

Greater Regional Alliance of REALTORS®
Comparative Activity Report
July 2025

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

July New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	85	88	-3.4%	Residential	124	62
Multi-Family	3	1	200.0%	Multi-Family	8	75
Vacant Land	22	20	10.0%	Vacant Land	67	148
YTD New Listings				Total	199	
Residential	557	496	12.3%			
Multi-Family	21	8	162.5%			
Vacant Land	110	101	8.9%			

Months of Inventory of Homes Based on Pending Sales 1.9

July CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Avg DOM	2024 Units	2024 Volume	Avg DOM
Residential	73	-13.1%	19,827,160	-18.5%	39	84	24,317,100	24
Multi-Family	2	100.0%	427,500	72.4%	29	1	248,000	44
Vacant Land	13	116.7%	902,300	89.8%	22	6	475,500	70
Total All Sales	88	-3.3%	21,156,960	-15.5%		91	25,040,600	

Year-to-Date CLOSED Sales	Units	% Chg	2025 Volume	% Chg	2024 Units	2024 Volume
Residential	411	18.8%	105,877,156	22.7%	346	86,278,794
Multi-Family	8	33.3%	1,754,750	-29.0%	6	2,472,000
Vacant Land	61	38.6%	6,333,426	44.5%	44	4,382,350
Total All Sales	480	21.2%	113,965,332	22.4%	396	93,133,144

Stats based on CLOSED Sales	July			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	271,605	289,489	-6.2%	257,609	249,361	3.3%
Avg Sale Overall	240,420	275,171	-12.6%	237,428	235,185	1.0%

July Pending Sales

	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	
Residential	66	-1.5%	20,576,185	13.0%	29	67
Multi-Family	0	.0%	0	.0%	0	0
Vacant Land	17	112.5%	1,858,700	201.3%	40	8
Total All Sales	83	10.7%	22,434,885	19.2%		75

Year-to-Date PENDING Sales

	2025			2024	
	Units	% Chg	Volume	% Chg	
Residential	467	13.9%	121,772,808	18.4%	410
Multi-Family	11	83.3%	2,540,800	-4.9%	6
Vacant Land	75	44.2%	8,417,141	88.9%	52
Total All Sales	553	18.2%	132,730,749	20.7%	468

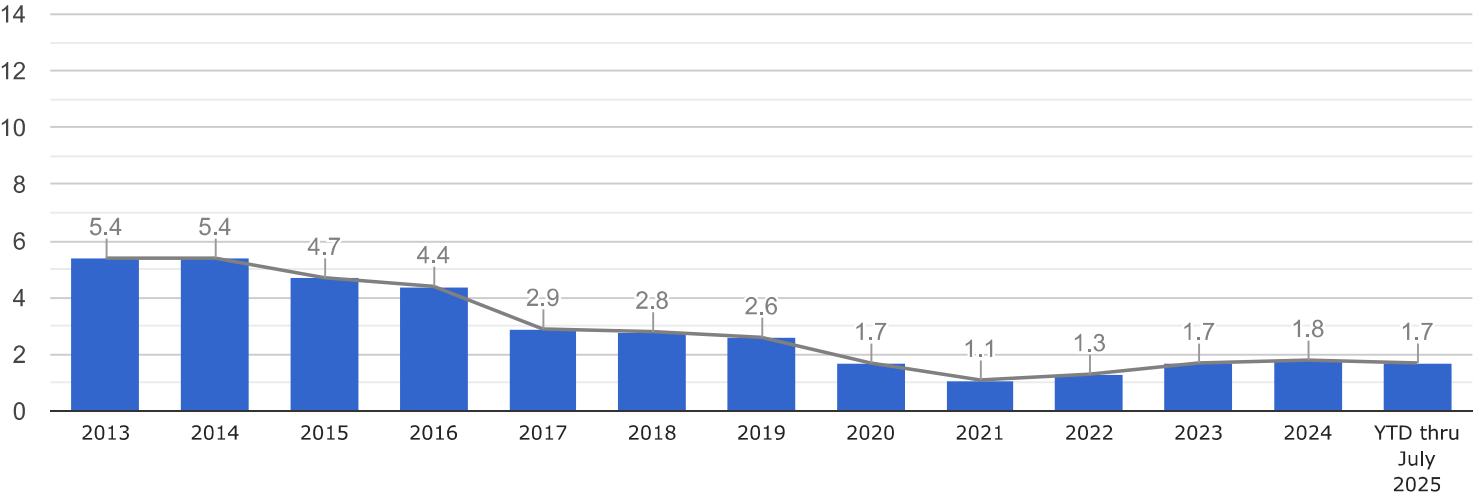
Stats based on PENDING Sales

	July			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	311,760	271,716	14.7%	260,755	250,888	3.9%
Avg Sale Overall	270,300	250,957	7.7%	240,019	235,027	2.1%

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	.2	0	.0
20,000 to 29,999	0	.0	0	.0	0	.0	1	.2
30,000 to 39,999	0	.0	0	.0	4	1.0	3	.6
40,000 to 49,999	0	.0	0	.0	2	.5	3	.6
50,000 to 59,999	0	.0	0	.0	5	1.2	4	.9
60,000 to 69,999	0	.0	0	.0	4	1.0	4	.9
70,000 to 79,999	0	.0	1	1.5	2	.5	5	1.1
80,000 to 89,999	1	1.4	1	1.5	3	.7	3	.6
90,000 to 99,999	1	1.4	0	.0	2	.5	3	.6
100,000 to 119,999	1	1.4	1	1.5	7	1.7	11	2.4
120,000 to 139,999	3	4.1	4	6.1	17	4.1	19	4.1
140,000 to 159,999	4	5.5	1	1.5	26	6.3	22	4.7
160,000 to 179,999	7	9.6	4	6.1	29	7.1	36	7.7
180,000 to 199,999	5	6.8	4	6.1	33	8.0	41	8.8
200,000 to 249,999	19	26.0	9	13.6	93	22.6	95	20.3
250,000 to 299,999	7	9.6	12	18.2	68	16.5	89	19.1
300,000 to 399,999	16	21.9	15	22.7	79	19.2	83	17.8
400,000 to 499,999	4	5.5	8	12.1	17	4.1	25	5.4
500,000 to 599,999	2	2.7	4	6.1	10	2.4	10	2.1
600,000 to 699,999	2	2.7	0	.0	4	1.0	5	1.1
700,000 to 799,999	0	.0	0	.0	2	.5	1	.2
800,000 to 899,999	1	1.4	1	1.5	1	.2	2	.4
900,000 to 999,999	0	.0	0	.0	0	.0	0	.0
1,000,000 or over	0	.0	1	1.5	2	.5	2	.4

Avg Months of Inventory



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

Copyright 2025 MLS Exchange, Inc. All rights reserved.