

Greater Regional Alliance of REALTORS®
Comparative Activity Report
July 2025

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

| July New Listings | 2025 | 2024 | % Chg | Current Listings | Avg DOM | |
|--------------------------|-------------|-------------|--------------|-------------------------|----------------|-----|
| Residential | 881 | 862 | 2.2% | Residential | 945 | 56 |
| Multi-Family | 36 | 24 | 50.0% | Multi-Family | 48 | 93 |
| Vacant Land | 40 | 53 | -24.5% | Vacant Land | 195 | 195 |
| YTD New Listings | | | | Total | 1,188 | |
| Residential | 5,384 | 4,945 | 8.9% | | | |
| Multi-Family | 223 | 158 | 41.1% | | | |
| Vacant Land | 304 | 322 | -5.6% | | | |

Months of Inventory of Homes Based on Pending Sales 1.3

| July CLOSED Sales | 2025 | | | 2024 | | |
|--------------------------|--------------|--------------|--------------------|--------------|----------------|--------------------|
| | Units | % Chg | Volume | % Chg | Avg DOM | Avg DOM |
| Residential | 797 | 15.8% | 332,172,179 | 23.7% | 18 | 17 |
| Multi-Family | 32 | 100.0% | 10,231,000 | 109.7% | 19 | 11 |
| Vacant Land | 21 | -12.5% | 3,023,700 | -44.0% | 67 | 64 |
| Total All Sales | 850 | 16.8% | 345,426,879 | 23.8% | 728 | 278,913,077 |

| Year-to-Date CLOSED Sales | 2025 | | | 2024 | | |
|----------------------------------|--------------|--------------|----------------------|--------------|--------------|----------------------|
| | Units | % Chg | Volume | % Chg | Units | Volume |
| Residential | 4,222 | 10.7% | 1,708,406,323 | 14.2% | 3,815 | 1,495,500,088 |
| Multi-Family | 155 | 33.6% | 53,464,665 | 43.4% | 116 | 37,280,790 |
| Vacant Land | 148 | 1.4% | 27,435,307 | -17.9% | 146 | 33,411,676 |
| Total All Sales | 4,525 | 11.0% | 1,789,306,295 | 14.2% | 4,077 | 1,566,192,554 |

| Stats based on CLOSED Sales | July | | | YEAR-TO-DATE | | |
|------------------------------------|-------------|-------------|--------------|---------------------|-------------|--------------|
| | 2025 | 2024 | % Chg | 2025 | 2024 | % Chg |
| Avg Home Sale | 416,778 | 390,459 | 6.7% | 404,644 | 392,005 | 3.2% |
| Avg Sale Overall | 406,385 | 383,122 | 6.1% | 395,427 | 384,153 | 2.9% |

July Pending Sales

| | 2025 | | | 2024 | | |
|-----------------|-------|--------|-------------|--------|---------|-----|
| | Units | % Chg | Volume | % Chg | Avg DOM | |
| Residential | 709 | 1.6% | 296,733,012 | 6.8% | 21 | 698 |
| Multi-Family | 26 | 8.3% | 8,568,700 | 17.6% | 24 | 24 |
| Vacant Land | 25 | -19.4% | 5,889,400 | -20.2% | 105 | 31 |
| Total All Sales | 760 | .9% | 311,191,112 | 6.4% | | 753 |

Year-to-Date PENDING Sales

| | 2025 | | | 2024 | | |
|-----------------|-------|-------|---------------|-------|-------|---------------|
| | Units | % Chg | Volume | % Chg | Units | Volume |
| Residential | 4,771 | 11.0% | 1,928,357,320 | 14.9% | 4,300 | 1,678,228,739 |
| Multi-Family | 187 | 46.1% | 66,145,598 | 57.9% | 128 | 41,889,072 |
| Vacant Land | 188 | -2.6% | 42,480,804 | 3.3% | 193 | 41,136,938 |
| Total All Sales | 5,146 | 11.4% | 2,036,983,722 | 15.7% | 4,621 | 1,761,254,749 |

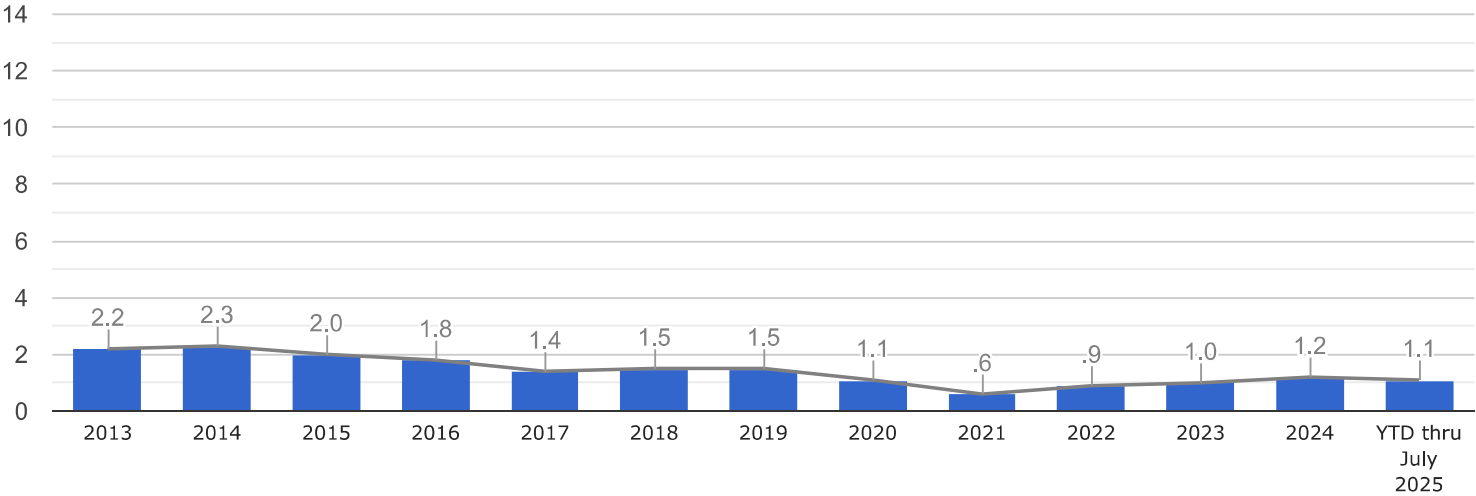
Stats based on PENDING Sales

| | July | | | YEAR-TO-DATE | | |
|------------------|---------|---------|-------|--------------|---------|-------|
| | 2025 | 2024 | % Chg | 2025 | 2024 | % Chg |
| Avg Home Sale | 418,523 | 397,929 | 5.2% | 404,183 | 390,286 | 3.6% |
| Avg Sale Overall | 409,462 | 388,344 | 5.4% | 395,838 | 381,141 | 3.9% |

2025 Sales of Residential Single Family Homes by Price Class

| | July | | | | 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 | 2 | .3 | 2 | .3 | 3 | .1 | 4 | .1 |
| 40,000 to 49,999 | 0 | .0 | 1 | .1 | 3 | .1 | 6 | .1 |
| 50,000 to 59,999 | 4 | .5 | 2 | .3 | 7 | .2 | 7 | .1 |
| 60,000 to 69,999 | 2 | .3 | 0 | .0 | 7 | .2 | 7 | .1 |
| 70,000 to 79,999 | 0 | .0 | 2 | .3 | 8 | .2 | 13 | .3 |
| 80,000 to 89,999 | 3 | .4 | 3 | .4 | 10 | .2 | 9 | .2 |
| 90,000 to 99,999 | 1 | .1 | 4 | .6 | 7 | .2 | 15 | .3 |
| 100,000 to 119,999 | 1 | .1 | 3 | .4 | 12 | .3 | 13 | .3 |
| 120,000 to 139,999 | 7 | .9 | 3 | .4 | 26 | .6 | 33 | .7 |
| 140,000 to 159,999 | 4 | .5 | 8 | 1.1 | 35 | .8 | 43 | .9 |
| 160,000 to 179,999 | 10 | 1.3 | 9 | 1.3 | 51 | 1.2 | 83 | 1.7 |
| 180,000 to 199,999 | 13 | 1.6 | 23 | 3.2 | 84 | 2.0 | 160 | 3.4 |
| 200,000 to 249,999 | 95 | 11.9 | 71 | 10.0 | 529 | 12.5 | 611 | 12.8 |
| 250,000 to 299,999 | 99 | 12.4 | 117 | 16.5 | 672 | 15.9 | 796 | 16.7 |
| 300,000 to 399,999 | 266 | 33.4 | 197 | 27.8 | 1,269 | 30.1 | 1,345 | 28.2 |
| 400,000 to 499,999 | 116 | 14.6 | 97 | 13.7 | 641 | 15.2 | 673 | 14.1 |
| 500,000 to 599,999 | 66 | 8.3 | 65 | 9.2 | 332 | 7.9 | 375 | 7.9 |
| 600,000 to 699,999 | 36 | 4.5 | 44 | 6.2 | 186 | 4.4 | 215 | 4.5 |
| 700,000 to 799,999 | 29 | 3.6 | 23 | 3.2 | 113 | 2.7 | 117 | 2.5 |
| 800,000 to 899,999 | 13 | 1.6 | 8 | 1.1 | 78 | 1.8 | 86 | 1.8 |
| 900,000 to 999,999 | 6 | .8 | 7 | 1.0 | 41 | 1.0 | 38 | .8 |
| 1,000,000 or over | 24 | 3.0 | 20 | 2.8 | 106 | 2.5 | 118 | 2.5 |

Avg Months of Inventory



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

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