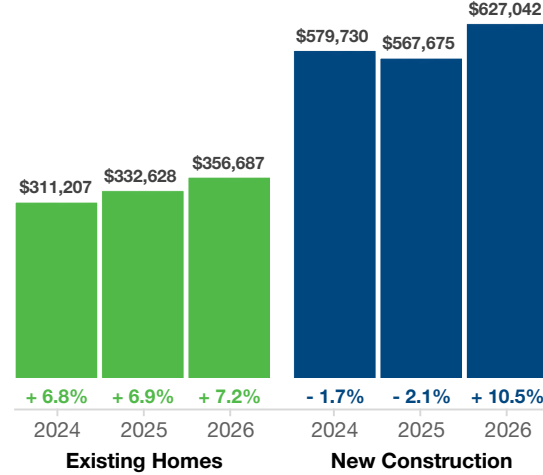
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



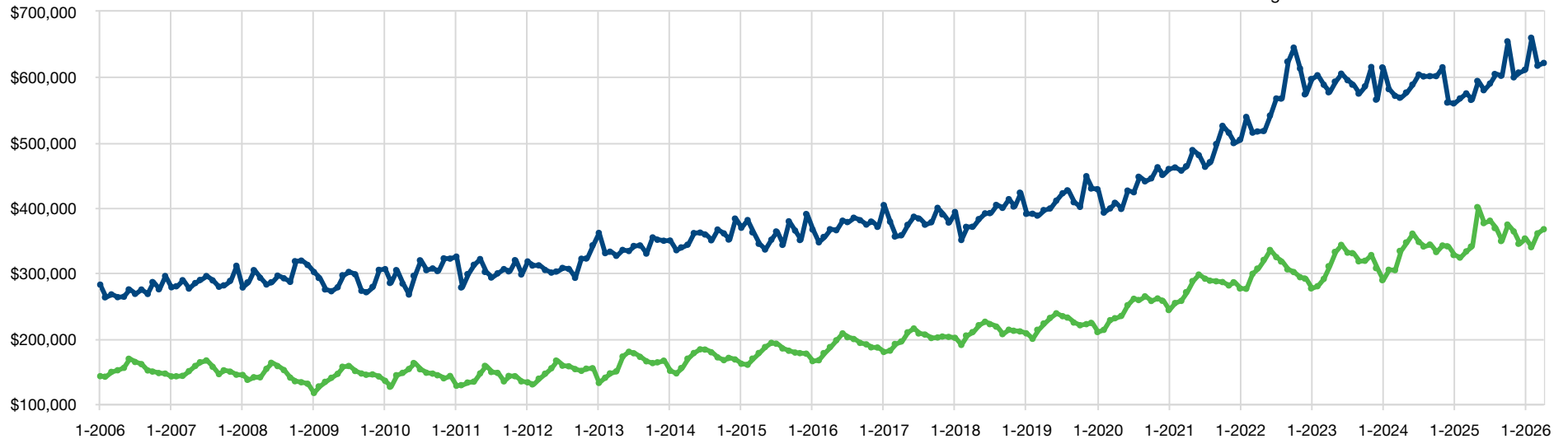
Year to Date



Avg. Sales Price	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
May-2025	\$401,035	+ 15.6%	\$593,993	+ 3.1%
Jun-2025	\$376,533	+ 4.5%	\$579,913	- 1.5%
Jul-2025	\$380,273	+ 9.3%	\$590,091	- 2.3%
Aug-2025	\$368,968	+ 8.3%	\$604,691	+ 0.6%
Sep-2025	\$349,150	+ 1.6%	\$601,960	+ 0.1%
Oct-2025	\$374,308	+ 12.6%	\$654,638	+ 8.8%
Nov-2025	\$363,806	+ 6.3%	\$599,593	- 2.5%
Dec-2025	\$344,967	+ 1.1%	\$606,926	+ 8.2%
Jan-2026	\$352,998	+ 7.7%	\$611,134	+ 9.2%
Feb-2026	\$339,776	+ 4.9%	\$660,091	+ 16.4%
Mar-2026	\$360,841	+ 8.3%	\$617,391	+ 7.4%
Apr-2026	\$367,232	+ 7.8%	\$621,595	+ 10.0%
12-Month Avg*	\$367,139	+ 7.5%	\$610,695	+ 4.5%

* Avg. Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

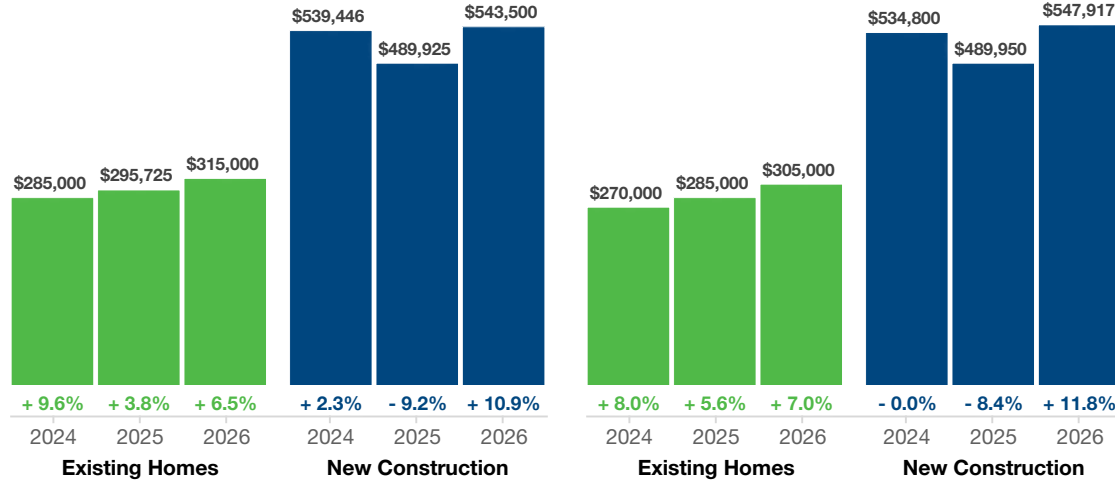


Median Sales Price

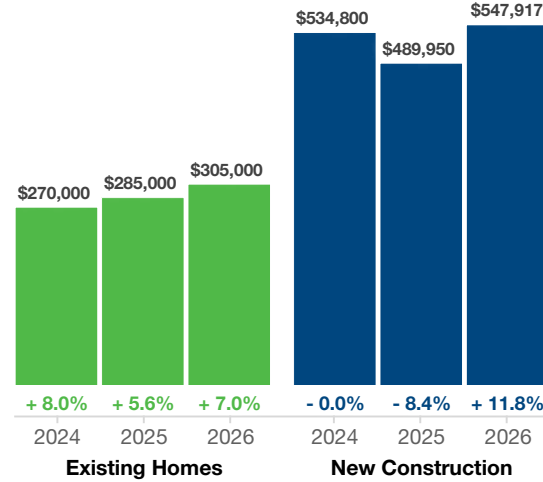
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



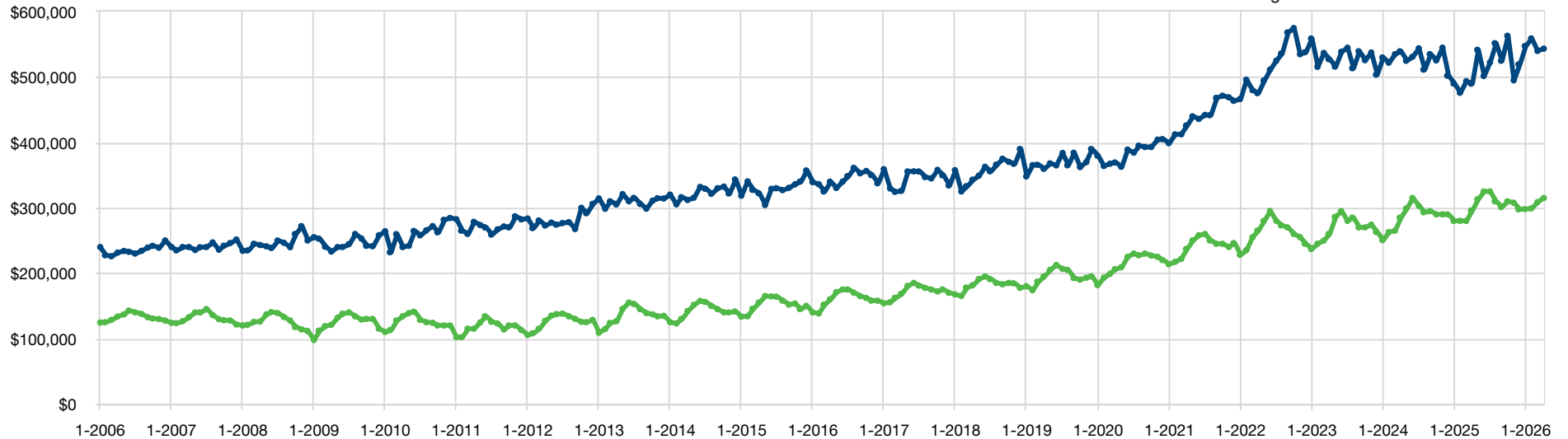
Year to Date



Median Sales Price	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
May-2025	\$313,000	+ 4.7%	\$541,634	+ 3.2%
Jun-2025	\$325,000	+ 3.2%	\$501,698	- 5.5%
Jul-2025	\$325,000	+ 7.2%	\$522,603	- 3.9%
Aug-2025	\$309,950	+ 5.7%	\$551,750	+ 7.9%
Sep-2025	\$301,000	+ 2.0%	\$525,000	- 1.9%
Oct-2025	\$310,000	+ 6.9%	\$563,152	+ 7.2%
Nov-2025	\$307,750	+ 6.1%	\$495,034	- 9.2%
Dec-2025	\$297,650	+ 2.6%	\$519,385	+ 3.4%
Jan-2026	\$298,000	+ 6.5%	\$547,458	+ 11.7%
Feb-2026	\$299,000	+ 6.8%	\$559,101	+ 17.5%
Mar-2026	\$308,600	+ 10.2%	\$539,975	+ 9.4%
Apr-2026	\$315,000	+ 6.5%	\$543,500	+ 10.9%
12-Month Avg*	\$310,000	+ 5.1%	\$530,516	+ 3.6%

* Median Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month



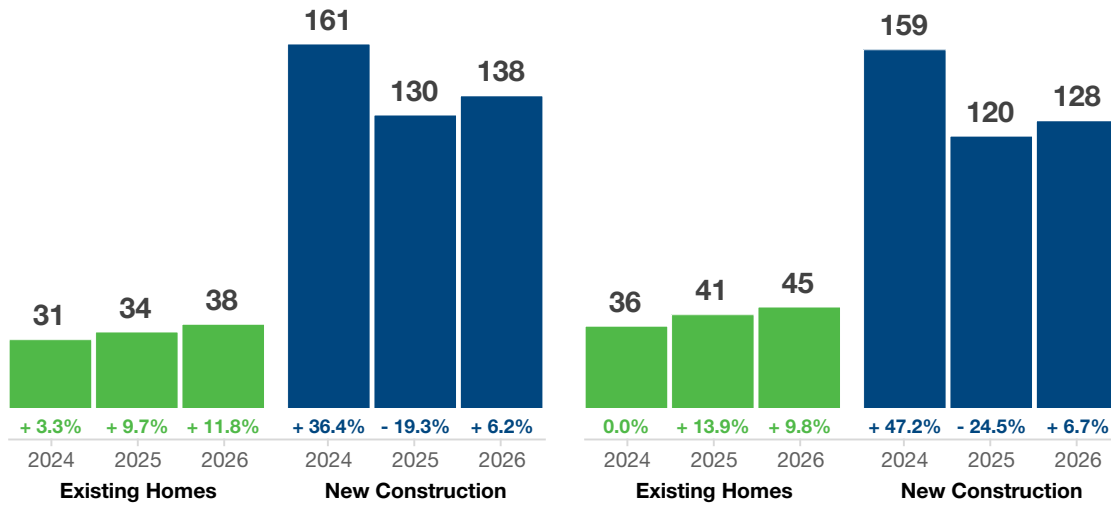
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



April

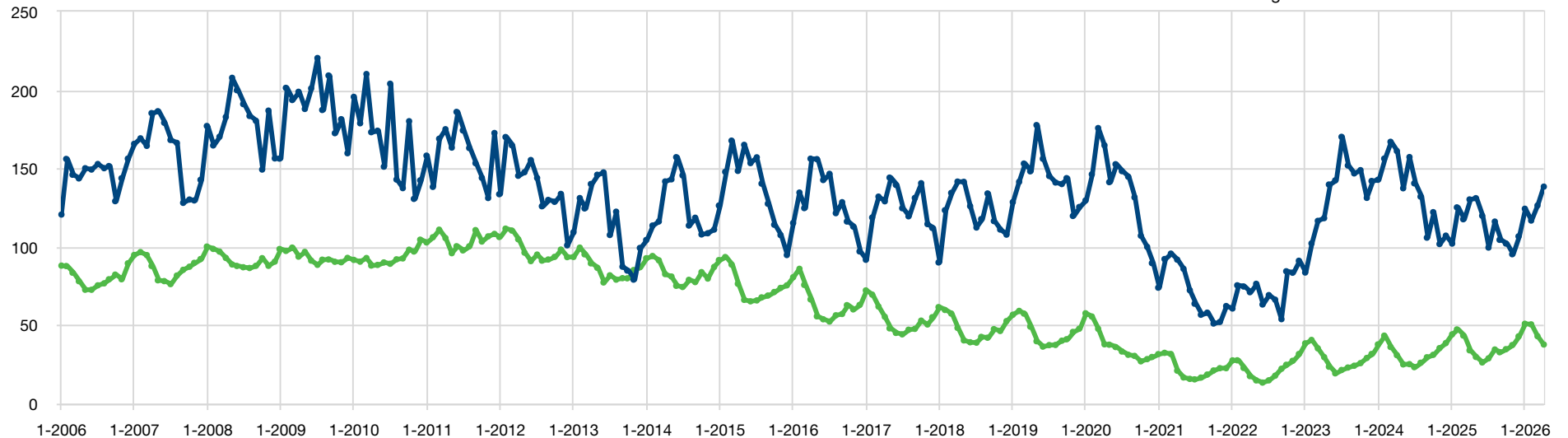
Year to Date



Days on Market	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
May-2025	30	+ 20.0%	131	- 4.4%
Jun-2025	26	+ 4.0%	120	- 23.6%
Jul-2025	29	+ 26.1%	100	- 29.1%
Aug-2025	35	+ 34.6%	116	- 12.1%
Sep-2025	33	+ 10.0%	105	- 0.9%
Oct-2025	35	+ 12.9%	102	- 16.4%
Nov-2025	37	+ 5.7%	95	- 6.9%
Dec-2025	43	+ 10.3%	107	0.0%
Jan-2026	51	+ 15.9%	124	+ 21.6%
Feb-2026	51	+ 8.5%	117	- 6.4%
Mar-2026	43	0.0%	126	+ 6.8%
Apr-2026	38	+ 11.8%	138	+ 6.2%
12-Month Avg*	36	+ 12.2%	116	- 7.8%

* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



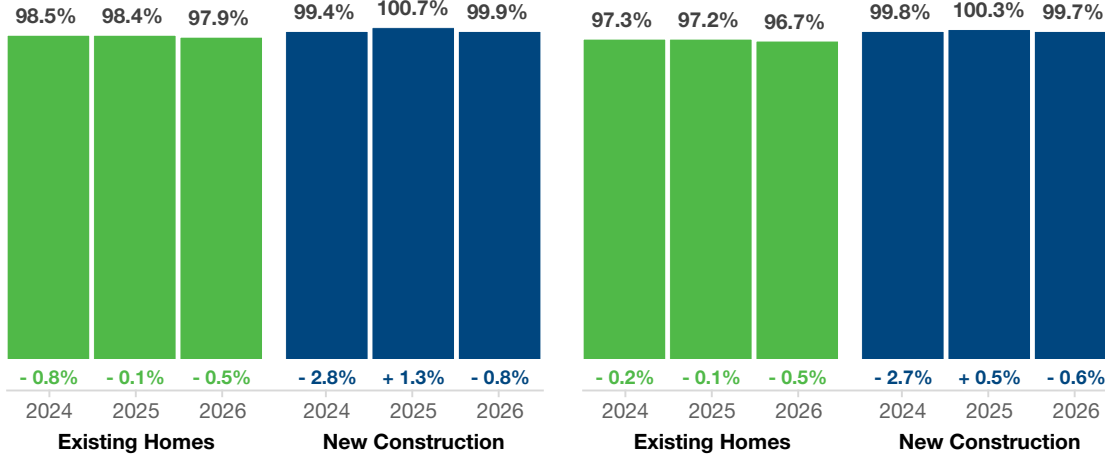
Percentage of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April

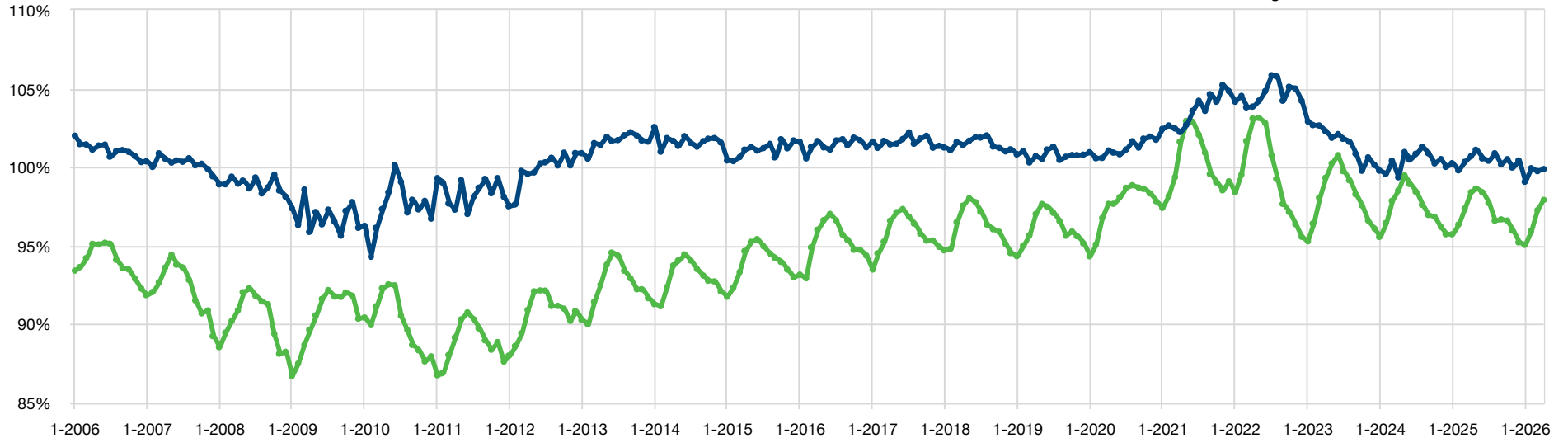
Year to Date



Pct. of Orig. Price Received	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
May-2025	98.6%	-0.9%	101.1%	+0.1%
Jun-2025	98.4%	-0.5%	100.6%	+0.1%
Jul-2025	97.7%	-0.7%	100.4%	-0.5%
Aug-2025	96.6%	-1.0%	100.9%	-0.4%
Sep-2025	96.7%	-0.3%	100.2%	-0.7%
Oct-2025	96.6%	-0.2%	100.5%	+0.3%
Nov-2025	96.0%	-0.2%	100.0%	-0.5%
Dec-2025	95.2%	-0.5%	100.4%	+0.4%
Jan-2026	95.1%	-0.6%	99.1%	-1.2%
Feb-2026	95.9%	-0.5%	99.9%	+0.1%
Mar-2026	97.3%	-0.1%	99.7%	-0.6%
Apr-2026	97.9%	-0.5%	99.9%	-0.8%
12-Month Avg*	97.0%	-0.5%	100.3%	-0.3%

* Pct. of Orig. Price Received for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Percentage of Original List Price Received by Month

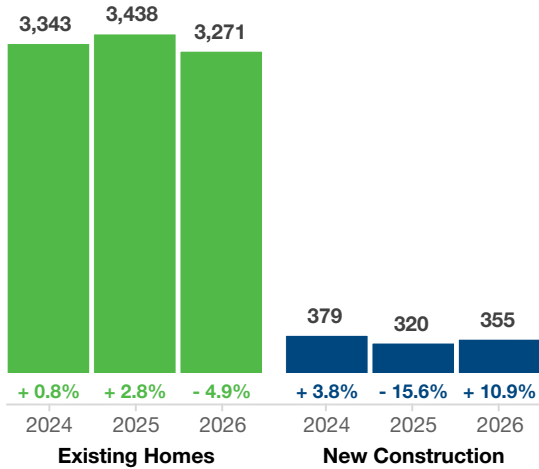


Pending Sales

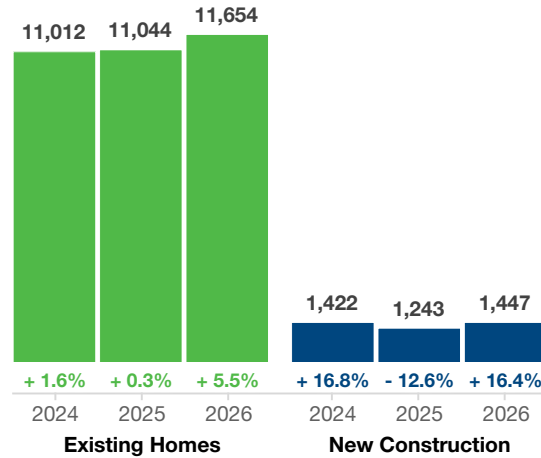
A count of the properties on which offers have been accepted in a given month.



April

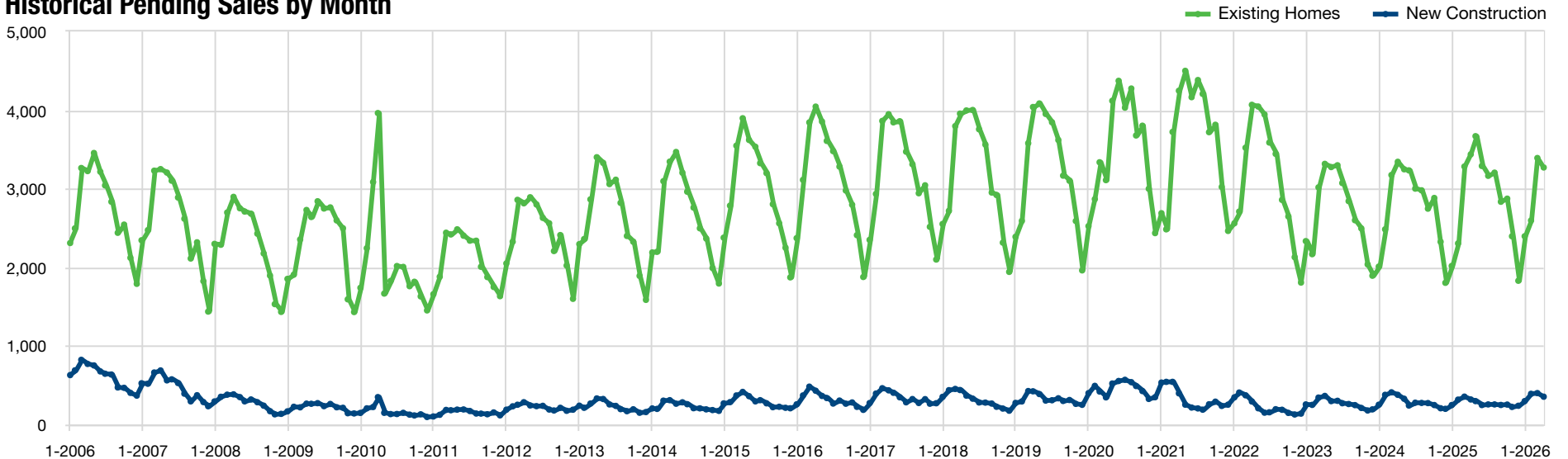


Year to Date



Pending Sales	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
May-2025	3,669	+ 13.0%	299	- 9.1%
Jun-2025	3,290	+ 1.7%	249	+ 2.5%
Jul-2025	3,165	+ 5.4%	257	- 7.9%
Aug-2025	3,205	+ 7.6%	257	- 6.9%
Sep-2025	2,835	+ 3.2%	250	- 8.8%
Oct-2025	2,874	- 0.3%	255	+ 2.4%
Nov-2025	2,396	+ 3.1%	225	+ 8.2%
Dec-2025	1,830	+ 1.4%	240	+ 19.4%
Jan-2026	2,396	+ 18.7%	299	+ 20.1%
Feb-2026	2,596	+ 12.6%	392	+ 23.3%
Mar-2026	3,391	+ 3.3%	401	+ 12.6%
Apr-2026	3,271	- 4.9%	355	+ 10.9%
12-Month Avg	2,910	+ 5.0%	290	+ 5.5%

Historical Pending Sales by Month

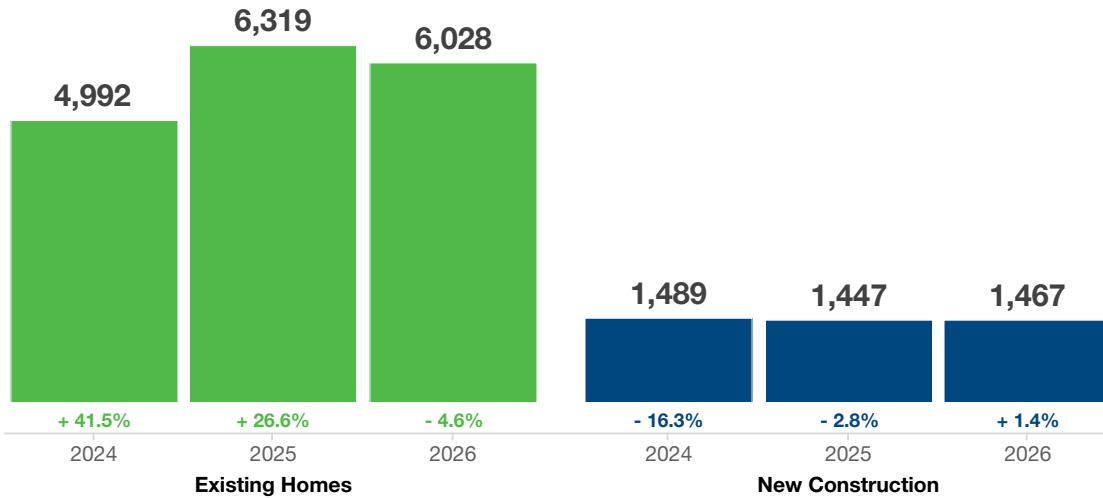


Inventory

The number of properties available for sale in active status at the end of a given month.

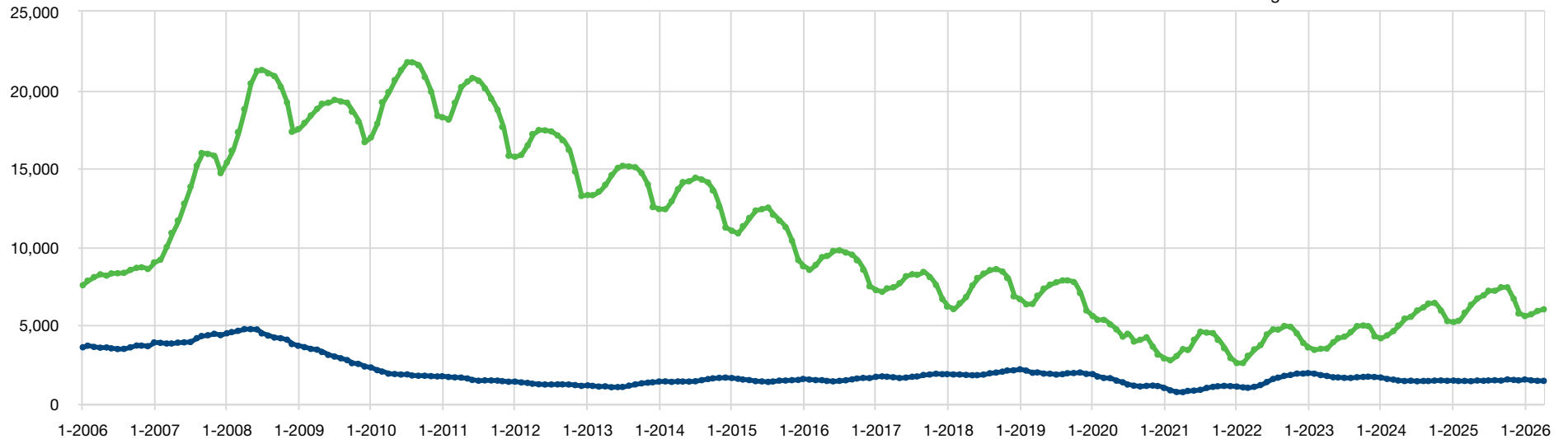


April



Inventory	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
May-2025	6,718	+ 23.7%	1,489	+ 2.2%
Jun-2025	6,920	+ 24.6%	1,473	- 0.3%
Jul-2025	7,213	+ 21.2%	1,493	+ 3.4%
Aug-2025	7,210	+ 17.2%	1,505	+ 3.1%
Sep-2025	7,433	+ 16.2%	1,485	+ 1.8%
Oct-2025	7,430	+ 15.5%	1,558	+ 5.1%
Nov-2025	6,704	+ 12.7%	1,528	+ 2.3%
Dec-2025	5,763	+ 9.2%	1,500	+ 2.0%
Jan-2026	5,598	+ 7.3%	1,554	+ 4.6%
Feb-2026	5,713	+ 7.9%	1,499	+ 2.8%
Mar-2026	5,926	+ 1.9%	1,471	+ 0.5%
Apr-2026	6,028	- 4.6%	1,467	+ 1.4%
12-Month Avg	6,555	+ 12.7%	1,502	+ 2.4%

Historical Inventory by Month

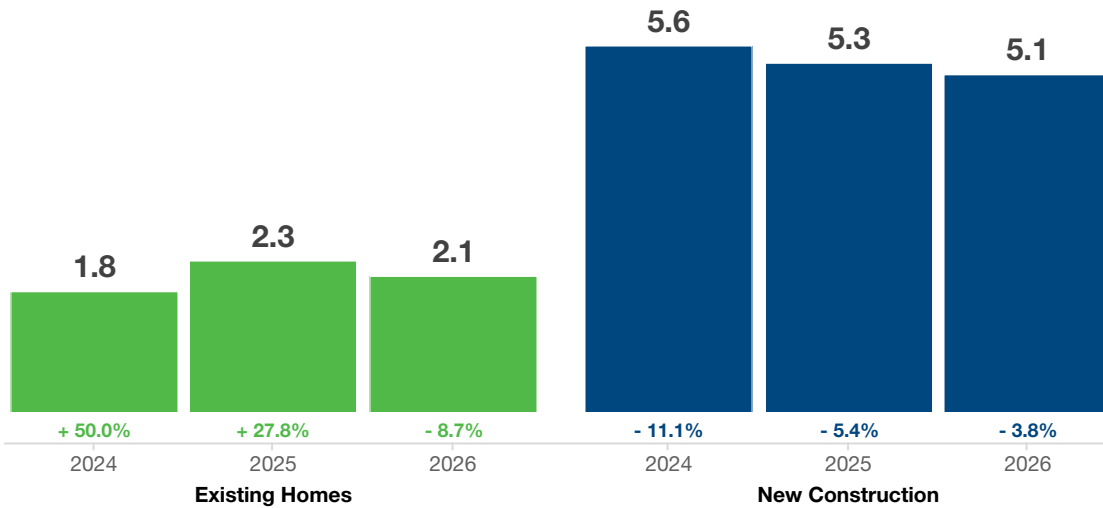


Supply

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



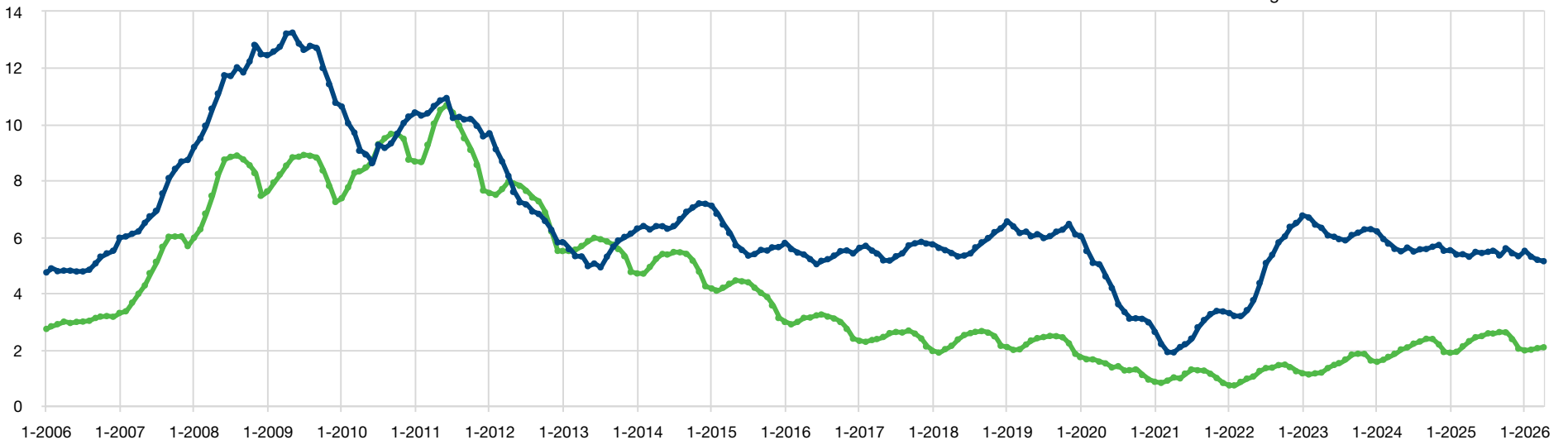
April



Supply	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
May-2025	2.4	+ 20.0%	5.5	0.0%
Jun-2025	2.5	+ 19.0%	5.4	- 3.6%
Jul-2025	2.6	+ 18.2%	5.5	0.0%
Aug-2025	2.6	+ 13.0%	5.5	- 1.8%
Sep-2025	2.6	+ 8.3%	5.3	- 5.4%
Oct-2025	2.6	+ 8.3%	5.6	0.0%
Nov-2025	2.4	+ 9.1%	5.4	- 5.3%
Dec-2025	2.0	+ 5.3%	5.3	- 3.6%
Jan-2026	2.0	+ 5.3%	5.5	0.0%
Feb-2026	2.0	+ 5.3%	5.3	- 1.9%
Mar-2026	2.0	- 4.8%	5.2	- 3.7%
Apr-2026	2.1	- 8.7%	5.1	- 3.8%
12-Month Avg*	2.3	+ 8.4%	5.4	- 2.3%

* Supply for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Supply by Month



New and Existing Homes Combined Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
Closed Sales		3,263	3,359	+ 2.9%	10,100	10,895	+ 7.9%
Average Sales Price		\$361,620	\$392,039	+ 8.4%	\$356,384	\$383,058	+ 7.5%
Median Sales Price		\$315,000	\$330,000	+ 4.8%	\$305,000	\$324,900	+ 6.5%
Days on Market Until Sale		43	48	+ 11.6%	49	53	+ 8.2%
Pct. of Orig. Price Received		98.6%	98.1%	- 0.5%	97.5%	97.0%	- 0.5%
Pending Sales		3,758	3,626	- 3.5%	12,287	13,101	+ 6.6%
Inventory		7,766	7,495	- 3.5%	—	—	—
Supply		2.6	2.3	- 11.5%	—	—	—