

**Greater Regional Alliance of REALTORS®**  
**Comparative Activity Report**  
**April 2025**

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

<b>April New Listings</b>	<b>2025</b>	<b>2024</b>	<b>% Chg</b>	<b>Current Listings</b>	<b>Avg DOM</b>	
Residential	90	69	30.4%	Residential	111	57
Multi-Family	4	4	.0%	Multi-Family	7	21
Vacant Land	20	16	25.0%	Vacant Land	57	149
<b>YTD New Listings</b>				<b>Total</b>	<b>175</b>	
Residential	274	225	21.8%			
Multi-Family	11	4	175.0%			
Vacant Land	46	52	-11.5%			

Months of Inventory of Homes Based on Pending Sales 1.6

<b>April CLOSED Sales</b>	<b>Units</b>	<b>% Chg</b>	<b>2025 Volume</b>	<b>% Chg</b>	<b>Avg DOM</b>	<b>2024 Units</b>	<b>2024 Volume</b>	<b>Avg DOM</b>
Residential	53	-5.4%	12,863,470	3.0%	42	56	12,490,380	23
Multi-Family	1	.0%	225,000	36.4%	4	1	165,000	142
Vacant Land	12	33.3%	1,300,626	142.7%	128	9	535,950	105
<b>Total All Sales</b>	<b>66</b>	<b>.0%</b>	<b>14,389,096</b>	<b>9.1%</b>		<b>66</b>	<b>13,191,330</b>	

<b>Year-to-Date CLOSED Sales</b>	<b>Units</b>	<b>% Chg</b>	<b>2025 Volume</b>	<b>% Chg</b>	<b>2024 Units</b>	<b>2024 Volume</b>
Residential	201	25.6%	50,372,806	37.8%	160	36,559,832
Multi-Family	5	150.0%	1,160,000	201.3%	2	385,000
Vacant Land	27	17.4%	2,580,726	-3.8%	23	2,683,950
<b>Total All Sales</b>	<b>233</b>	<b>25.9%</b>	<b>54,113,532</b>	<b>36.6%</b>	<b>185</b>	<b>39,628,782</b>

<b>Stats based on CLOSED Sales</b>	<b>April</b>			<b>YEAR-TO-DATE</b>		
	<b>2025</b>	<b>2024</b>	<b>% Chg</b>	<b>2025</b>	<b>2024</b>	<b>% Chg</b>
Avg Home Sale	242,707	223,043	8.8%	250,611	228,499	9.7%
Avg Sale Overall	218,017	199,869	9.1%	232,247	214,210	8.4%

**April Pending Sales**

	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	
Residential	71	26.8%	17,185,466	40.8%	31	56
Multi-Family	1	-50.0%	310,000	-83.5%	13	2
Vacant Land	14	55.6%	2,243,405	245.7%	101	9
Total All Sales	86	28.4%	19,738,871	34.0%		67

**Year-to-Date PENDING Sales**

	2025			2024	
	Units	% Chg	Volume	% Chg	
Residential	235	15.2%	58,499,323	24.7%	204
Multi-Family	6	50.0%	1,304,900	-43.1%	4
Vacant Land	35	40.0%	4,329,541	91.3%	25
Total All Sales	276	18.5%	64,133,764	24.6%	233

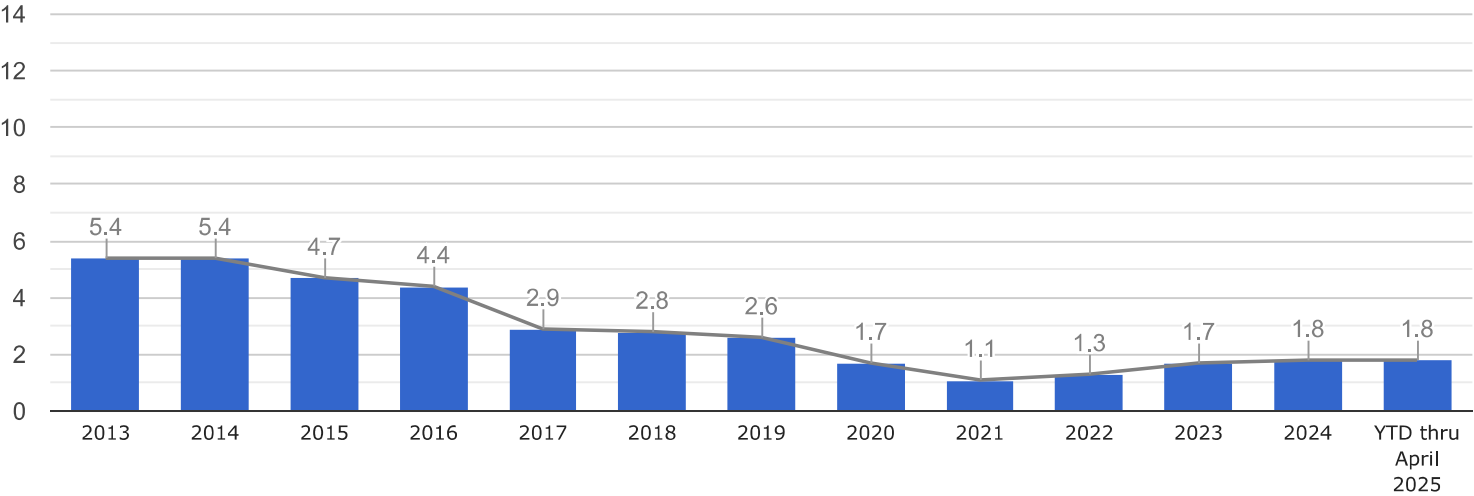
**Stats based on PENDING Sales**

	April			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	242,049	217,900	11.1%	248,933	230,028	8.2%
Avg Sale Overall	229,522	219,915	4.4%	232,369	220,950	5.2%

# 2025 Sales of Residential Single Family Homes by Price Class

	April				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	1	.5	0	.0
20,000 to 29,999	0	.0	0	.0	0	.0	1	.4
30,000 to 39,999	1	1.9	0	.0	4	2.0	2	.9
40,000 to 49,999	0	.0	0	.0	1	.5	3	1.3
50,000 to 59,999	3	5.7	1	1.4	3	1.5	3	1.3
60,000 to 69,999	2	3.8	1	1.4	3	1.5	2	.9
70,000 to 79,999	0	.0	1	1.4	1	.5	3	1.3
80,000 to 89,999	1	1.9	0	.0	2	1.0	2	.9
90,000 to 99,999	1	1.9	2	2.8	1	.5	3	1.3
100,000 to 119,999	1	1.9	3	4.2	3	1.5	5	2.1
120,000 to 139,999	1	1.9	2	2.8	7	3.5	8	3.4
140,000 to 159,999	0	.0	5	7.0	13	6.5	11	4.7
160,000 to 179,999	1	1.9	4	5.6	10	5.0	19	8.1
180,000 to 199,999	3	5.7	7	9.9	18	9.0	23	9.8
200,000 to 249,999	11	20.8	17	23.9	44	21.9	48	20.4
250,000 to 299,999	13	24.5	9	12.7	36	17.9	42	17.9
300,000 to 399,999	12	22.6	13	18.3	41	20.4	44	18.7
400,000 to 499,999	2	3.8	6	8.5	6	3.0	11	4.7
500,000 to 599,999	1	1.9	0	.0	4	2.0	2	.9
600,000 to 699,999	0	.0	0	.0	1	.5	1	.4
700,000 to 799,999	0	.0	0	.0	1	.5	1	.4
800,000 to 899,999	0	.0	0	.0	0	.0	0	.0
900,000 to 999,999	0	.0	0	.0	0	.0	0	.0
1,000,000 or over	0	.0	0	.0	1	.5	1	.4

Avg Months of Inventory



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

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