

Greater Regional Alliance of REALTORS®
Comparative Activity Report
August 2025

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

August New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	169	204	-17.2%	Residential	264	68
Multi-Family	4	0	.0%	Multi-Family	6	90
Vacant Land	44	37	18.9%	Vacant Land	171	165
YTD New Listings				Total	441	
Residential	1,230	1,192	3.2%			
Multi-Family	20	12	66.7%			
Vacant Land	313	353	-11.3%			

Months of Inventory of Homes Based on Pending Sales 1.7

August CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Avg DOM	2024 Units	2024 Volume	Avg DOM
Residential	140	8.5%	68,395,343	30.9%	26	129	52,259,175	24
Multi-Family	3	.0%	1,726,270	.0%	28	0	0	0
Vacant Land	28	55.6%	3,475,713	-9.5%	128	18	3,838,600	71
Total All Sales	171	16.3%	73,597,326	31.2%		147	56,097,775	

Year-to-Date CLOSED Sales	Units	% Chg	2025 Volume	% Chg	2024 Units	2024 Volume
Residential	822	-2.3%	362,866,628	11.7%	841	324,820,796
Multi-Family	13	160.0%	5,578,670	195.6%	5	1,887,000
Vacant Land	159	3.9%	29,108,033	-3.5%	153	30,150,270
Total All Sales	994	-.5%	397,553,331	11.4%	999	356,858,066

Stats based on CLOSED Sales	August			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	488,538	405,110	20.6%	441,444	386,232	14.3%
Avg Sale Overall	430,394	381,618	12.8%	399,953	357,215	12.0%

August Pending Sales

	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	
Residential	152	-1.9%	64,848,944	2.6%	36	155
Multi-Family	1	.0%	249,900	-39.8%	2	1
Vacant Land	32	23.1%	6,765,930	-4.5%	97	26
Total All Sales	185	1.6%	71,864,774	1.6%		182

Year-to-Date PENDING Sales

	2025			2024	
	Units	% Chg	Volume	% Chg	
Residential	957	.6%	398,078,926	8.1%	951
Multi-Family	15	114.3%	8,001,100	212.2%	7
Vacant Land	184	.0%	33,779,472	-9.4%	184
Total All Sales	1,156	1.2%	439,859,498	7.7%	1,142

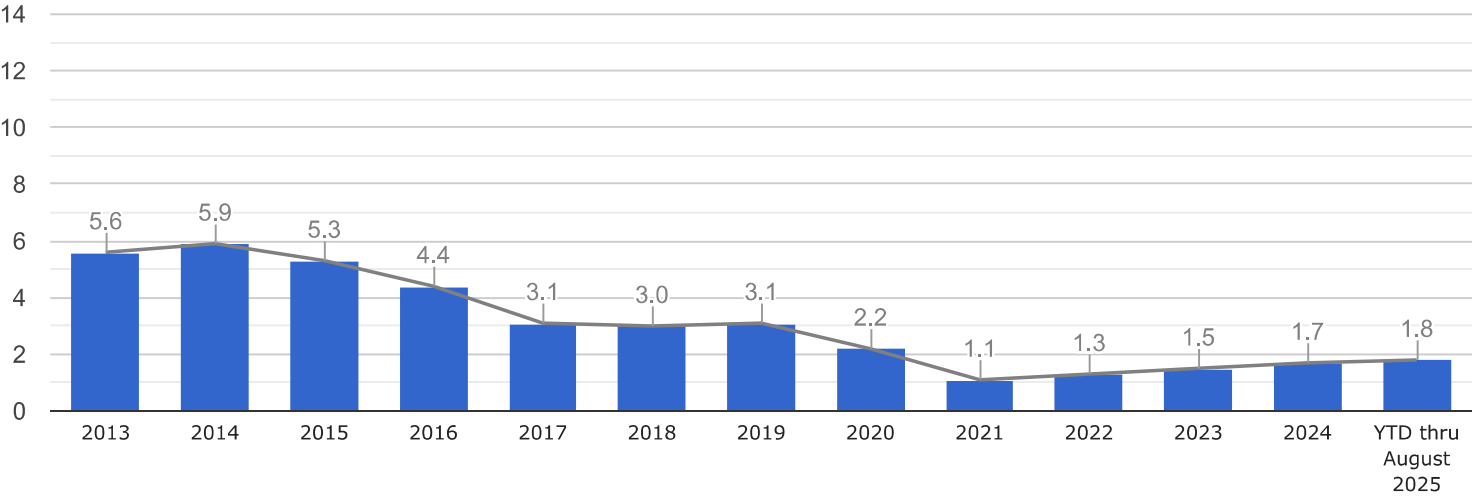
Stats based on PENDING Sales

	August			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	426,638	407,755	4.6%	415,965	387,374	7.4%
Avg Sale Overall	388,458	388,468	.0%	380,501	357,475	6.4%

2025 Sales of Residential Single Family Homes by Price Class

	August				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	0	.0	2	.2
20,000 to 29,999	0	.0	0	.0	0	.0	0	.0
30,000 to 39,999	0	.0	0	.0	2	.2	2	.2
40,000 to 49,999	0	.0	0	.0	0	.0	2	.2
50,000 to 59,999	0	.0	1	.7	2	.2	3	.3
60,000 to 69,999	1	.7	1	.7	8	1.0	6	.6
70,000 to 79,999	0	.0	0	.0	1	.1	1	.1
80,000 to 89,999	0	.0	0	.0	1	.1	3	.3
90,000 to 99,999	0	.0	0	.0	3	.4	1	.1
100,000 to 119,999	0	.0	0	.0	8	1.0	8	.8
120,000 to 139,999	1	.7	2	1.3	10	1.2	13	1.4
140,000 to 159,999	0	.0	3	2.0	14	1.7	12	1.3
160,000 to 179,999	0	.0	5	3.3	6	.7	27	2.8
180,000 to 199,999	4	2.9	3	2.0	24	2.9	35	3.7
200,000 to 249,999	14	10.0	19	12.5	99	12.0	117	12.2
250,000 to 299,999	27	19.3	18	11.8	130	15.8	142	14.8
300,000 to 399,999	39	27.9	36	23.7	229	27.9	260	27.2
400,000 to 499,999	20	14.3	32	21.1	105	12.8	139	14.5
500,000 to 599,999	10	7.1	11	7.2	55	6.7	55	5.7
600,000 to 699,999	9	6.4	7	4.6	44	5.4	44	4.6
700,000 to 799,999	2	1.4	3	2.0	18	2.2	24	2.5
800,000 to 899,999	6	4.3	1	.7	17	2.1	13	1.4
900,000 to 999,999	1	.7	1	.7	10	1.2	10	1.0
1,000,000 or over	6	4.3	9	5.9	36	4.4	38	4.0

Avg Months of Inventory



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

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