

Greater Regional Alliance of REALTORS®
Comparative Activity Report
April 2025

Note: This report reflects closed sales and current activity (sales written) in Ionia County.

April New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	48	46	4.3%	Residential	55	73
Multi-Family	2	1	100.0%	Multi-Family	3	91
Vacant Land	7	12	-41.7%	Vacant Land	45	185
YTD New Listings				Total	103	
Residential	178	160	11.3%			
Multi-Family	7	1	600.0%			
Vacant Land	44	26	69.2%			

Months of Inventory of Homes Based on Pending Sales 1.1

April CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Avg DOM	2024 Units	2024 Volume	Avg DOM
Residential	42	-4.5%	10,284,600	-9.7%	24	44	11,388,885	21
Multi-Family	1	.0%	238,000	.0%	59	0	0	0
Vacant Land	3	-70.0%	325,000	-66.0%	122	10	954,500	102
Total All Sales	46	-14.8%	10,847,600	-12.1%		54	12,343,385	

Year-to-Date CLOSED Sales	Units	% Chg	2025 Volume	% Chg	2024 Units	2024 Volume
Residential	143	1.4%	35,870,258	-1.4%	141	36,384,451
Multi-Family	4	300.0%	665,000	216.7%	1	210,000
Vacant Land	22	-12.0%	1,663,700	-20.9%	25	2,103,300
Total All Sales	169	1.2%	38,198,958	-1.3%	167	38,697,751

Stats based on CLOSED Sales	April			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	244,871	258,838	-5.4%	250,841	258,046	-2.8%
Avg Sale Overall	235,817	228,581	3.2%	226,029	231,723	-2.5%

April Pending Sales						2024		
	Units	% Chg	2025 Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	49	22.5%	11,963,949	9.9%	30	40	10,887,800	11
Multi-Family	2	100.0%	2,725,000	751.6%	24	1	320,000	16
Vacant Land	4	.0%	240,900	-16.2%	18	4	287,500	119
Total All Sales	55	22.2%	14,929,849	29.9%		45	11,495,300	

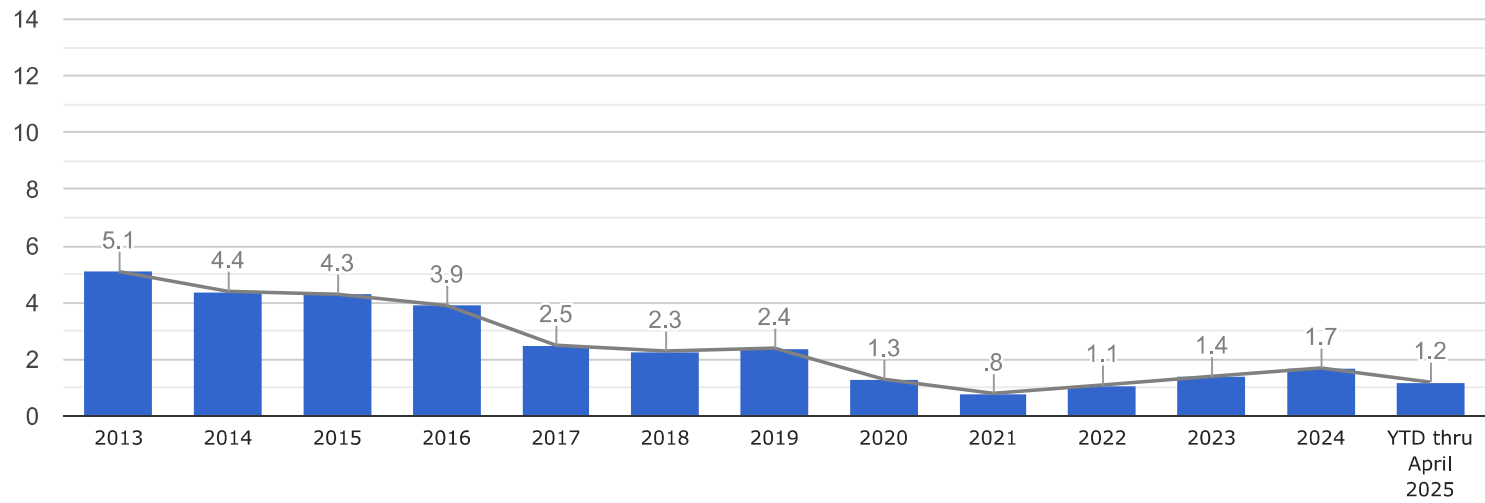
Year-to-Date PENDING Sales					2024	
	Units	% Chg	2025 Volume	% Chg	Units	Volume
Residential	190	21.0%	47,468,142	8.7%	157	43,679,976
Multi-Family	5	400.0%	3,175,000	892.2%	1	320,000
Vacant Land	21	10.5%	1,632,900	1.2%	19	1,614,300
Total All Sales	216	22.0%	52,276,042	14.6%	177	45,614,276

Stats based on PENDING Sales						
	April			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	244,162	272,195	-10.3%	249,832	278,216	-10.2%
Avg Sale Overall	271,452	255,451	6.3%	242,019	257,708	-6.1%

2025 Sales of Residential Single Family Homes by Price Class

	April				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	0	.0	0	.0
20,000 to 29,999	0	.0	0	.0	0	.0	0	.0
30,000 to 39,999	0	.0	0	.0	1	.7	1	.5
40,000 to 49,999	0	.0	0	.0	0	.0	0	.0
50,000 to 59,999	0	.0	0	.0	1	.7	1	.5
60,000 to 69,999	2	4.8	2	4.1	3	2.1	5	2.6
70,000 to 79,999	0	.0	1	2.0	0	.0	2	1.1
80,000 to 89,999	0	.0	1	2.0	1	.7	2	1.1
90,000 to 99,999	0	.0	0	.0	1	.7	2	1.1
100,000 to 119,999	2	4.8	0	.0	5	3.5	1	.5
120,000 to 139,999	1	2.4	3	6.1	3	2.1	12	6.3
140,000 to 159,999	5	11.9	3	6.1	11	7.7	12	6.3
160,000 to 179,999	1	2.4	7	14.3	12	8.4	21	11.1
180,000 to 199,999	3	7.1	6	12.2	15	10.5	25	13.2
200,000 to 249,999	12	28.6	5	10.2	29	20.3	26	13.7
250,000 to 299,999	4	9.5	3	6.1	22	15.4	24	12.6
300,000 to 399,999	8	19.0	15	30.6	26	18.2	42	22.1
400,000 to 499,999	2	4.8	2	4.1	8	5.6	7	3.7
500,000 to 599,999	2	4.8	1	2.0	2	1.4	4	2.1
600,000 to 699,999	0	.0	0	.0	0	.0	1	.5
700,000 to 799,999	0	.0	0	.0	2	1.4	2	1.1
800,000 to 899,999	0	.0	0	.0	1	.7	0	.0
900,000 to 999,999	0	.0	0	.0	0	.0	0	.0
1,000,000 or over	0	.0	0	.0	0	.0	0	.0

Avg Months of Inventory



Source: grar.com (Greater Regional Alliance of REALTORS®)

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