

Greater Regional Alliance of REALTORS®
Comparative Activity Report
May 2025

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

May New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	1,036	944	9.7%	Residential	837	54
Multi-Family	44	26	69.2%	Multi-Family	47	76
Vacant Land	46	46	.0%	Vacant Land	195	182
YTD New Listings				Total	1,079	
Residential	3,630	3,252	11.6%			
Multi-Family	161	106	51.9%			
Vacant Land	232	222	4.5%			

Months of Inventory of Homes Based on Pending Sales 1.0

May CLOSED Sales	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	
Residential	719	.7%	305,715,521	10.1%	22	714
Multi-Family	27	3.8%	11,260,665	33.3%	39	26
Vacant Land	24	-14.3%	4,200,607	-53.6%	178	28
Total All Sales	770	.3%	321,176,793	8.8%		768

Year-to-Date CLOSED Sales	2025			2024		
	Units	% Chg	Volume	% Chg		
Residential	2,689	9.5%	1,059,420,849	11.8%	2,455	947,261,438
Multi-Family	103	21.2%	36,637,165	34.0%	85	27,344,490
Vacant Land	106	.0%	20,116,407	-21.5%	106	25,639,448
Total All Sales	2,898	9.5%	1,116,174,421	11.6%	2,646	1,000,245,376

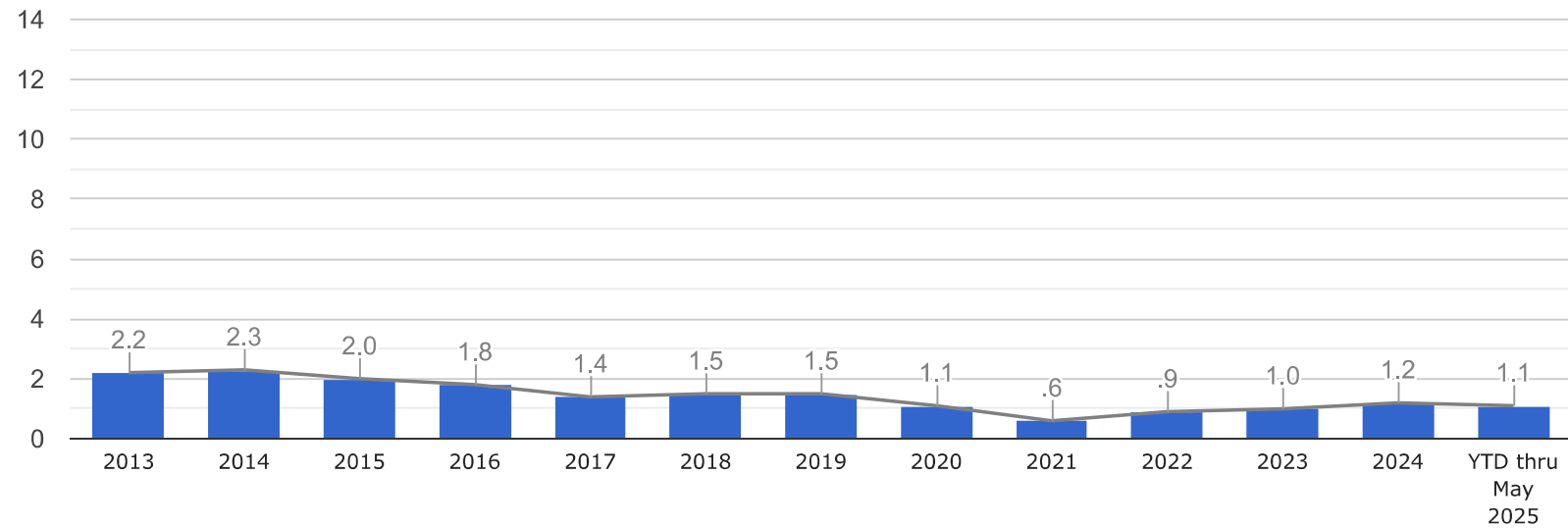
Stats based on CLOSED Sales	May			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	425,195	388,947	9.3%	393,983	385,850	2.1%
Avg Sale Overall	417,113	384,385	8.5%	385,153	378,022	1.9%

May Pending Sales						2024		
	Units	% Chg	2025 Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	863	16.9%	375,492,927	24.3%	19	738	302,197,336	14
Multi-Family	33	73.7%	12,638,399	79.0%	33	19	7,061,075	8
Vacant Land	32	45.5%	10,051,898	140.6%	77	22	4,177,200	87
Total All Sales	928	19.1%	398,183,224	27.0%		779	313,435,611	
Year-to-Date PENDING Sales								
	Units	% Chg	2025 Volume	% Chg		Units	Volume	
Residential	3,218	12.1%	1,284,579,218	15.0%		2,871	1,117,164,841	
Multi-Family	132	50.0%	48,415,698	69.0%		88	28,646,872	
Vacant Land	136	.7%	32,457,505	17.0%		135	27,734,188	
Total All Sales	3,486	12.7%	1,365,452,421	16.4%		3,094	1,173,545,901	
Stats based on PENDING Sales								
	May			YEAR-TO-DATE				
	2025	2024	% Chg	2025	2024	% Chg		
Avg Home Sale	435,102	409,481	6.3%	399,186	389,120	2.6%		
Avg Sale Overall	429,077	402,356	6.6%	391,696	379,297	3.3%		

2025 Sales of Residential Single Family Homes by Price Class

	May				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	1	.0	0	.0
20,000 to 29,999	0	.0	0	.0	1	.0	4	.1
30,000 to 39,999	1	.1	1	.1	1	.0	1	.0
40,000 to 49,999	0	.0	3	.3	0	.0	4	.1
50,000 to 59,999	0	.0	0	.0	3	.1	2	.1
60,000 to 69,999	2	.3	1	.1	5	.2	6	.2
70,000 to 79,999	3	.4	1	.1	6	.2	9	.3
80,000 to 89,999	1	.1	2	.2	6	.2	4	.1
90,000 to 99,999	0	.0	1	.1	4	.1	9	.3
100,000 to 119,999	3	.4	4	.5	9	.3	9	.3
120,000 to 139,999	3	.4	4	.5	18	.7	22	.7
140,000 to 159,999	10	1.4	7	.8	23	.9	29	.9
160,000 to 179,999	8	1.1	15	1.7	30	1.1	48	1.5
180,000 to 199,999	12	1.7	27	3.1	57	2.1	114	3.5
200,000 to 249,999	66	9.2	99	11.5	365	13.6	437	13.6
250,000 to 299,999	120	16.7	138	16.0	464	17.3	555	17.2
300,000 to 399,999	201	28.0	244	28.3	771	28.7	902	28.0
400,000 to 499,999	126	17.5	125	14.5	404	15.0	460	14.3
500,000 to 599,999	56	7.8	58	6.7	210	7.8	238	7.4
600,000 to 699,999	38	5.3	42	4.9	122	4.5	129	4.0
700,000 to 799,999	20	2.8	21	2.4	61	2.3	66	2.1
800,000 to 899,999	19	2.6	22	2.5	46	1.7	66	2.1
900,000 to 999,999	8	1.1	9	1.0	25	.9	27	.8
1,000,000 or over	22	3.1	39	4.5	57	2.1	77	2.4

Avg Months of Inventory



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

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