

Greater Regional Alliance of REALTORS®
Comparative Activity Report
April 2025

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

April New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	880	774	13.7%	Residential	788	53
Multi-Family	28	38	-26.3%	Multi-Family	44	82
Vacant Land	53	54	-1.9%	Vacant Land	199	165
YTD New Listings				Total	1,031	
Residential	2,594	2,308	12.4%			
Multi-Family	117	80	46.3%			
Vacant Land	186	176	5.7%			

Months of Inventory of Homes Based on Pending Sales 1.2

April CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Avg DOM	2024 Units	2024 Volume	Avg DOM
Residential	644	21.7%	253,126,144	15.0%	25	529	220,014,196	20
Multi-Family	23	35.3%	8,337,000	35.9%	15	17	6,135,615	13
Vacant Land	29	20.8%	5,159,330	53.6%	66	24	3,359,400	146
Total All Sales	696	22.1%	266,622,474	16.2%		570	229,509,211	

Year-to-Date CLOSED Sales	Units	% Chg	2025 Volume	% Chg	2024 Units	2024 Volume
Residential	1,970	13.2%	753,705,328	12.6%	1,741	669,553,525
Multi-Family	76	28.8%	25,376,500	34.3%	59	18,898,490
Vacant Land	82	5.1%	15,915,800	-4.0%	78	16,585,948
Total All Sales	2,128	13.3%	794,997,628	12.8%	1,878	705,037,963

Stats based on CLOSED Sales	April			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	393,053	415,906	-5.5%	382,592	384,580	-.5%
Avg Sale Overall	383,078	402,648	-4.9%	373,589	375,420	-.5%

April Pending Sales

	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	Avg DOM
Residential	679	-3.0%	264,761,892	.3%	22	18
Multi-Family	26	4.0%	8,791,600	6.8%	28	10
Vacant Land	23	-25.8%	3,924,107	-53.7%	102	46
Total All Sales	728	-3.7%	277,477,599	-1.2%		

Year-to-Date PENDING Sales

	2025			2024	
	Units	% Chg	Volume	% Chg	Volume
Residential	2,355	10.4%	909,086,291	11.5%	814,967,505
Multi-Family	99	43.5%	35,777,299	65.7%	21,585,797
Vacant Land	104	-8.0%	22,405,607	-4.9%	23,556,988
Total All Sales	2,558	10.5%	967,269,197	12.5%	860,110,290

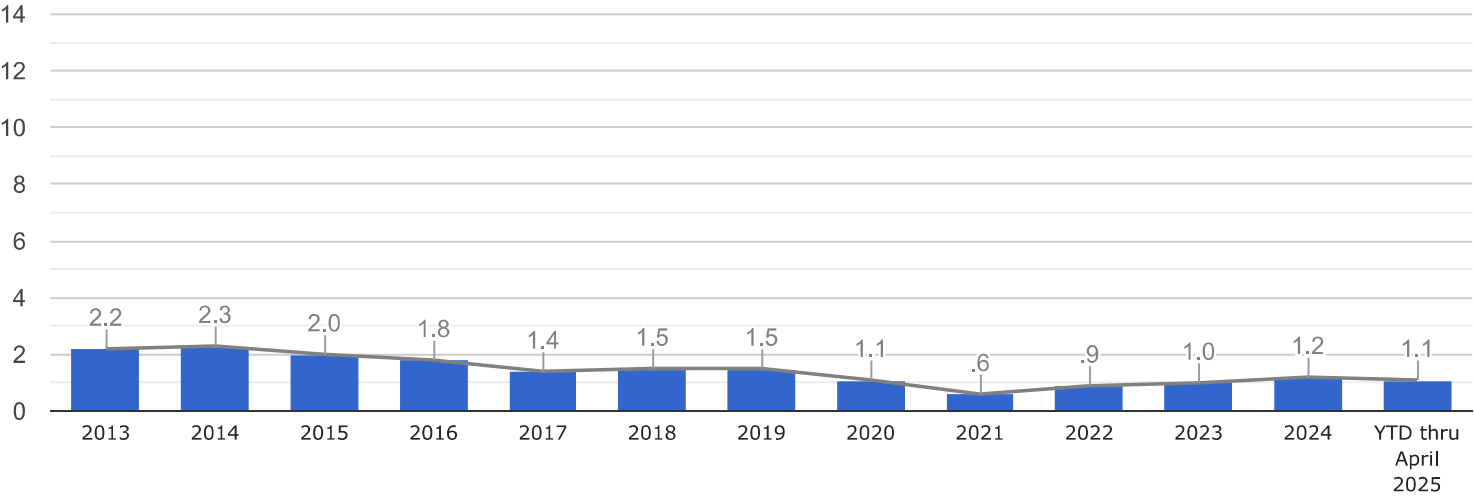
Stats based on PENDING Sales

	April			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	389,929	377,267	3.4%	386,024	382,076	1.0%
Avg Sale Overall	381,151	371,416	2.6%	378,135	371,538	1.8%

2025 Sales of Residential Single Family Homes by Price Class

	April				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	1	.2	0	.0	1	.1	0	.0
20,000 to 29,999	1	.2	2	.3	1	.1	4	.2
30,000 to 39,999	0	.0	0	.0	0	.0	0	.0
40,000 to 49,999	0	.0	1	.1	0	.0	1	.0
50,000 to 59,999	1	.2	0	.0	3	.2	2	.1
60,000 to 69,999	0	.0	3	.4	3	.2	5	.2
70,000 to 79,999	3	.5	2	.3	3	.2	8	.3
80,000 to 89,999	2	.3	0	.0	5	.3	2	.1
90,000 to 99,999	2	.3	3	.4	4	.2	8	.3
100,000 to 119,999	2	.3	2	.3	6	.3	5	.2
120,000 to 139,999	5	.8	6	.9	15	.8	18	.8
140,000 to 159,999	5	.8	8	1.2	13	.7	22	.9
160,000 to 179,999	3	.5	8	1.2	22	1.1	33	1.4
180,000 to 199,999	13	2.0	20	2.9	45	2.3	87	3.7
200,000 to 249,999	85	13.2	92	13.5	299	15.2	338	14.4
250,000 to 299,999	107	16.6	127	18.7	344	17.5	417	17.7
300,000 to 399,999	187	29.0	188	27.7	570	28.9	658	27.9
400,000 to 499,999	98	15.2	100	14.7	278	14.1	335	14.2
500,000 to 599,999	58	9.0	49	7.2	154	7.8	180	7.6
600,000 to 699,999	25	3.9	24	3.5	84	4.3	87	3.7
700,000 to 799,999	14	2.2	11	1.6	41	2.1	45	1.9
800,000 to 899,999	10	1.6	16	2.4	27	1.4	44	1.9
900,000 to 999,999	10	1.6	8	1.2	17	.9	18	.8
1,000,000 or over	12	1.9	9	1.3	35	1.8	38	1.6

Avg Months of Inventory



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

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