

Greater Regional Alliance of REALTORS®

Comparative Activity Report

July 2025

Note: This report reflects closed sales and current activity (sales written) in the following areas: Kent County, Montcalm County, Georgetown and Jamestown Townships in southeastern Ottawa County, Ionia County, the 6 townships in northeastern Allegan County, and the northern half of Barry County (including all of Gun Lake).

July New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	1,265	1,157	9.3%	Residential	1,418	58
Multi-Family	44	26	69.2%	Multi-Family	69	85
Vacant Land	90	92	-2.2%	Vacant Land	407	200
YTD New Listings				Total	1,894	
Residential	7,678	6,654	15.4%			
Multi-Family	275	173	59.0%			
Vacant Land	603	557	8.3%			

Months of Inventory of Homes Based on Pending Sales 1.4

July CLOSED Sales			2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	1,133	23.8%	451,980,638	29.0%	20	915	350,258,228	17
Multi-Family	38	100.0%	14,448,500	152.5%	22	19	5,721,321	15
Vacant Land	52	13.0%	9,074,961	-.2%	55	46	9,097,387	47
Total All Sales	1,223	24.8%	475,504,099	30.2%		980	365,076,936	

Year-to-Date CLOSED Sales	2025		2024				
	Units	% Chg	Volume	% Chg	Units	Volume	
Residential	5,921	16.0%	2,285,063,347	16.7%	5,106	1,957,692,947	
Multi-Family	183	45.2%	63,200,415	60.3%	126	39,436,011	
Vacant Land	306	6.6%	46,197,088	-10.0%	287	51,342,799	
Total All Sales	6,410	16.1%	2,394,460,850	16.9%	5,519	2,048,471,757	

Stats based on CLOSED Sales

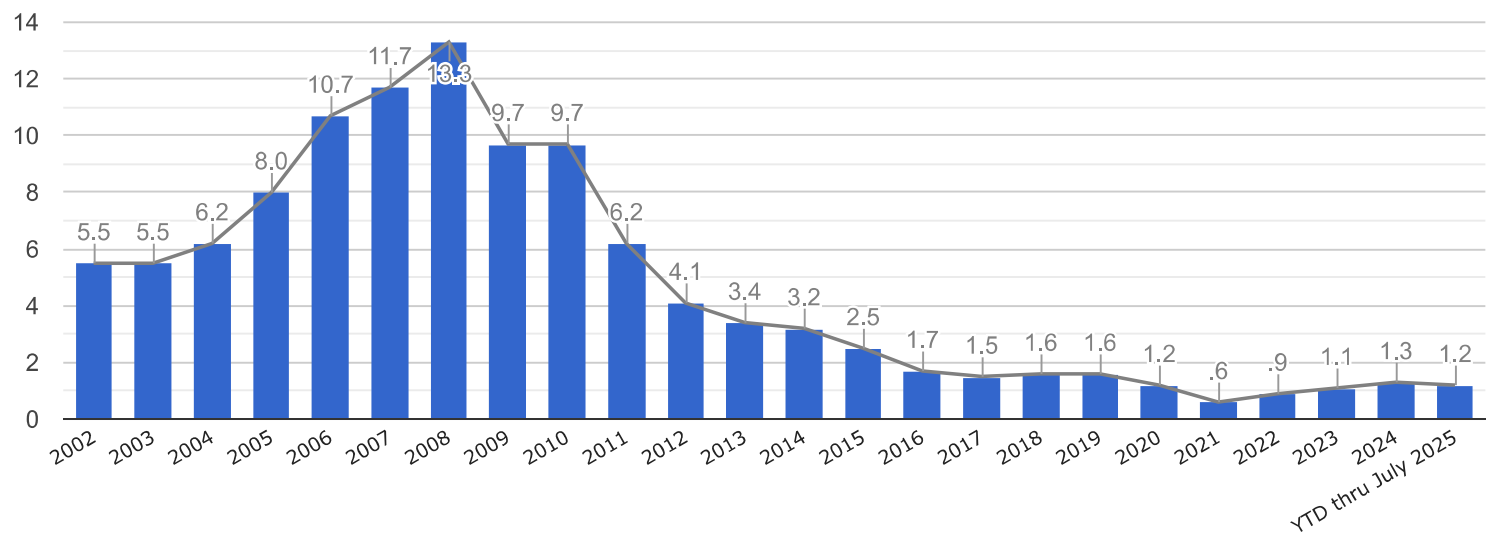
	July			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	398,924	382,796	4.2%	385,925	383,410	.7%
Avg Sale Overall	388,801	372,527	4.4%	373,551	371,167	.6%

July Pending Sales			2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	997	5.6%	393,333,753	7.9%	22	944	364,409,208	18
Multi-Family	31	19.2%	11,908,500	55.1%	26	26	7,676,700	12
Vacant Land	54	1.9%	10,906,448	7.1%	80	53	10,184,900	62
Total All Sales	1,082	5.8%	416,148,701	8.9%		1,023	382,270,808	
Year-to-Date PENDING Sales			2025			2024		
	Units	% Chg	Volume	% Chg		Units	Volume	
Residential	6,727	16.5%	2,592,178,287	17.4%		5,772	2,207,636,188	
Multi-Family	226	61.4%	82,994,698	86.5%		140	44,502,472	
Vacant Land	369	6.0%	77,740,318	27.9%		348	60,800,358	
Total All Sales	7,322	17.0%	2,752,913,303	19.0%		6,260	2,312,939,018	
Stats based on PENDING Sales			July			YEAR-TO-DATE		
	2025		2024	% Chg		2025	2024	% Chg
Avg Home Sale	394,517		386,027	2.2%		385,339	382,473	.7%
Avg Sale Overall	384,611		373,676	2.9%		375,978	369,479	1.8%

2025 Sales of Residential Single Family Homes by Price Class

	July				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	3	.1	2	.0
20,000 to 29,999	0	.0	0	.0	1	.0	5	.1
30,000 to 39,999	5	.4	2	.2	14	.2	12	.2
40,000 to 49,999	1	.1	2	.2	8	.1	14	.2
50,000 to 59,999	5	.4	3	.3	15	.3	14	.2
60,000 to 69,999	3	.3	1	.1	22	.4	23	.3
70,000 to 79,999	2	.2	3	.3	16	.3	22	.3
80,000 to 89,999	4	.4	4	.4	16	.3	19	.3
90,000 to 99,999	2	.2	5	.5	11	.2	23	.3
100,000 to 119,999	3	.3	8	.8	35	.6	36	.5
120,000 to 139,999	11	1.0	11	1.1	57	1.0	83	1.2
140,000 to 159,999	14	1.2	13	1.3	96	1.6	97	1.4
160,000 to 179,999	21	1.9	22	2.2	127	2.1	182	2.7
180,000 to 199,999	34	3.0	43	4.3	179	3.0	288	4.3
200,000 to 249,999	141	12.4	106	10.6	760	12.8	862	12.8
250,000 to 299,999	134	11.8	166	16.6	882	14.9	1,056	15.7
300,000 to 399,999	355	31.3	271	27.2	1,724	29.1	1,857	27.6
400,000 to 499,999	169	14.9	139	13.9	864	14.6	924	13.7
500,000 to 599,999	93	8.2	81	8.1	454	7.7	511	7.6
600,000 to 699,999	49	4.3	49	4.9	237	4.0	270	4.0
700,000 to 799,999	33	2.9	27	2.7	137	2.3	143	2.1
800,000 to 899,999	17	1.5	12	1.2	92	1.6	105	1.6
900,000 to 999,999	10	.9	7	.7	50	.8	48	.7
1,000,000 or over	27	2.4	22	2.2	121	2.0	131	1.9

Avg Months of Inventory



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

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