

Greater Regional Alliance of REALTORS®
Comparative Activity Report
June 2025

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

June New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	873	831	5.1%	Residential	875	58
Multi-Family	26	28	-7.1%	Multi-Family	45	88
Vacant Land	32	47	-31.9%	Vacant Land	192	196
YTD New Listings				Total	1,112	
Residential	4,503	4,083	10.3%			
Multi-Family	187	134	39.6%			
Vacant Land	264	269	-1.9%			

Months of Inventory of Homes Based on Pending Sales 1.0

June CLOSED Sales			2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	736	9.5%	316,813,295	13.3%	19	672	279,602,860	16
Multi-Family	20	33.3%	6,596,500	30.4%	24	15	5,058,000	10
Vacant Land	21	31.3%	4,295,200	81.0%	31	16	2,373,241	94
Total All Sales	777	10.5%	327,704,995	14.2%		703	287,034,101	

Year-to-Date CLOSED Sales			2025			2024		
	Units	% Chg	Volume	% Chg		Units	Volume	
Residential	3,425	9.5%	1,376,234,144	12.2%		3,127	1,226,864,298	
Multi-Family	123	23.0%	43,233,665	33.4%		100	32,402,490	
Vacant Land	127	4.1%	24,411,607	-12.9%		122	28,012,689	
Total All Sales	3,675	9.7%	1,443,879,416	12.2%		3,349	1,287,279,477	

Stats based on CLOSED Sales	June			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	430,453	416,076	3.5%	401,820	392,345	2.4%
Avg Sale Overall	421,757	408,299	3.3%	392,892	384,377	2.2%

June Pending Sales			2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	844	15.5%	347,045,090	22.5%	19	731	283,309,774	18
Multi-Family	29	81.3%	9,161,200	53.8%	28	16	5,955,400	12
Vacant Land	27	.0%	4,133,899	-31.3%	51	27	6,020,750	120
Total All Sales	900	16.3%	360,340,189	22.0%		774	295,285,924	

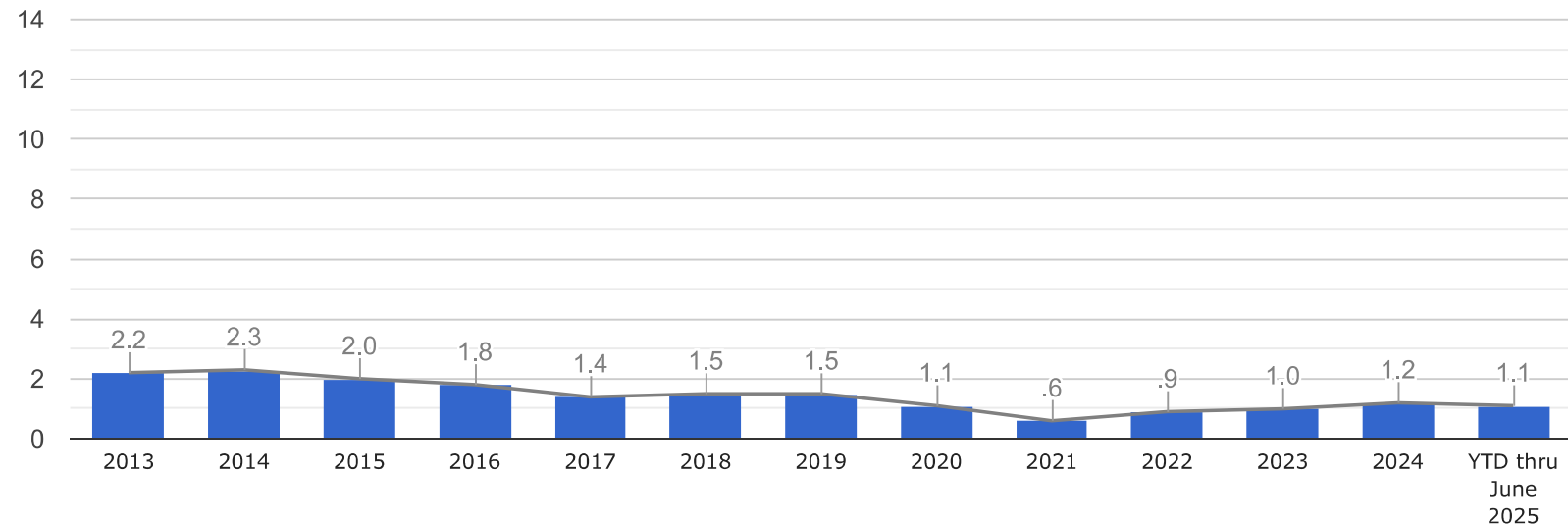
Year-to-Date PENDING Sales			2025		2024	
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	4,062	12.8%	1,631,624,308	16.5%	3,602	1,400,474,615
Multi-Family	161	54.8%	57,576,898	66.4%	104	34,602,272
Vacant Land	163	.6%	36,591,404	8.4%	162	33,754,938
Total All Sales	4,386	13.4%	1,725,792,610	17.5%	3,868	1,468,831,825

Stats based on PENDING Sales						
	June			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	411,191	387,565	6.1%	401,680	388,805	3.3%
Avg Sale Overall	400,378	381,506	4.9%	393,478	379,739	3.6%

2025 Sales of Residential Single Family Homes by Price Class

	June				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	0	.0	1	.1	1	.0	2	.0
40,000 to 49,999	3	.4	1	.1	3	.1	5	.1
50,000 to 59,999	0	.0	3	.4	3	.1	5	.1
60,000 to 69,999	0	.0	1	.1	5	.1	7	.2
70,000 to 79,999	2	.3	2	.2	8	.2	11	.3
80,000 to 89,999	1	.1	2	.2	7	.2	6	.1
90,000 to 99,999	2	.3	2	.2	6	.2	11	.3
100,000 to 119,999	2	.3	1	.1	11	.3	10	.2
120,000 to 139,999	1	.1	8	.9	19	.6	30	.7
140,000 to 159,999	8	1.1	6	.7	31	.9	35	.9
160,000 to 179,999	11	1.5	26	3.1	41	1.2	74	1.8
180,000 to 199,999	14	1.9	23	2.7	71	2.1	137	3.4
200,000 to 249,999	69	9.4	103	12.2	434	12.7	540	13.3
250,000 to 299,999	109	14.8	124	14.7	573	16.7	679	16.7
300,000 to 399,999	232	31.5	246	29.1	1,003	29.3	1,148	28.3
400,000 to 499,999	121	16.4	116	13.7	525	15.3	576	14.2
500,000 to 599,999	56	7.6	72	8.5	266	7.8	310	7.6
600,000 to 699,999	28	3.8	42	5.0	150	4.4	171	4.2
700,000 to 799,999	23	3.1	28	3.3	84	2.5	94	2.3
800,000 to 899,999	19	2.6	12	1.4	65	1.9	78	1.9
900,000 to 999,999	10	1.4	4	.5	35	1.0	31	.8
1,000,000 or over	25	3.4	21	2.5	82	2.4	98	2.4

Avg Months of Inventory



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

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