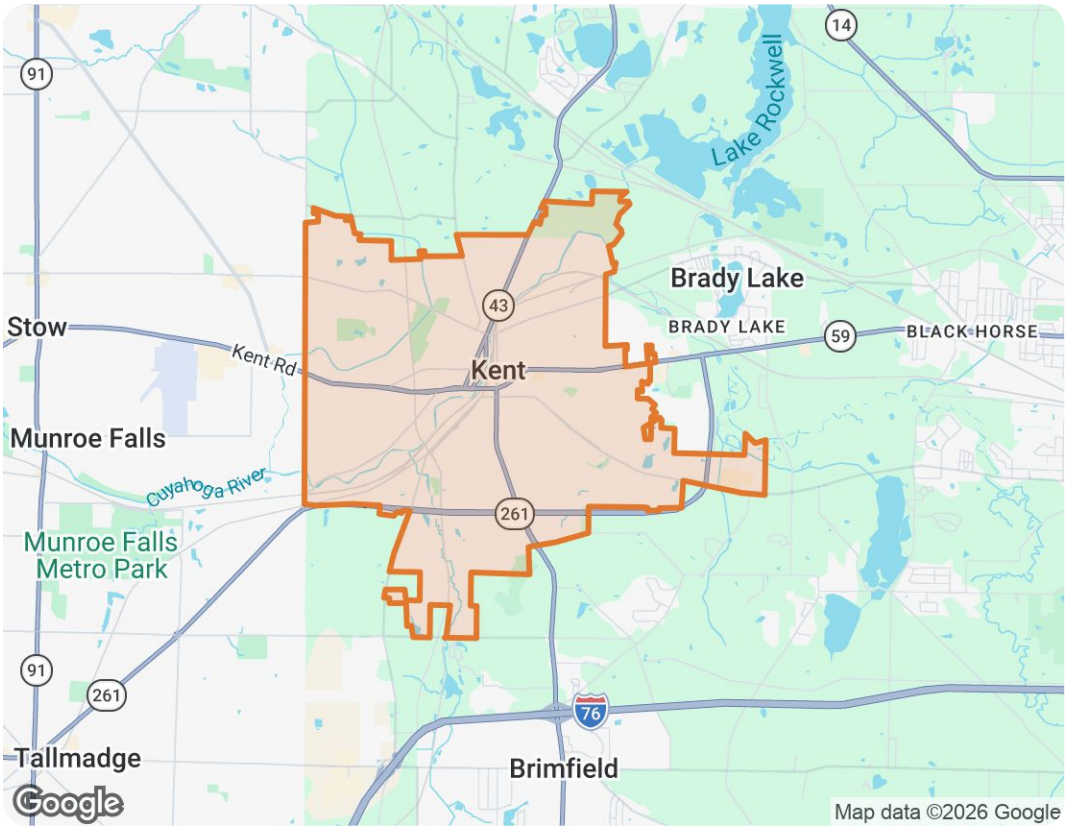
Kent, Ohio





Mike McClure

REALTOR®

Ohio Real Estate License #c2005004468

Mobile 330-475-6828

MMcClureRealtor@gmail.com

http://4Uhomes.com

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Kent, Ohio

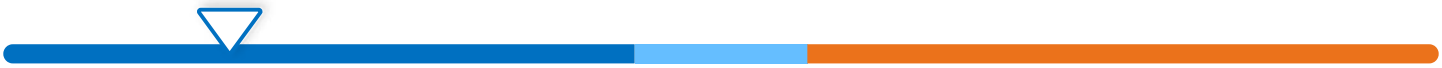
Market Trends

Market Trends for Kent, Ohio

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.89	98.3%	11	$255,500
↓ 2.07% MoM	↓ 1.87% MoM	↓ 50% MoM	↑ 0.2% MoM

This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.

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Kent, Ohio

October 2026 Median Estimated Property Value

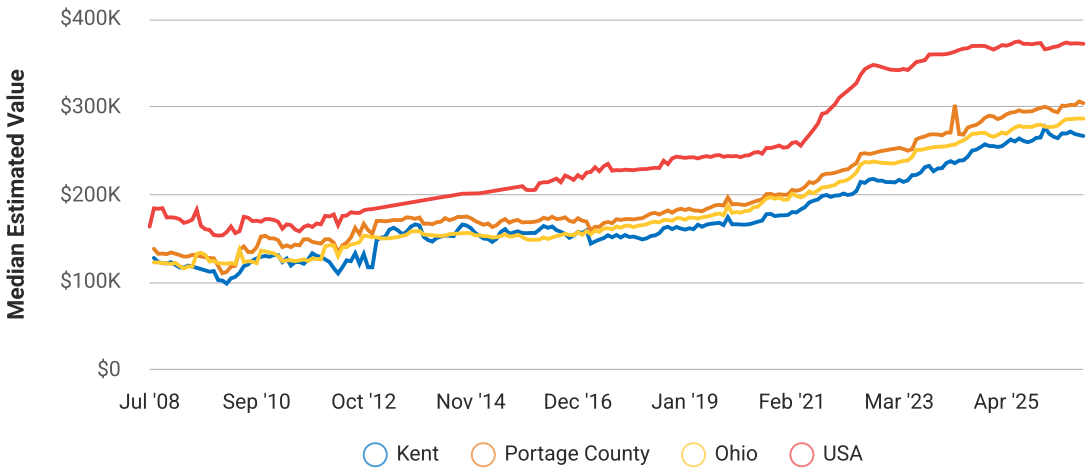
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$266,740	-0.4%	+2.1%



October 2026 Active Listings

Kent, Ohio

Single Family + Condo/Townhouse/Apt.

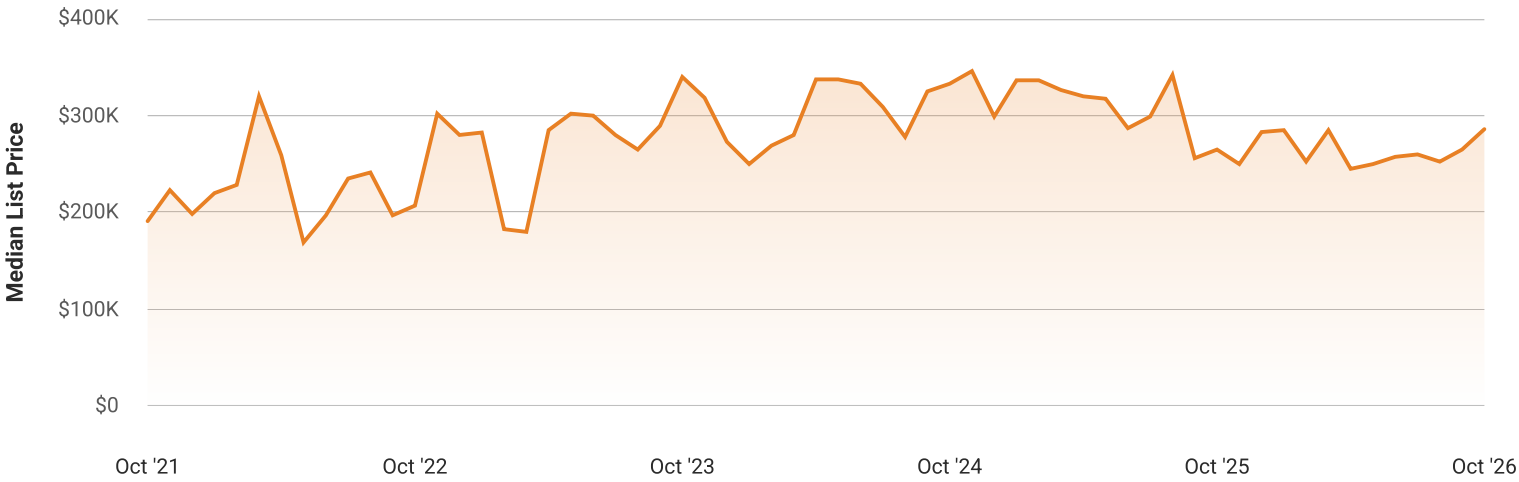
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $286,000

↑ 7.9% Month over Month



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Kent, Ohio

October 2026 Sold Listings

Kent, Ohio

Single Family + Condo/Townhouse/Apt.

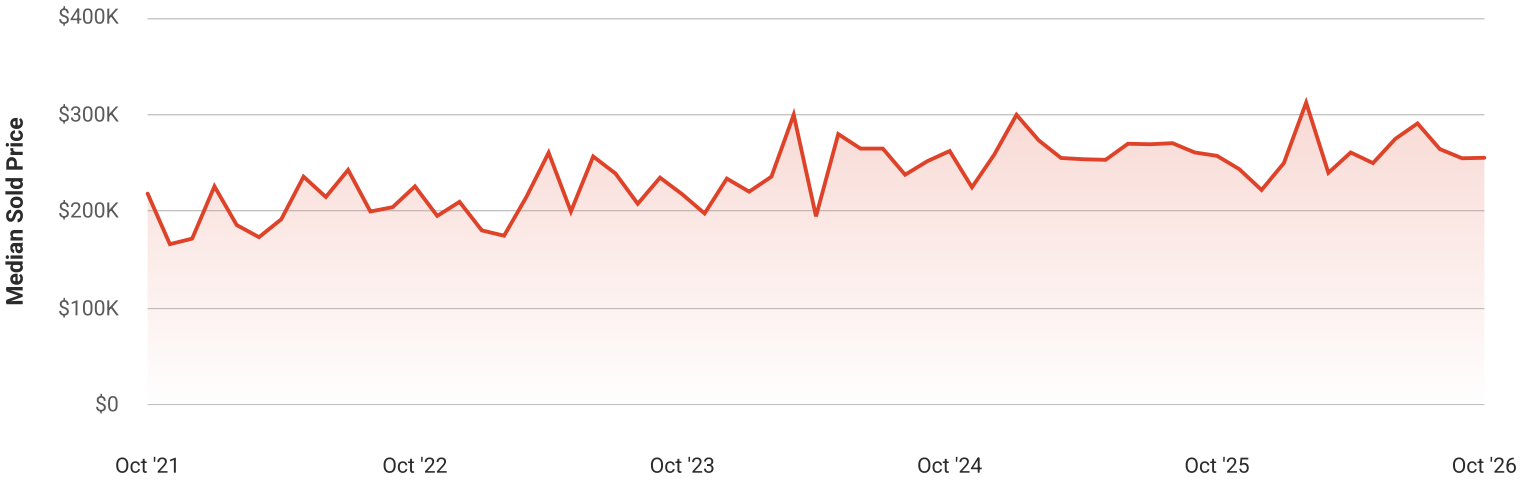
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $255,500

↑ 0.2% Month over Month



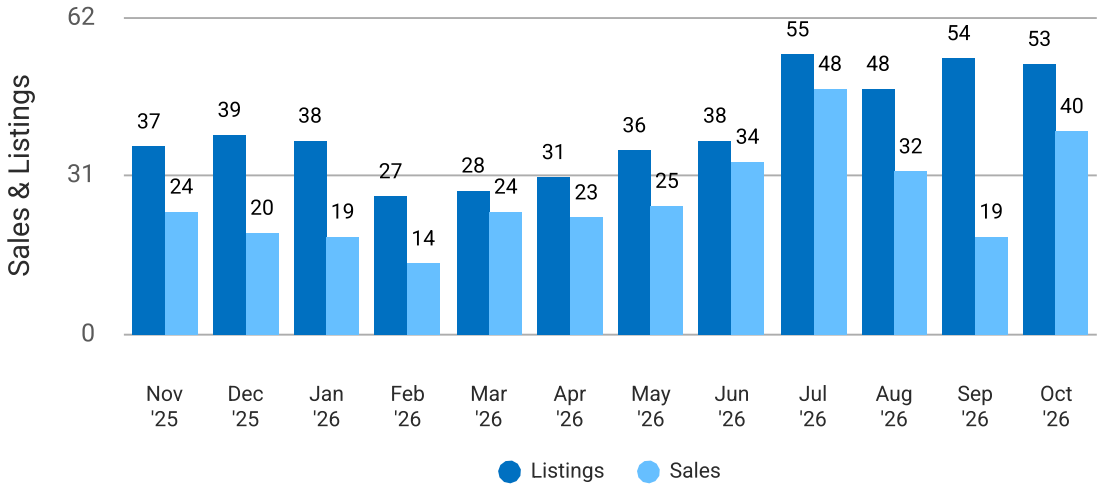
Total Sales and Active Listings in Kent, Ohio

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Kent, Ohio

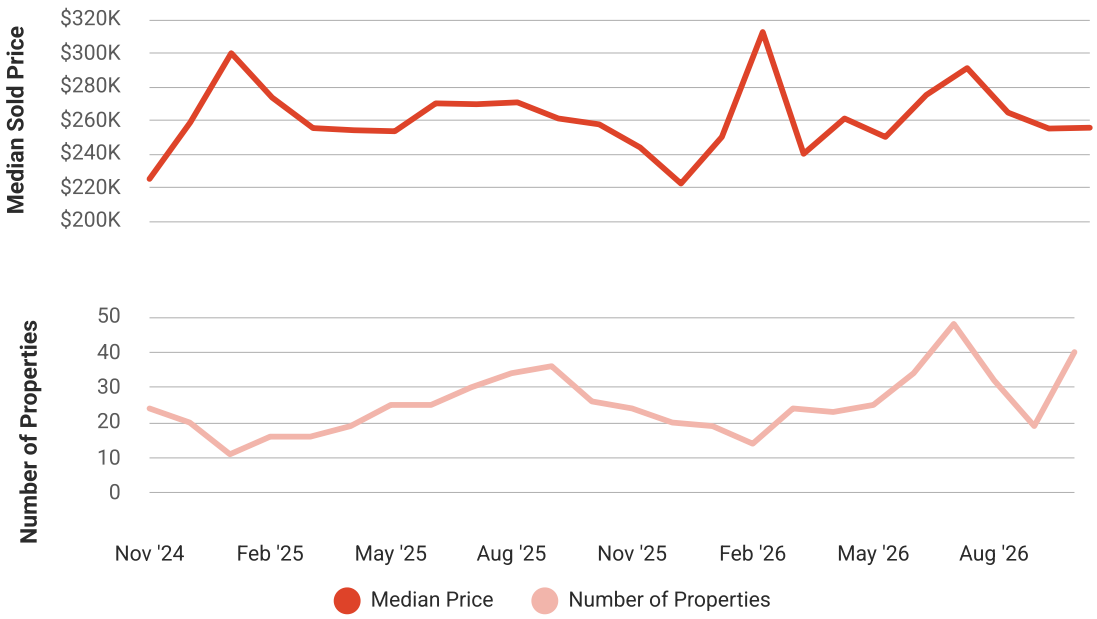
Median Sold Price vs Sold Listings in Kent, Ohio

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



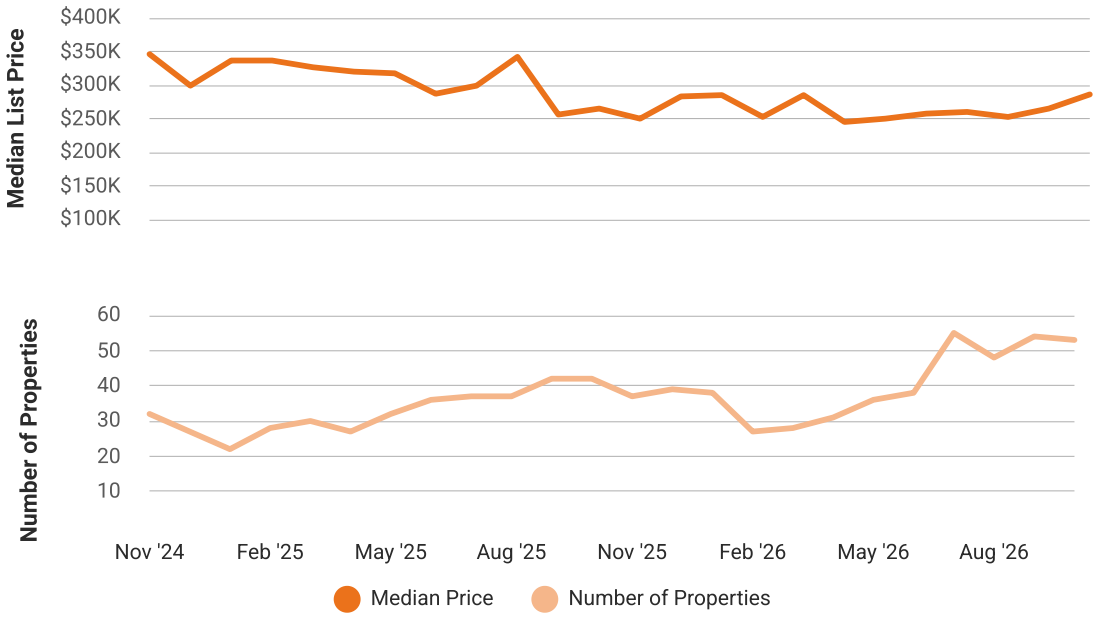
Median List Price vs Active Listings in Kent, Ohio

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Kent, Ohio

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$266,740	$267,860 -0.42%	$271,730 -1.84%	$261,260 +2.1%	$253,960 +5.03%	$232,650 +14.65%
Median Sold Price Last Updated: 10/31/2026	$255,500	$255,000 +0.2%	$291,000 -12.2%	$257,500 -0.78%	$262,500 -2.67%	$217,759 +17.33%
Median List Price Last Updated: 10/31/2026	$286,000	$264,950 +7.94%	$259,900 +10.04%	$264,900 +7.97%	$332,900 -14.09%	$339,900 -15.86%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

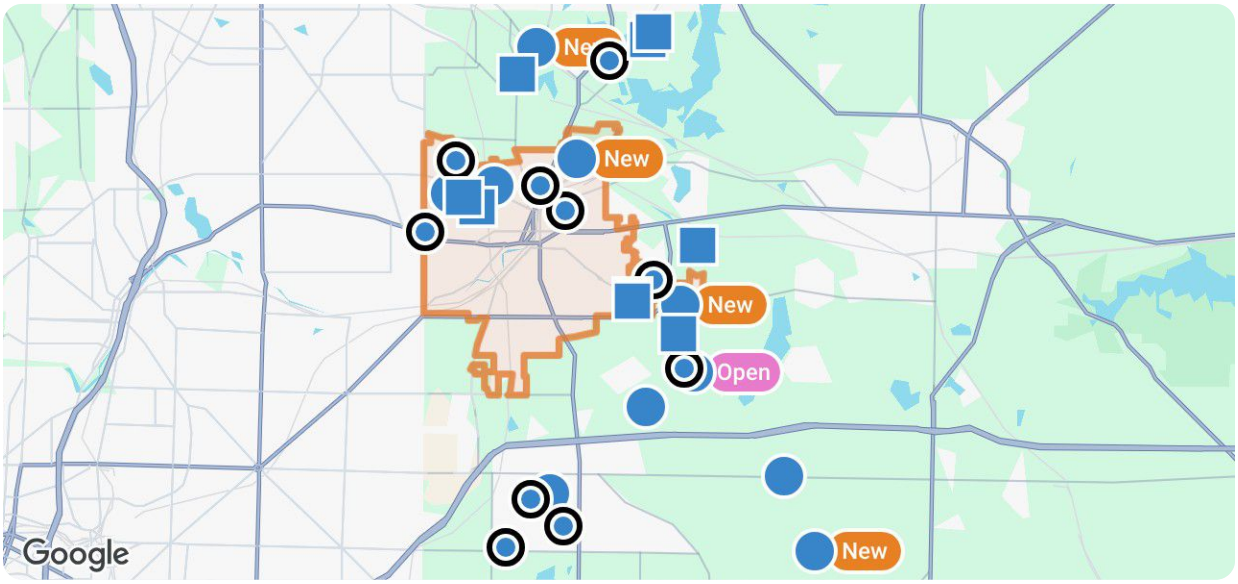
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Kent, Ohio

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed

	New	Pending	Closed
Number of Properties	10	10	10
Lowest Listing Price / Est.Value	$214,900	$149,000	$150,000
Median Listing Price / Est.Value	$292,450	$318,950	$280,150
Highest Listing Price / Est.Value	$430,000	$615,000	$645,000
Average Price / sqft	$167	$146	$171
Median Price / sqft	$158	$146	$167
Average Days in RPR	11	28	52
Median Days in RPR	7	19	45
Total Volume	$3,153,300	$3,486,600	$3,236,300
Source	Listings	Listings	Public Records & Listings

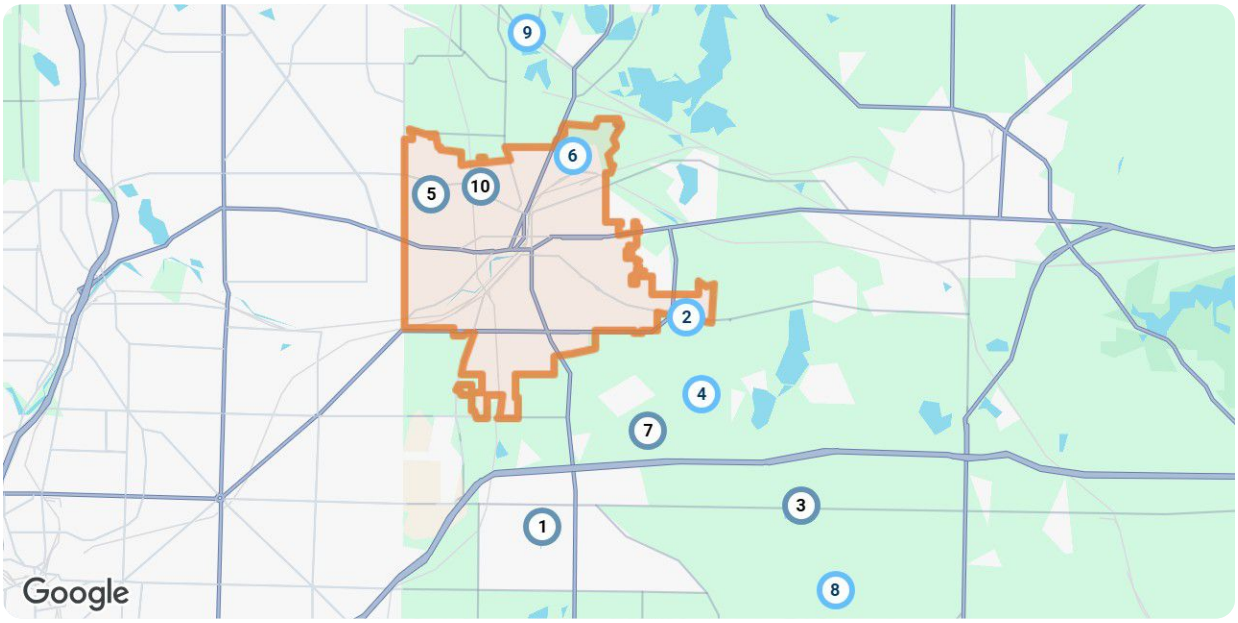
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Kent, Ohio

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **2023 Brookview Dr** **Kent, OH 44240** MLS ID: 5262393 Active / For Sale *Listing Courtesy of Keller Williams Legacy Group Realty*	Single Family	4/2	2,064	0.46 acres	1968	11/21/2026 3 days	$269,900 $131/sq ft
2  **3768 Martha Rd** **Kent, OH 44240** MLS ID: 5262476 Active / For Sale *Listing Courtesy of Coldwell Banker Schmidt Realty*	Single Family	4/2	2,380	0.34 acres	1982	11/20/2026 4 days	$264,900 $111/sq ft
3  **4005 Selnik Rd** **Kent, OH 44240** MLS ID: 5262041 Active / For Sale *Listing Courtesy of Keller Williams Legacy Group Realty*	Single Family	3/2	1,344	0.48 acres	1970	11/19/2026 5 days	$315,000 $234/sq ft
4  **216 E Williams St** **Kent, OH 44240** MLS ID: 5261759 Active / For Sale *Listing Courtesy of EXP Realty, LLC.*	Single Family	3/2	1,616	0.25 acres	1900	11/19/2026 5 days	$214,900 $133/sq ft
5  **206 Linden St** **Kent, OH 44240** MLS ID: 5261679 Active / For Sale *Listing Courtesy of Keller Williams Chervenic Rlty*	Single Family	7/3	2,026	5,000 sqft	1934	11/18/2026 6 days	$399,900 $197/sq ft

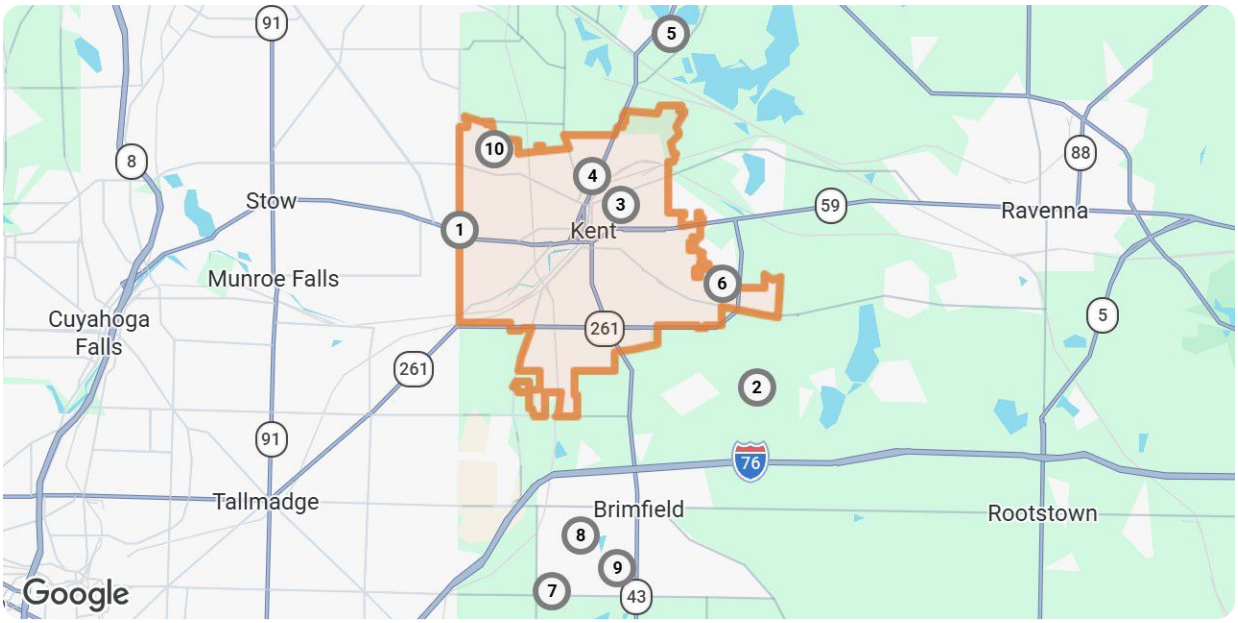
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Kent, Ohio

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **2092 Sugar Maple Dr** **Kent, OH 44240** MLS ID: 5261624 Active / For Sale *Listing Courtesy of Russell Real Estate Services*	Single Family	3/3	2,980	10,018 sqft	2023	11/17/2026 7 days	$399,000 $134/sq ft
7  **416 Suzanne Dr** **Kent, OH 44240** MLS ID: 5261404 Active / For Sale *Listing Courtesy of RE/MAX Edge Realty*	Single Family	3/2	1,368	8,398 sqft	1970	11/17/2026 7 days	$219,900 $161/sq ft
8  **765 Admore Dr, #87** **Kent, OH 44240** MLS ID: 5260650 Active / For Sale *Listing Courtesy of Berkshire Hathaway HomeServices Professional Realty*	Condo/Townhouse/Apt.	3/3	2,087	2,025 sqft	2014	11/13/2026 11 days	$430,000 $206/sq ft
9  **4794 King Meadow Trl** **Kent, OH 44240** MLS ID: 5259192 Active / For Sale *Listing Courtesy of Exactly*	Single Family	3/3	2,030	0.84 acres	2008	11/11/2026 13 days	$419,900 $207/sq ft
10  **621 N Willow St** **Kent, OH 44240** MLS ID: 5250846 Active Under Contract / For Sale *Listing Courtesy of EXP Realty, LLC.*	Single Family	3/1	1,422	6,534 sqft	1946	10/10/2026 45 days	$219,900 $155/sq ft

Pending

Source: Listings



Legend

Pending

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Kent, Ohio

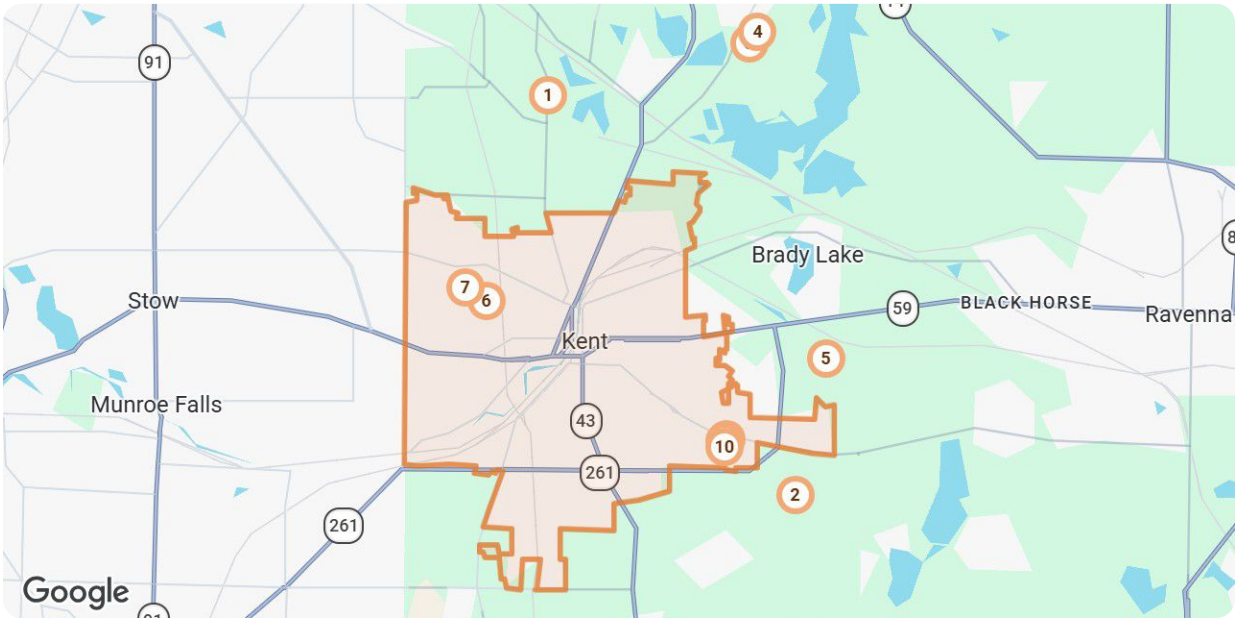
Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1  **605 N Willow St** **Kent, OH 44240** MLS ID: 5251438 Pending / For Sale *Listing Courtesy of Keller Williams Chervenic Rlty*	Single Family	4/3	1,632	6,499 sqft 1940	10/28/2026	$225,000 $138/sq ft	11/16/2026 19 days
2  **7671 W Lake Blvd** **Kent, OH 44240** MLS ID: 5240853 Pending / For Sale *Listing Courtesy of RE/MAX Edge Realty*	Single Family	4/3	3,205	0.65 acres 1973	9/3/2026	$459,900 $143/sq ft	11/15/2026 73 days
3  **7532 Diagonal Rd** **Kent, OH 44240** MLS ID: 5241689 Pending / For Sale *Listing Courtesy of Keller Williams Chervenic Rlty*	Single Family	3/3	3,233	6.75 acres 1956	9/13/2026	$600,000 $186/sq ft	11/13/2026 61 days
4  **333 Eckwood Dr** **Kent, OH 44240** MLS ID: 5259866 Pending / For Sale *Listing Courtesy of DeHOFF REALTORS*	Single Family	3/2	1,910	0.49 acres 1961	11/11/2026	$289,900 $152/sq ft	11/13/2026 2 days
5  **1214 Shady Lakes Dr** **Kent, OH 44240** MLS ID: 5251059 Pending / For Sale *Listing Courtesy of Beycome Brokerage Realty LLC*	Single Family	3/3	1,926	0.4 acres 1997	10/6/2026	$348,000 $181/sq ft	11/13/2026 38 days
6  **1567 Overlook Rd** **Kent, OH 44240** MLS ID: 5252775 Pending / For Sale *Listing Courtesy of W.W. Reed And Son*	Single Family	5/3	3,711	0.38 acres 1960	10/16/2026	$615,000 $166/sq ft	11/11/2026 26 days
7  **906 Admore Dr** **Kent, OH 44240** MLS ID: 5258541 Pending / For Sale *Listing Courtesy of Keller Williams Chervenic Rlty*	Single Family	3/3	2,348	0.3 acres 1997	11/5/2026	$349,900 $149/sq ft	11/10/2026 5 days
8  **2950 Tallmadge Rd** **Kent, OH 44240** MLS ID: 5255415 Pending / For Sale *Listing Courtesy of Jack Kohl Realty*	Single Family	4/2	1,648	1 acre 1930	10/23/2026	$220,000 $133/sq ft	11/9/2026 17 days
9  **1370 Athena Dr** **Kent, OH 44240** MLS ID: 5257910 Pending / For Sale *Listing Courtesy of Keller Williams Chervenic Rlty*	Condo/Townhouse/Apt.	2/1	1,904	– 1974	11/5/2026	$149,000 $78/sq ft	11/5/2026 – days
10  **3904 Mctaggart Blvd** **Kent, OH 44240** MLS ID: 5254915 Pending / For Sale *Listing Courtesy of EXP Realty, LLC.*	Single Family	4/2	1,720	0.36 acres 1955	10/22/2026	$229,900 $134/sq ft	11/5/2026 14 days

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Kent, Ohio

Closed

Source: Public Records and Listings



Legend

- Closed

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **1441 River Edge Dr** **Kent, OH 44240** MLS ID: 5253592 Closed / For Sale *Courtesy of Keller Williams Chervenic Rlty*	Single Family	4/4	3,986	1.13 acres 1992	11/23/2026 33 days	$645,000 $162/sq ft	↓ 0.77%
2  **1160 Morrow Rd** **Kent, OH 44240** MLS ID: 5242122 Closed / For Sale *Courtesy of EXP Realty, LLC.*	Single Family	2/1	1,120	0.33 acres 1956	11/20/2026 43 days	$230,000 $205/sq ft	↑ 6.98%
3  **422 W Grant St** **Kent, OH 44240** MLS ID: 5252559 Closed / For Sale *Courtesy of Howard Hanna*	Single Family	2/1	736	7,840 sqft 1951	11/19/2026 38 days	$150,000 $204/sq ft	↓ 16.67%
4  **926 Fieldstone Dr** **Kent, OH 44240** MLS ID: 5248516 Closed / For Sale *Courtesy of Keller Williams Chervenic Rlty*	Single Family	3/3	1,838	0.35 acres 1994	11/18/2026 51 days	$280,000 $152/sq ft	↑ 1.86%
5  **1000 Erin Dr** **Kent, OH 44240** MLS ID: 5249068 Closed / For Sale *Courtesy of Mosholder Realty Inc.*	Single Family	3/2	1,478	0.26 acres 1974	11/17/2026 47 days	$280,300 $190/sq ft	↑ 0.14%

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Kent, Ohio

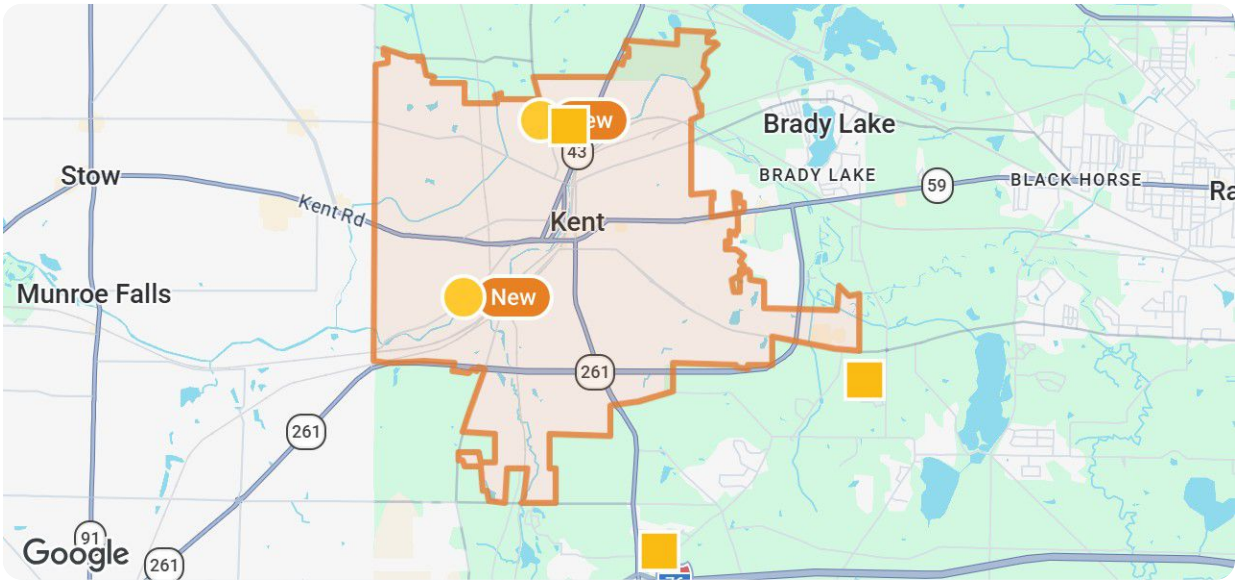
Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **1283 Windward Ln** **Kent, OH 44240** MLS ID: 5249636 Closed / For Sale *Courtesy of Ohio Broker Direct*	Single Family	4/4	4,093	0.43 acres 2000	11/17/2026 47 days	$510,000 $125/sq ft	–
7  **600 Woodside Dr** **Kent, OH 44240** MLS ID: 5254419 Closed / For Sale *Courtesy of Berkshire Hathaway HomeServices Stouffer Realty*	Single Family	4/2	1,248	7,801 sqft 1952	11/17/2026 28 days	$245,000 $196/sq ft	↑ 4.7%
8  **4432 Edson Rd** **Kent, OH 44240** MLS ID: 5253055 Closed / For Sale *Courtesy of EXP Realty, LLC.*	Single Family	3/2	1,668	0.9 acres 1940	11/16/2026 33 days	$287,000 $172/sq ft	↑ 2.54%
9  **695 Old Forge Rd** **Kent, OH 44240** MLS ID: 5236168 Closed / For Sale *Courtesy of RE/MAX Edge Realty*	Single Family	3/2	2,408	4 acres 1977	11/16/2026 96 days	$371,000 $154/sq ft	↑ 0.3%
10  **2492 Summit Rd** **Kent, OH 44240** MLS ID: 5232588 Closed / For Sale *Courtesy of Howard Hanna*	Single Family	4/2	1,627	0.75 acres 1950	11/16/2026 108 days	$238,000 $146/sq ft	↑ 1.28%

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Kent, Ohio

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Recently Leased

	New	Closed
Number of Properties	1	1
Lowest Listing Price / Est.Value	$1,850	$2,500
Median Listing Price / Est.Value	$1,850	$2,500
Highest Listing Price / Est.Value	$1,850	$2,500
Average Price / sqft	$1	$2
Median Price / sqft	$1	$2
Average Days in RPR	54	56
Median Days in RPR	54	56
Total Volume	$1,850	$2,500
Source	Listings	Public Records & Listings

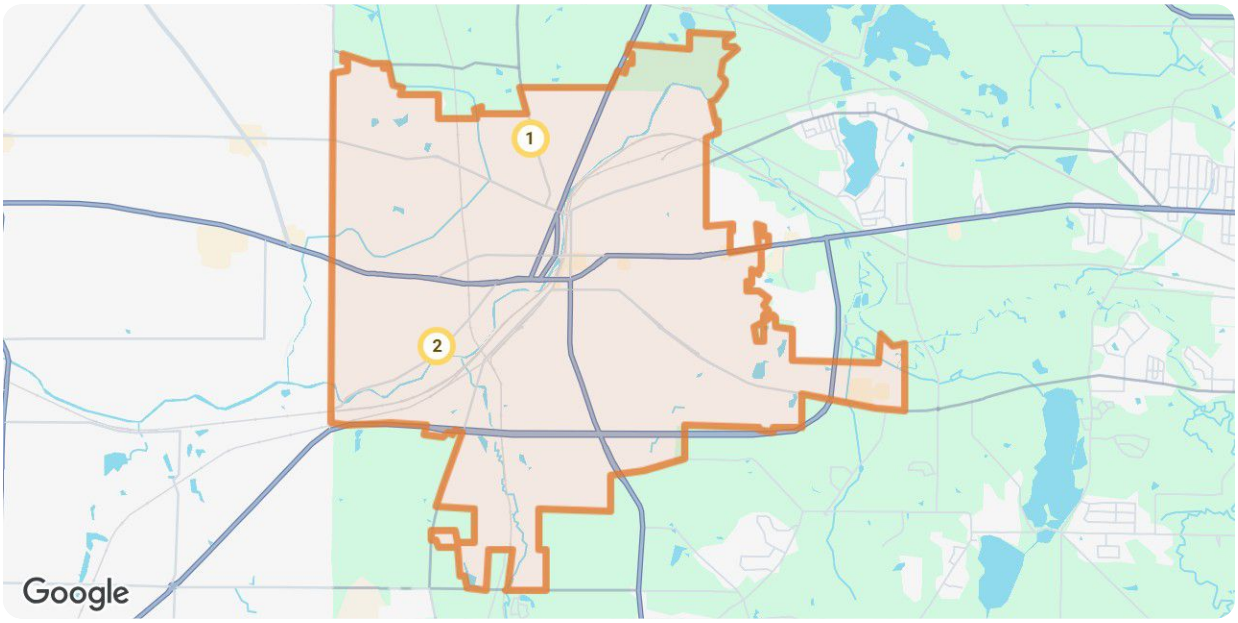
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Kent, Ohio

Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

New: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **647 Longmere Dr** **Kent, OH 44240** MLS ID: 5240697 Active / For Lease	Single Family	3/2	1,376	0.25 acres	1951	10/1/2026 54 days	$1,850 mo. $1/sq ft

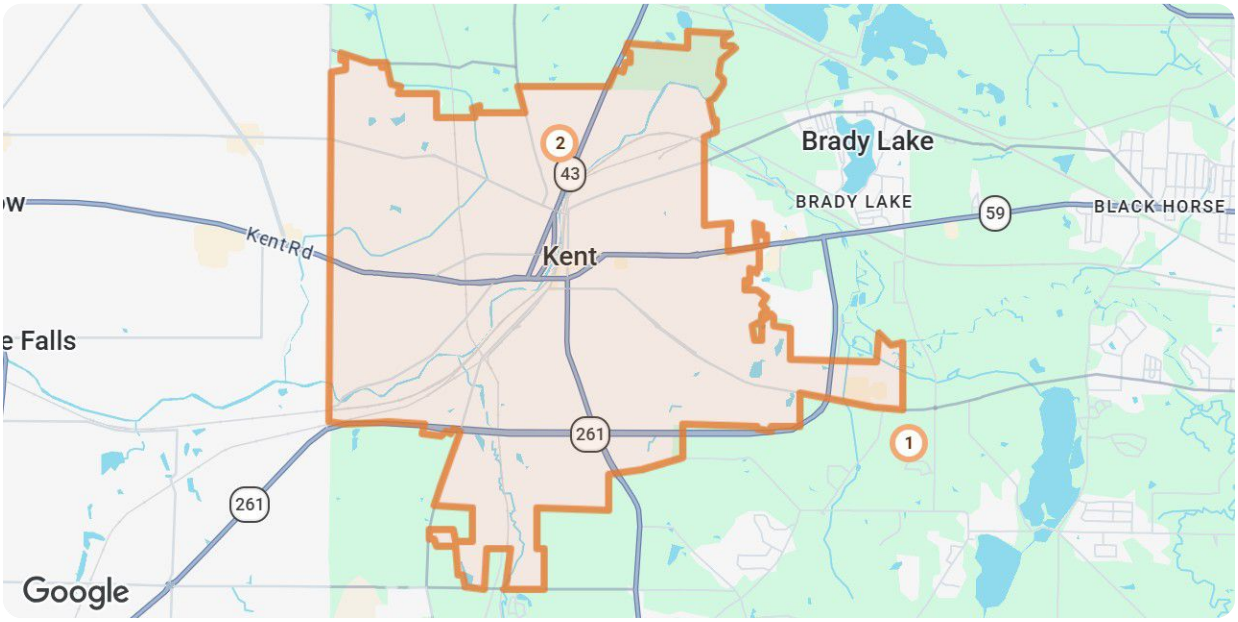
Courtesy of Keller Williams Chervenic Rlty

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Kent, Ohio

Closed

Source: Public Records and Listings



Legend

- Closed

Closed: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **5363 Mallard Cir** **Kent, OH 44240** MLS ID: 5233036 Closed / For Lease *Courtesy of Berkshire Hathaway HomeServices Stouffer Realty*	Single Family	3/2	1,506	0.39 acres 2026	9/25/2026 56 days	– $2/sq ft	–

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