

Greater Regional Alliance of REALTORS®
Comparative Activity Report
April 2025

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

| April New Listings | 2025 | 2024 | % Chg | Current Listings | Avg DOM | |
|---------------------------|-------------|-------------|--------------|-------------------------|----------------|-----|
| Residential | 246 | 252 | -2.4% | Residential | 346 | 126 |
| Multi-Family | 8 | 10 | -20.0% | Multi-Family | 13 | 71 |
| Vacant Land | 47 | 29 | 62.1% | Vacant Land | 148 | 247 |
| YTD New Listings | | | | Total | 507 | |
| Residential | 805 | 827 | -2.7% | | | |
| Multi-Family | 30 | 33 | -9.1% | | | |
| Vacant Land | 130 | 136 | -4.4% | | | |

Months of Inventory of Homes Based on Pending Sales 1.7

| April CLOSED Sales | Units | % Chg | 2025 Volume | % Chg | Avg DOM | 2024 Units | 2024 Volume | Avg DOM |
|---------------------------|--------------|--------------|--------------------|--------------|----------------|-------------------|--------------------|----------------|
| Residential | 176 | -6.4% | 48,987,808 | 7.4% | 35 | 188 | 45,614,441 | 33 |
| Multi-Family | 8 | 100.0% | 1,418,500 | 71.1% | 85 | 4 | 828,900 | 5 |
| Vacant Land | 24 | -7.7% | 1,646,550 | -19.7% | 92 | 26 | 2,050,101 | 329 |
| Total All Sales | 208 | -4.6% | 52,052,858 | 7.3% | | 218 | 48,493,442 | |

| Year-to-Date CLOSED Sales | Units | % Chg | 2025 Volume | % Chg | 2024 Units | 2024 Volume |
|----------------------------------|--------------|--------------|--------------------|--------------|-------------------|--------------------|
| Residential | 624 | -9.2% | 163,543,126 | 3.0% | 687 | 158,770,721 |
| Multi-Family | 17 | 13.3% | 3,065,186 | 9.8% | 15 | 2,792,403 |
| Vacant Land | 69 | -17.9% | 5,691,330 | -26.2% | 84 | 7,715,285 |
| Total All Sales | 710 | -9.7% | 172,299,642 | 1.8% | 786 | 169,278,409 |

| Stats based on CLOSED Sales | April | | | YEAR-TO-DATE | | |
|------------------------------------|--------------|-------------|--------------|---------------------|-------------|--------------|
| | 2025 | 2024 | % Chg | 2025 | 2024 | % Chg |
| Avg Home Sale | 278,340 | 242,630 | 14.7% | 262,088 | 231,107 | 13.4% |
| Avg Sale Overall | 250,254 | 222,447 | 12.5% | 242,676 | 215,367 | 12.7% |

April Pending Sales

| | 2025 | | | Avg DOM | 2024 | | |
|-----------------|-------|-------|------------|---------|-------|------------|---------|
| | Units | % Chg | Volume | | Units | Volume | Avg DOM |
| Residential | 202 | -1.5% | 52,561,673 | 27 | 203 | 49,621,660 | 24 |
| Multi-Family | 6 | 50.0% | 1,217,800 | 38 | 4 | 669,900 | 25 |
| Vacant Land | 29 | -3.3% | 2,175,950 | 92 | 30 | 2,651,199 | 132 |
| Total All Sales | 237 | .0% | 55,955,423 | 5.7% | 237 | 52,942,759 | |

Year-to-Date PENDING Sales

| | 2025 | | | Avg DOM | 2024 | | |
|-----------------|-------|--------|-------------|---------|-------|-------------|---------|
| | Units | % Chg | Volume | | Units | Volume | Avg DOM |
| Residential | 749 | -1.2% | 196,039,358 | 27 | 758 | 179,500,114 | 24 |
| Multi-Family | 21 | 10.5% | 4,028,100 | 38 | 19 | 3,757,903 | 25 |
| Vacant Land | 79 | -36.3% | 6,997,600 | 92 | 124 | 11,816,358 | 132 |
| Total All Sales | 849 | -5.8% | 207,065,058 | 6.1% | 901 | 195,074,375 | |

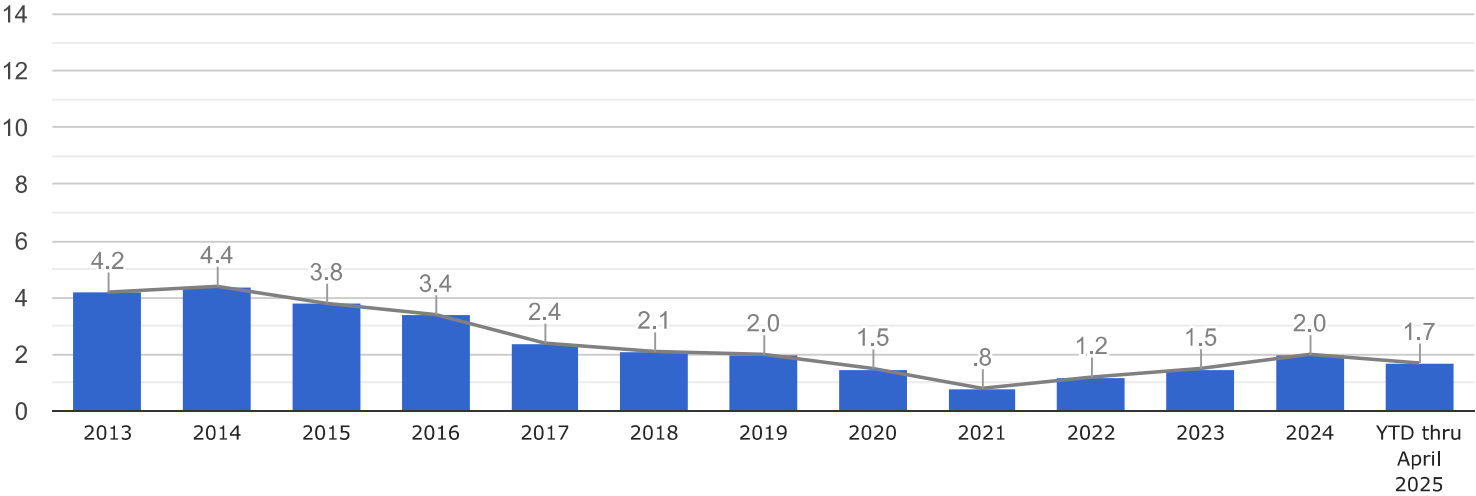
Stats based on PENDING Sales

| | April | | | YEAR-TO-DATE | | |
|------------------|---------|---------|-------|--------------|---------|-------|
| | 2025 | 2024 | % Chg | 2025 | 2024 | % Chg |
| Avg Home Sale | 260,206 | 244,442 | 6.4% | 261,735 | 236,808 | 10.5% |
| Avg Sale Overall | 236,099 | 223,387 | 5.7% | 243,893 | 216,509 | 12.6% |

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 | .2 | 1 | .1 |
| 20,000 to 29,999 | 0 | .0 | 0 | .0 | 2 | .3 | 1 | .1 |
| 30,000 to 39,999 | 0 | .0 | 0 | .0 | 6 | 1.0 | 5 | .7 |
| 40,000 to 49,999 | 0 | .0 | 1 | .5 | 6 | 1.0 | 6 | .8 |
| 50,000 to 59,999 | 0 | .0 | 3 | 1.5 | 8 | 1.3 | 9 | 1.2 |
| 60,000 to 69,999 | 2 | 1.1 | 3 | 1.5 | 8 | 1.3 | 9 | 1.2 |
| 70,000 to 79,999 | 3 | 1.7 | 0 | .0 | 6 | 1.0 | 3 | .4 |
| 80,000 to 89,999 | 3 | 1.7 | 4 | 2.0 | 8 | 1.3 | 17 | 2.3 |
| 90,000 to 99,999 | 2 | 1.1 | 3 | 1.5 | 6 | 1.0 | 10 | 1.3 |
| 100,000 to 119,999 | 9 | 5.1 | 6 | 3.0 | 38 | 6.1 | 30 | 4.0 |
| 120,000 to 139,999 | 7 | 4.0 | 8 | 4.0 | 36 | 5.8 | 46 | 6.1 |
| 140,000 to 159,999 | 14 | 8.0 | 20 | 9.9 | 44 | 7.1 | 58 | 7.7 |
| 160,000 to 179,999 | 18 | 10.2 | 15 | 7.4 | 48 | 7.7 | 61 | 8.1 |
| 180,000 to 199,999 | 11 | 6.3 | 17 | 8.4 | 41 | 6.6 | 63 | 8.4 |
| 200,000 to 249,999 | 28 | 15.9 | 30 | 14.9 | 96 | 15.4 | 120 | 16.0 |
| 250,000 to 299,999 | 26 | 14.8 | 35 | 17.3 | 93 | 14.9 | 106 | 14.2 |
| 300,000 to 399,999 | 28 | 15.9 | 34 | 16.8 | 103 | 16.5 | 110 | 14.7 |
| 400,000 to 499,999 | 12 | 6.8 | 13 | 6.4 | 36 | 5.8 | 46 | 6.1 |
| 500,000 to 599,999 | 5 | 2.8 | 6 | 3.0 | 17 | 2.7 | 26 | 3.5 |
| 600,000 to 699,999 | 4 | 2.3 | 3 | 1.5 | 10 | 1.6 | 10 | 1.3 |
| 700,000 to 799,999 | 0 | .0 | 0 | .0 | 0 | .0 | 2 | .3 |
| 800,000 to 899,999 | 1 | .6 | 0 | .0 | 2 | .3 | 3 | .4 |
| 900,000 to 999,999 | 0 | .0 | 0 | .0 | 2 | .3 | 0 | .0 |
| 1,000,000 or over | 3 | 1.7 | 1 | .5 | 7 | 1.1 | 7 | .9 |

Avg Months of Inventory



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

Copyright 2025 MLS Exchange, Inc. All rights reserved.