

Monthly Indicators



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

Closed Sales decreased 3.6 percent for Existing Homes homes and 1.2 percent for New Construction homes. Pending Sales decreased 5.3 percent for Existing Homes homes but increased 4.7 percent for New Construction homes. Inventory decreased 7.4 percent for Existing Homes homes and 4.6 percent for New Construction homes.

Median Sales Price increased 5.5 percent to \$330,000 for Existing Homes homes and 1.1 percent to \$549,200 for New Construction homes. Days on Market remained flat for Existing Homes homes but decreased 3.8 percent for New Construction properties. Months Supply of Inventory decreased 12.5 percent for Existing Homes homes and 9.1 percent for New Construction homes.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

- 3.4%

Change in
Closed Sales
Combined

- 3.9%

Change in
Avg. Sales Price
Combined

- 11.1%

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.

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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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
Closed Sales		3,532	3,406	- 3.6%	12,612	13,271	+ 5.2%
Average Sales Price		\$400,950	\$380,383	- 5.1%	\$351,751	\$362,579	+ 3.1%
Median Sales Price		\$312,750	\$330,000	+ 5.5%	\$293,000	\$312,000	+ 6.5%
Days on Market Until Sale		30	30	0.0%	38	41	+ 7.9%
Pct. of Orig. Price Received		98.6%	98.7%	+ 0.1%	97.6%	97.2%	- 0.4%
Pending Sales		3,669	3,476	- 5.3%	14,710	15,302	+ 4.0%
Inventory		6,711	6,214	- 7.4%	—	—	—
Supply		2.4	2.1	- 12.5%	—	—	—

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.



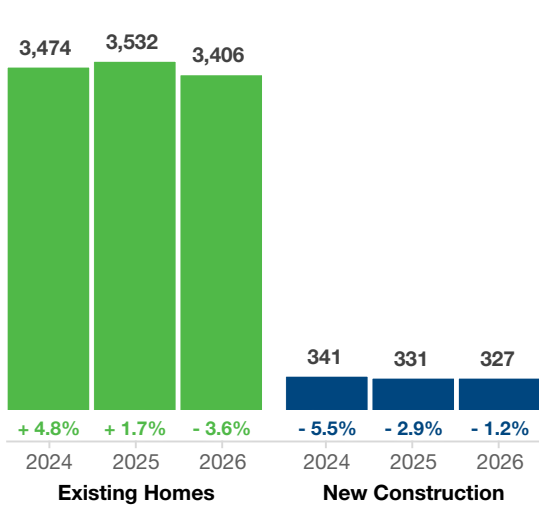
Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
Closed Sales		331	327	- 1.2%	1,351	1,392	+ 3.0%
Average Sales Price		\$594,312	\$618,660	+ 4.1%	\$574,201	\$624,731	+ 8.8%
Median Sales Price		\$542,967	\$549,200	+ 1.1%	\$500,000	\$548,159	+ 9.6%
Days on Market Until Sale		131	126	- 3.8%	123	127	+ 3.3%
Pct. of Orig. Price Received		101.1%	100.0%	- 1.1%	100.5%	99.8%	- 0.7%
Pending Sales		299	313	+ 4.7%	1,543	1,769	+ 14.6%
Inventory		1,498	1,429	- 4.6%	—	—	—
Supply		5.5	5.0	- 9.1%	—	—	—

Closed Sales

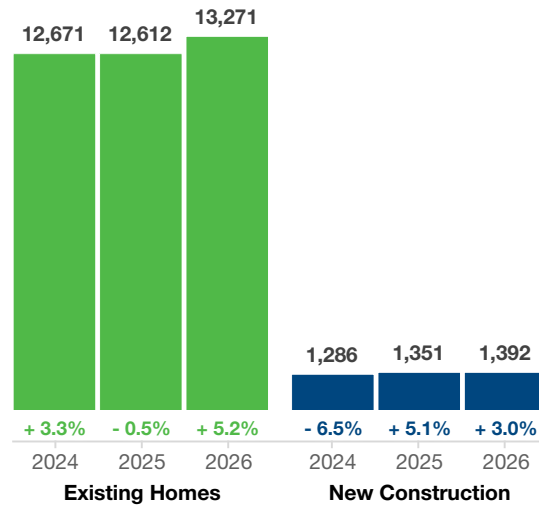
A count of the actual sales that closed in a given month.



May

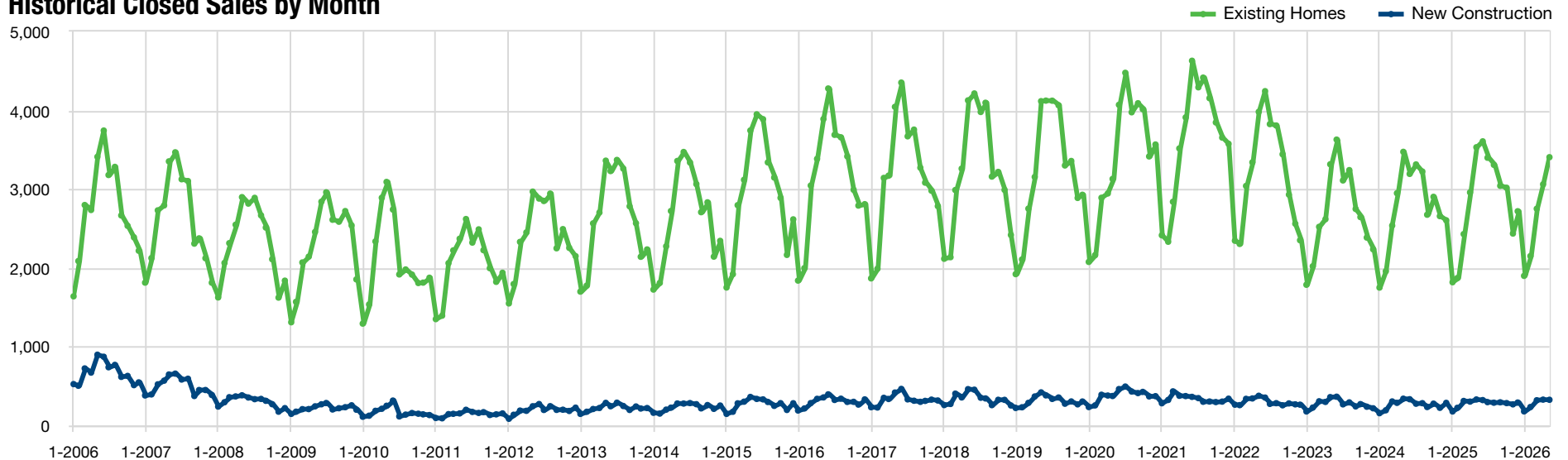


Year to Date



Closed Sales	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jun-2025	3,607	+ 12.9%	323	- 3.3%
Jul-2025	3,399	+ 2.6%	297	+ 7.2%
Aug-2025	3,309	+ 2.6%	290	+ 2.1%
Sep-2025	3,043	+ 13.7%	295	+ 25.5%
Oct-2025	3,018	+ 4.0%	285	+ 2.5%
Nov-2025	2,437	- 8.3%	269	+ 19.6%
Dec-2025	2,720	+ 4.4%	292	+ 1.4%
Jan-2026	1,900	+ 4.5%	180	+ 0.6%
Feb-2026	2,151	+ 14.9%	235	+ 4.4%
Mar-2026	2,752	+ 13.3%	321	+ 2.9%
Apr-2026	3,062	+ 3.5%	329	+ 8.2%
May-2026	3,406	- 3.6%	327	- 1.2%
12-Month Avg	2,900	+ 4.8%	287	+ 5.1%

Historical Closed Sales by Month

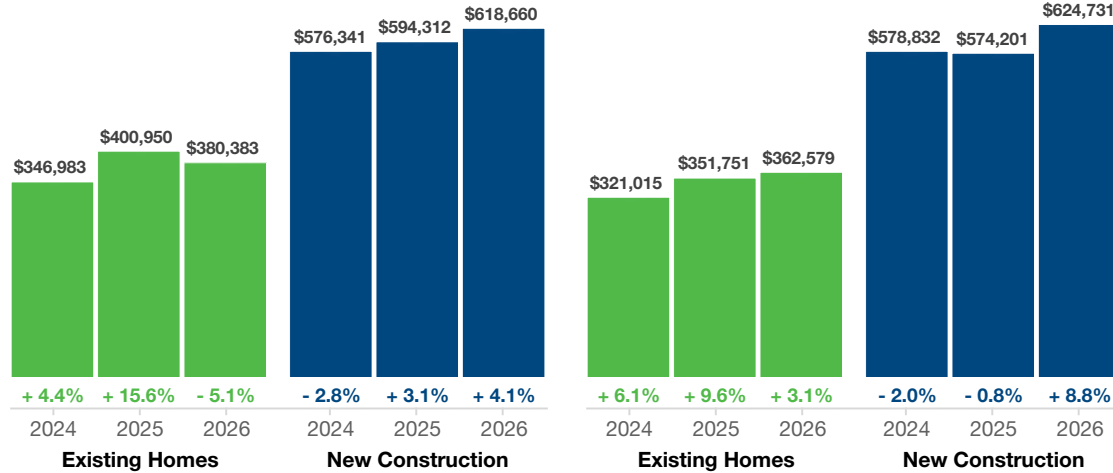


Average Sales Price

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



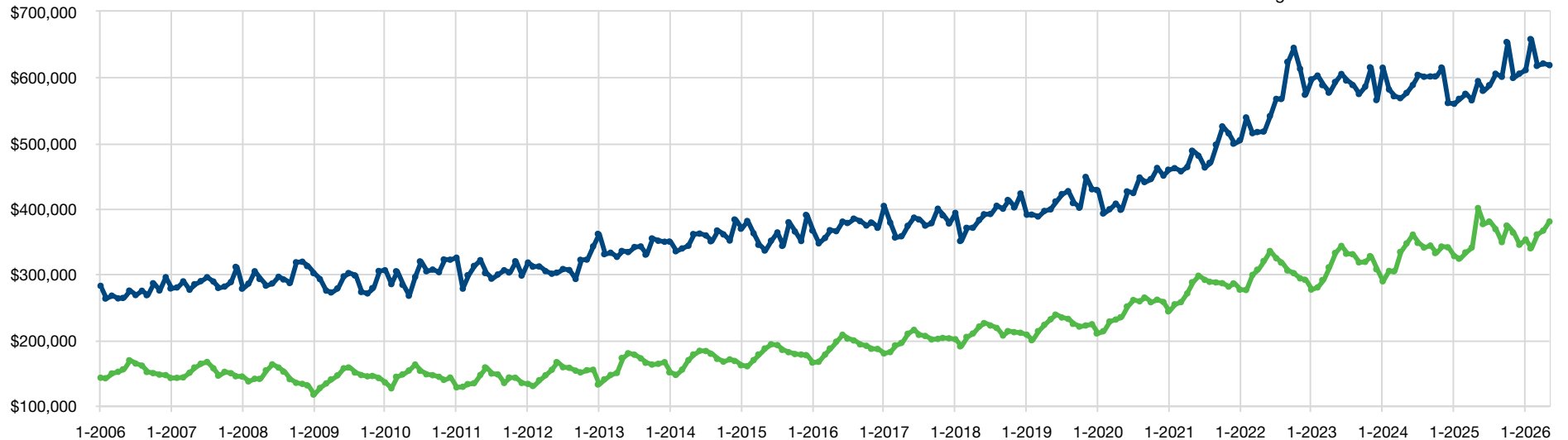
May



Avg. Sales Price	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jun-2025	\$376,509	+ 4.5%	\$579,551	- 1.5%
Jul-2025	\$380,326	+ 9.3%	\$588,071	- 2.6%
Aug-2025	\$368,817	+ 8.2%	\$605,551	+ 0.8%
Sep-2025	\$349,004	+ 1.5%	\$600,888	- 0.1%
Oct-2025	\$374,196	+ 12.6%	\$653,858	+ 8.7%
Nov-2025	\$363,606	+ 6.2%	\$599,187	- 2.6%
Dec-2025	\$345,002	+ 1.1%	\$605,703	+ 8.0%
Jan-2026	\$352,998	+ 7.7%	\$611,134	+ 9.2%
Feb-2026	\$339,642	+ 4.9%	\$658,367	+ 16.0%
Mar-2026	\$360,663	+ 8.2%	\$617,555	+ 7.4%
Apr-2026	\$366,557	+ 7.6%	\$621,180	+ 9.9%
May-2026	\$380,383	- 5.1%	\$618,660	+ 4.1%
12-Month Avg*	\$364,868	+ 5.1%	\$612,497	+ 4.5%

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

Historical Average Sales Price by Month

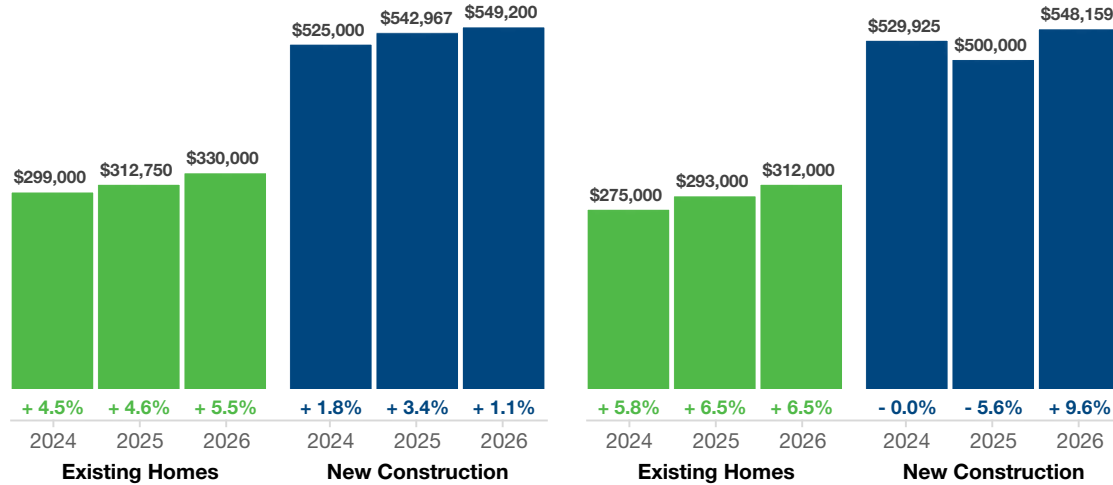


Median Sales Price

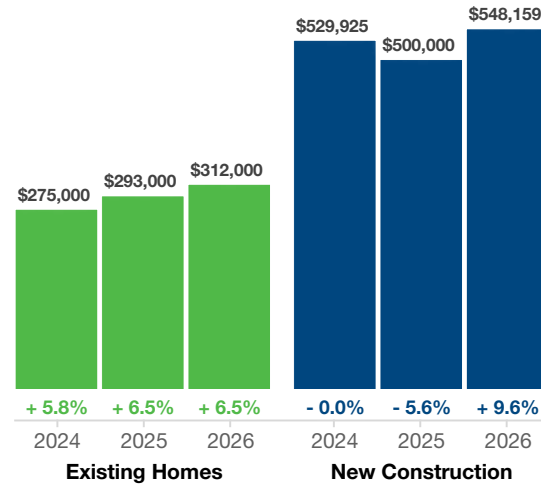
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



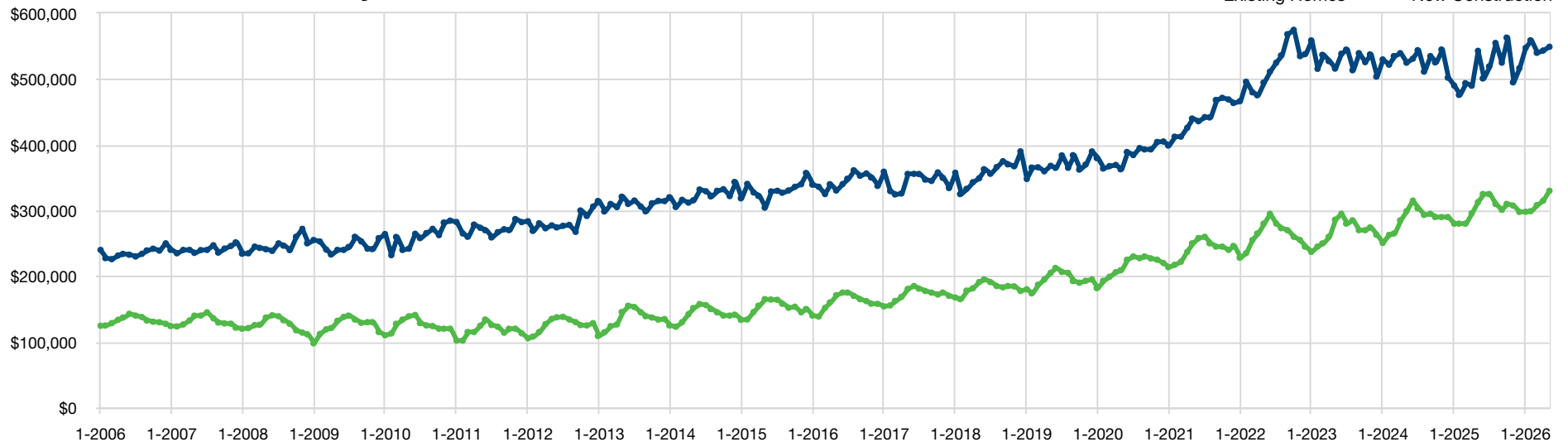
Year to Date



Median Sales Price	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jun-2025	\$325,000	+ 3.2%	\$501,000	- 5.7%
Jul-2025	\$325,000	+ 7.2%	\$519,370	- 4.5%
Aug-2025	\$309,950	+ 5.7%	\$555,000	+ 8.5%
Sep-2025	\$301,000	+ 2.0%	\$525,000	- 1.9%
Oct-2025	\$310,000	+ 6.9%	\$563,152	+ 7.2%
Nov-2025	\$307,500	+ 6.0%	\$495,034	- 9.2%
Dec-2025	\$297,825	+ 2.7%	\$516,598	+ 2.9%
Jan-2026	\$298,000	+ 6.5%	\$547,458	+ 11.7%
Feb-2026	\$298,875	+ 6.7%	\$559,000	+ 17.4%
Mar-2026	\$308,100	+ 10.1%	\$540,000	+ 9.4%
Apr-2026	\$315,000	+ 6.5%	\$543,500	+ 10.9%
May-2026	\$330,000	+ 5.5%	\$549,200	+ 1.1%
12-Month Avg*	\$312,000	+ 5.8%	\$531,070	+ 3.1%

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

Historical Median Sales Price by Month

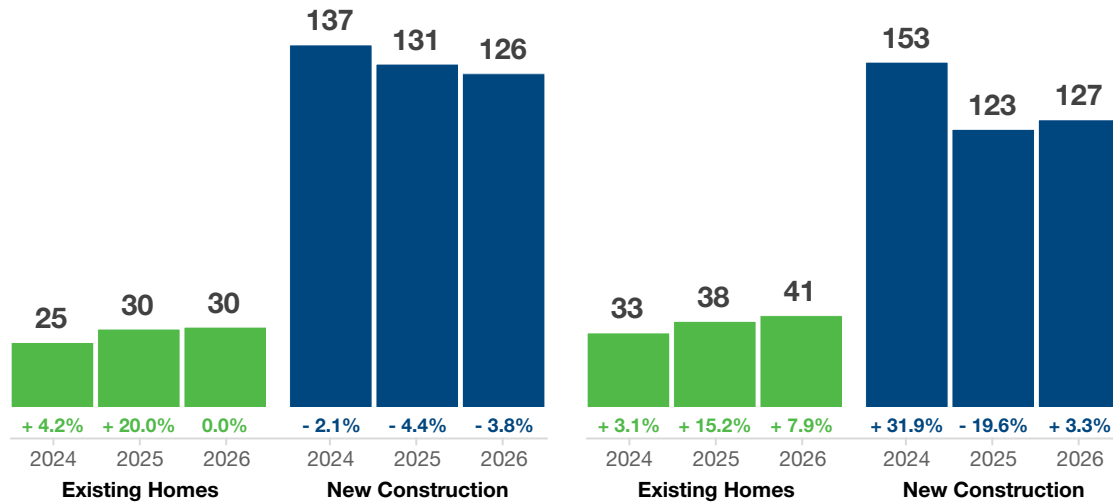


Days on Market Until Sale

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



May

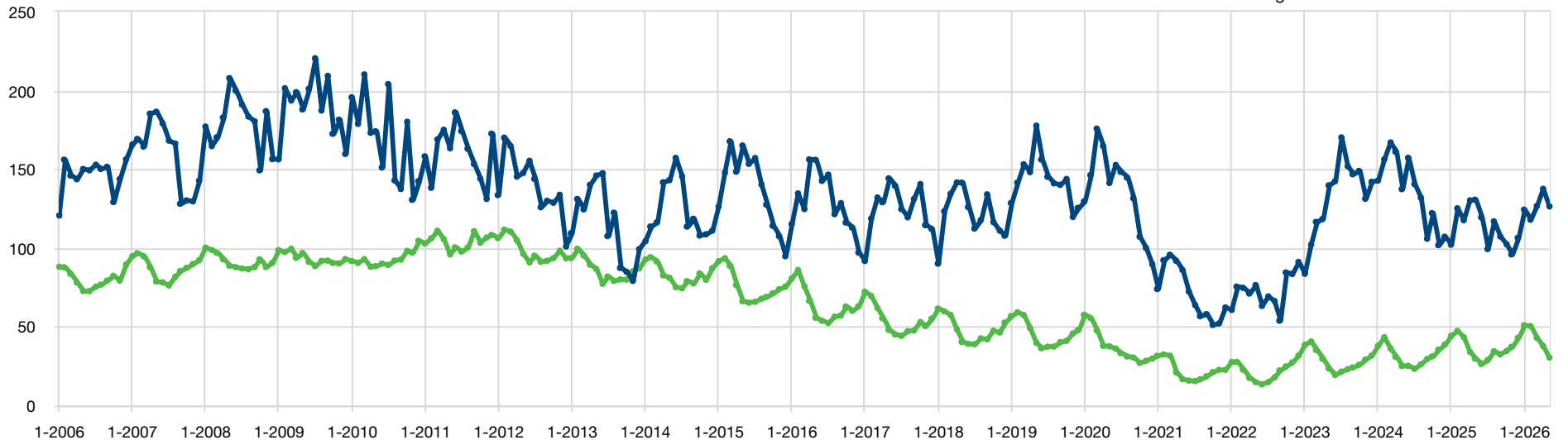


Year to Date

Days on Market	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jun-2025	26	+ 4.0%	120	- 23.6%
Jul-2025	29	+ 26.1%	99	- 29.8%
Aug-2025	34	+ 30.8%	117	- 11.4%
Sep-2025	32	+ 6.7%	107	+ 0.9%
Oct-2025	35	+ 12.9%	102	- 16.4%
Nov-2025	37	+ 5.7%	96	- 5.9%
Dec-2025	43	+ 10.3%	106	- 0.9%
Jan-2026	51	+ 15.9%	124	+ 21.6%
Feb-2026	50	+ 6.4%	118	- 5.6%
Mar-2026	43	0.0%	127	+ 7.6%
Apr-2026	38	+ 11.8%	138	+ 6.2%
May-2026	30	0.0%	126	- 3.8%
12-Month Avg*	36	+ 10.6%	115	- 7.4%

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

Historical Days on Market Until Sale by Month

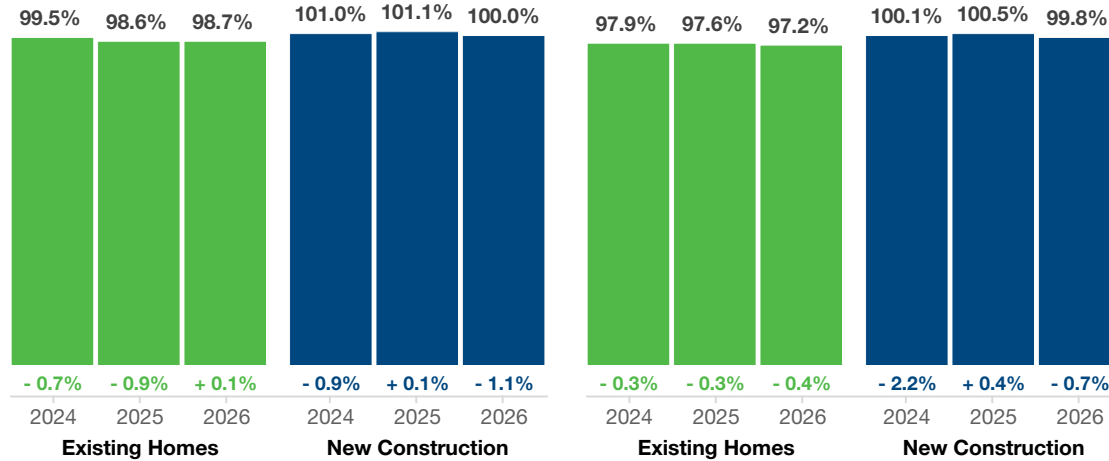


Percentage of Original List Price Received

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.



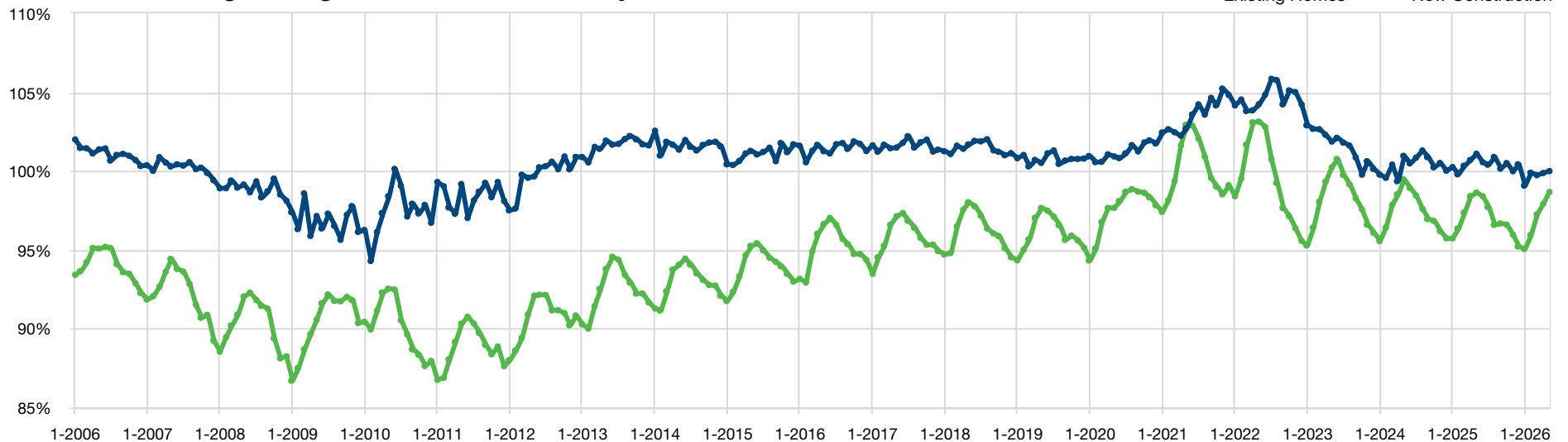
May



Pct. of Orig. Price Received	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
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%
May-2026	98.7%	+ 0.1%	100.0%	- 1.1%
12-Month Avg*	97.0%	- 0.4%	100.2%	- 0.4%

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

Historical Percentage of Original List Price Received by Month

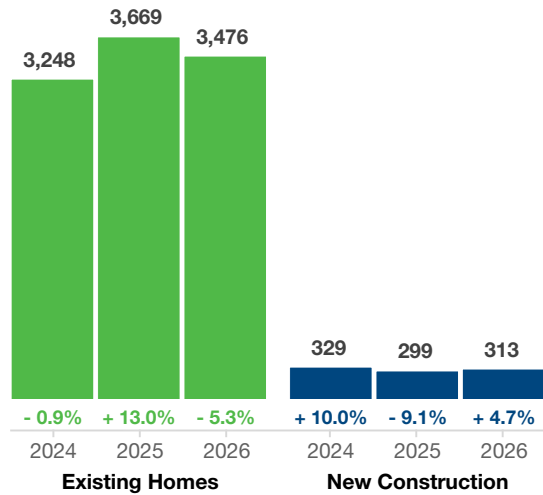


Pending Sales

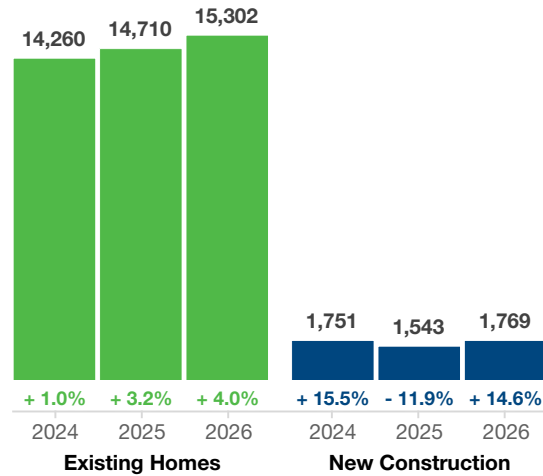
A count of the properties on which offers have been accepted in a given month.



May

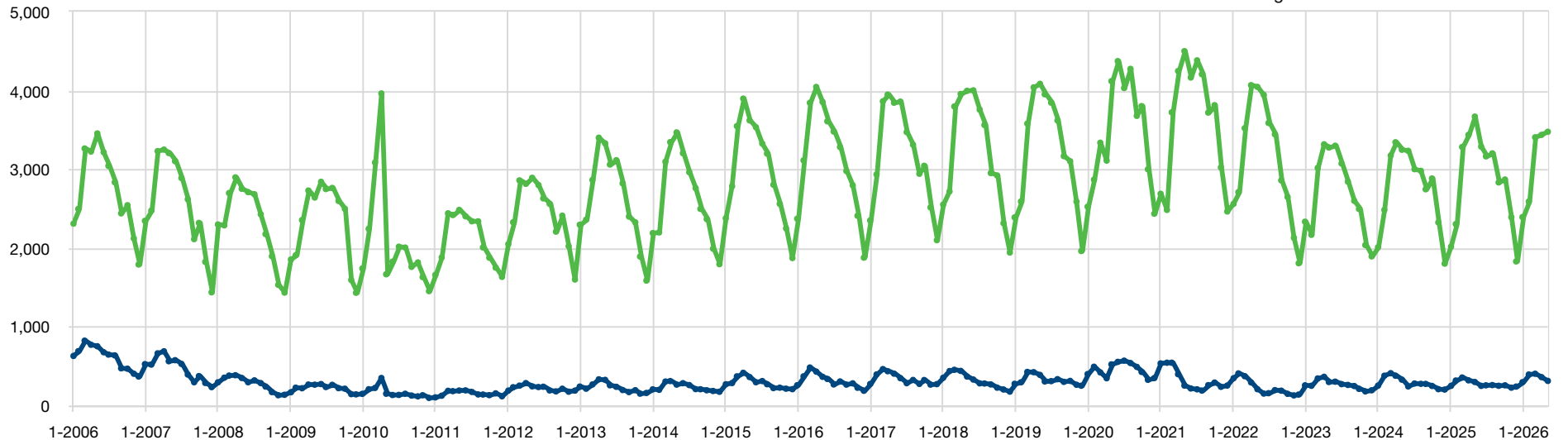


Year to Date



Pending Sales	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jun-2025	3,288	+ 1.7%	250	+ 2.9%
Jul-2025	3,164	+ 5.4%	257	- 8.2%
Aug-2025	3,202	+ 7.4%	260	- 5.8%
Sep-2025	2,833	+ 3.2%	251	- 8.7%
Oct-2025	2,870	- 0.5%	257	+ 3.2%
Nov-2025	2,392	+ 2.9%	227	+ 9.1%
Dec-2025	1,830	+ 1.6%	241	+ 18.7%
Jan-2026	2,393	+ 18.6%	297	+ 18.8%
Feb-2026	2,590	+ 12.4%	394	+ 23.9%
Mar-2026	3,406	+ 3.7%	404	+ 13.5%
Apr-2026	3,437	0.0%	361	+ 12.8%
May-2026	3,476	- 5.3%	313	+ 4.7%
12-Month Avg	2,907	+ 3.6%	293	+ 7.3%

Historical Pending Sales by Month

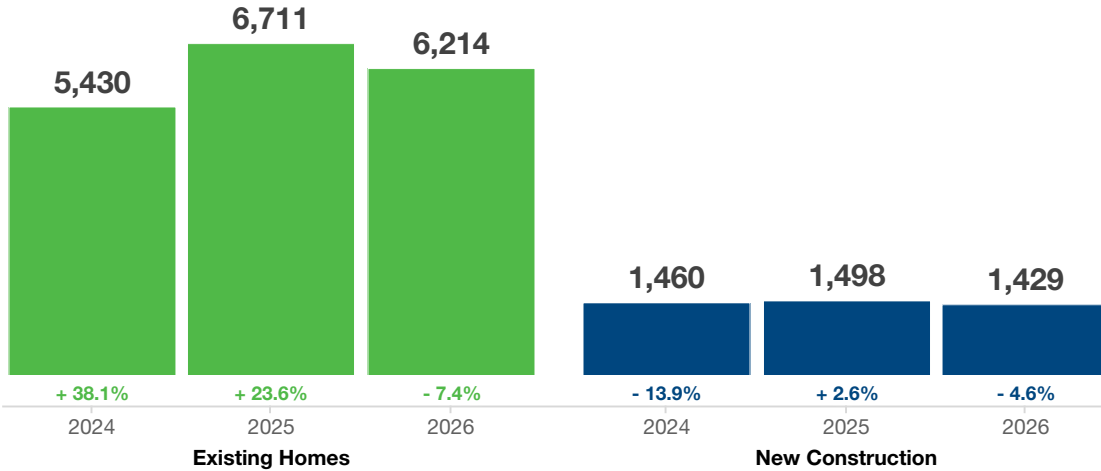


Inventory

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

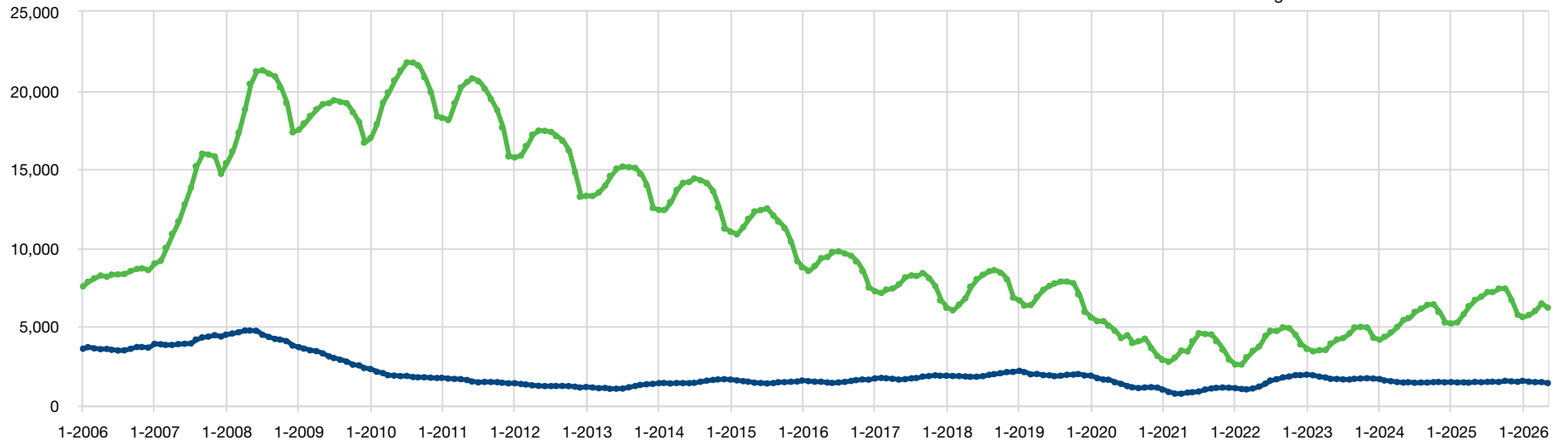


May



Inventory	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jun-2025	6,915	+ 24.6%	1,481	+ 0.1%
Jul-2025	7,207	+ 21.1%	1,503	+ 3.9%
Aug-2025	7,206	+ 17.2%	1,513	+ 3.4%
Sep-2025	7,425	+ 16.1%	1,497	+ 2.4%
Oct-2025	7,428	+ 15.5%	1,569	+ 5.5%
Nov-2025	6,706	+ 12.8%	1,538	+ 2.7%
Dec-2025	5,768	+ 9.4%	1,509	+ 2.2%
Jan-2026	5,617	+ 7.8%	1,567	+ 5.1%
Feb-2026	5,754	+ 8.9%	1,513	+ 3.1%
Mar-2026	6,013	+ 3.5%	1,488	+ 1.0%
Apr-2026	6,480	+ 2.7%	1,488	+ 2.2%
May-2026	6,214	- 7.4%	1,429	- 4.6%
12-Month Avg	6,561	+ 10.9%	1,508	+ 2.2%

Historical Inventory by Month

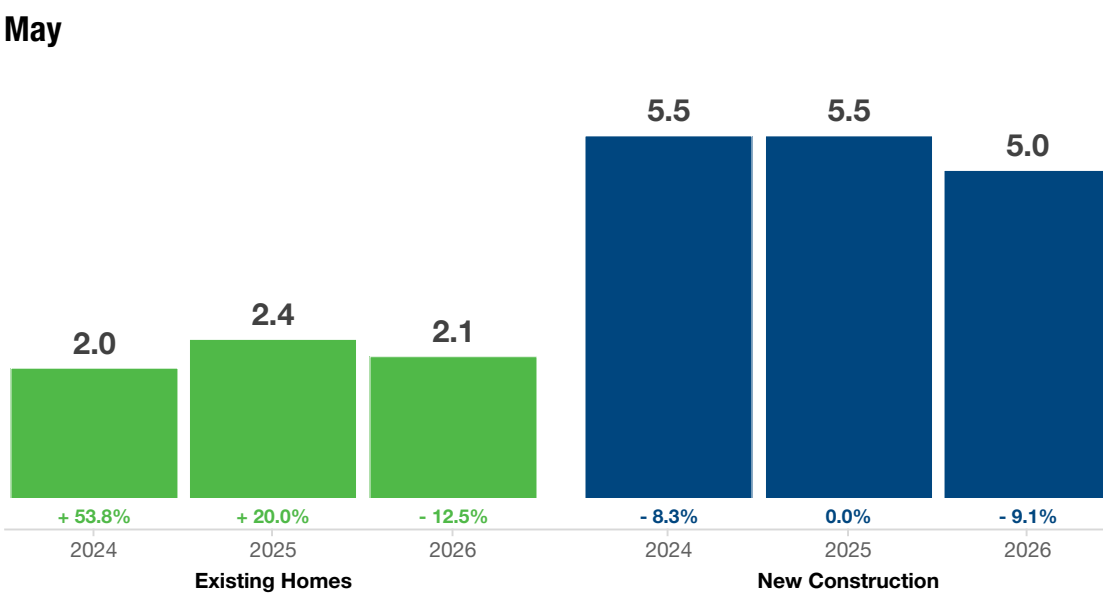


Supply

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.



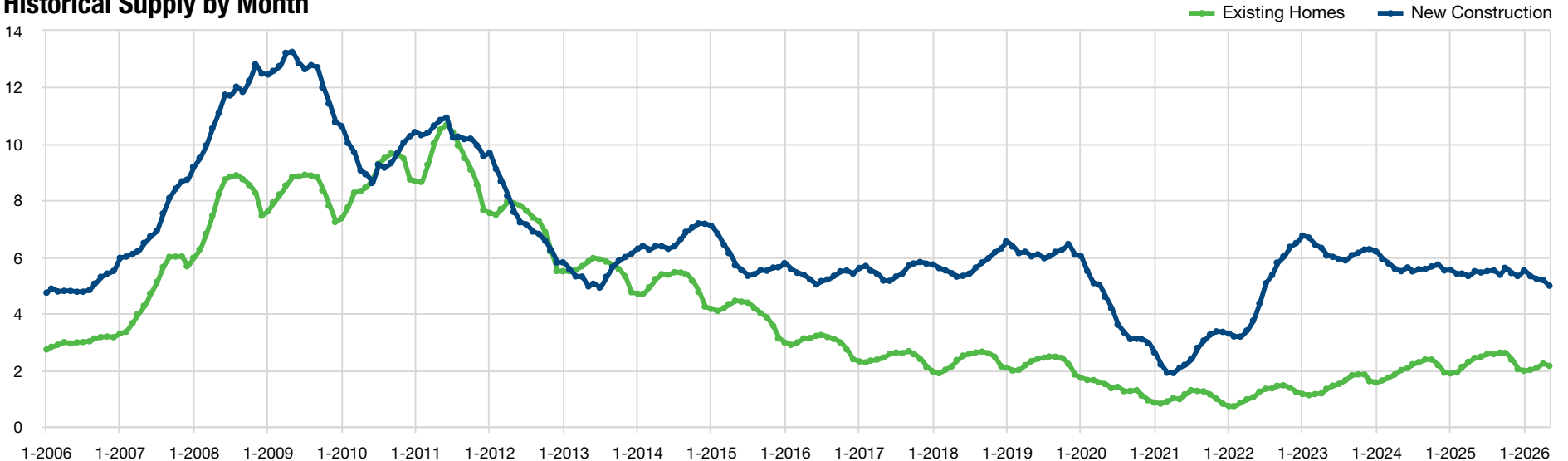
May



Supply	Existing Homes	Year-Over-Year Change	New Construction	Year-Over-Year Change
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%	5.4	- 3.6%
Oct-2025	2.6	+ 8.3%	5.6	- 1.8%
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	2.1	0.0%	5.2	- 3.7%
Apr-2026	2.2	- 4.3%	5.2	- 1.9%
May-2026	2.1	- 12.5%	5.0	- 9.1%
12-Month Avg*	2.3	+ 6.4%	5.4	- 2.9%

* Supply for all properties from June 2025 through May 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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
Closed Sales		3,863	3,733	- 3.4%	13,963	14,663	+ 5.0%
Average Sales Price		\$417,544	\$401,278	- 3.9%	\$373,296	\$387,504	+ 3.8%
Median Sales Price		\$330,000	\$345,000	+ 4.5%	\$310,000	\$329,000	+ 6.1%
Days on Market Until Sale		38	39	+ 2.6%	46	49	+ 6.5%
Pct. of Orig. Price Received		98.8%	98.8%	0.0%	97.9%	97.5%	- 0.4%
Pending Sales		3,968	3,789	- 4.5%	16,253	17,071	+ 5.0%
Inventory		8,209	7,643	- 6.9%	—	—	—
Supply		2.7	2.4	- 11.1%	—	—	—