

Greater Regional Alliance of REALTORS®

Comparative Activity Report

August 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).

August New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	1,210	1,135	6.6%	Residential	1,488	59
Multi-Family	34	43	-20.9%	Multi-Family	70	85
Vacant Land	88	73	20.5%	Vacant Land	414	202
YTD New Listings				Total	1,972	
Residential	8,888	7,789	14.1%			
Multi-Family	309	216	43.1%			
Vacant Land	691	630	9.7%			

Months of Inventory of Homes Based on Pending Sales 1.4

August CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Avg DOM	Units	2024 Volume	Avg DOM
Residential	954	2.5%	382,621,015	5.8%	20	931	361,761,501	17
Multi-Family	24	9.1%	9,546,600	37.1%	34	22	6,964,250	13
Vacant Land	58	65.7%	7,482,698	18.3%	123	35	6,325,192	59
Total All Sales	1,036	4.9%	399,650,313	6.6%		988	375,050,943	

Year-to-Date CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Units	2024 Volume
Residential	6,875	13.9%	2,667,684,362	15.0%	6,037	2,319,454,448
Multi-Family	207	39.9%	72,747,015	56.8%	148	46,400,261
Vacant Land	364	13.0%	53,679,786	-6.9%	322	57,667,991
Total All Sales	7,446	14.4%	2,794,111,163	15.3%	6,507	2,423,522,700

Stats based on CLOSED Sales

	August			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	401,070	388,573	3.2%	388,027	384,206	1.0%
Avg Sale Overall	385,763	379,606	1.6%	375,250	372,449	.8%

August Pending Sales

	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	Avg DOM
Residential	1,048	11.8%	414,341,775	21.2%	26	20
Multi-Family	38	15.2%	14,260,900	25.0%	28	19
Vacant Land	55	25.0%	8,394,453	-9.8%	75	62
Total All Sales	1,141	12.5%	436,997,128	20.5%		

Year-to-Date PENDING Sales

	2025			2024		
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	7,775	15.9%	3,006,520,062	17.9%	6,709	2,549,624,714
Multi-Family	264	52.6%	97,255,598	73.9%	173	55,913,072
Vacant Land	424	8.2%	86,134,771	22.9%	392	70,103,253
Total All Sales	8,463	16.3%	3,189,910,431	19.2%	7,274	2,675,641,039

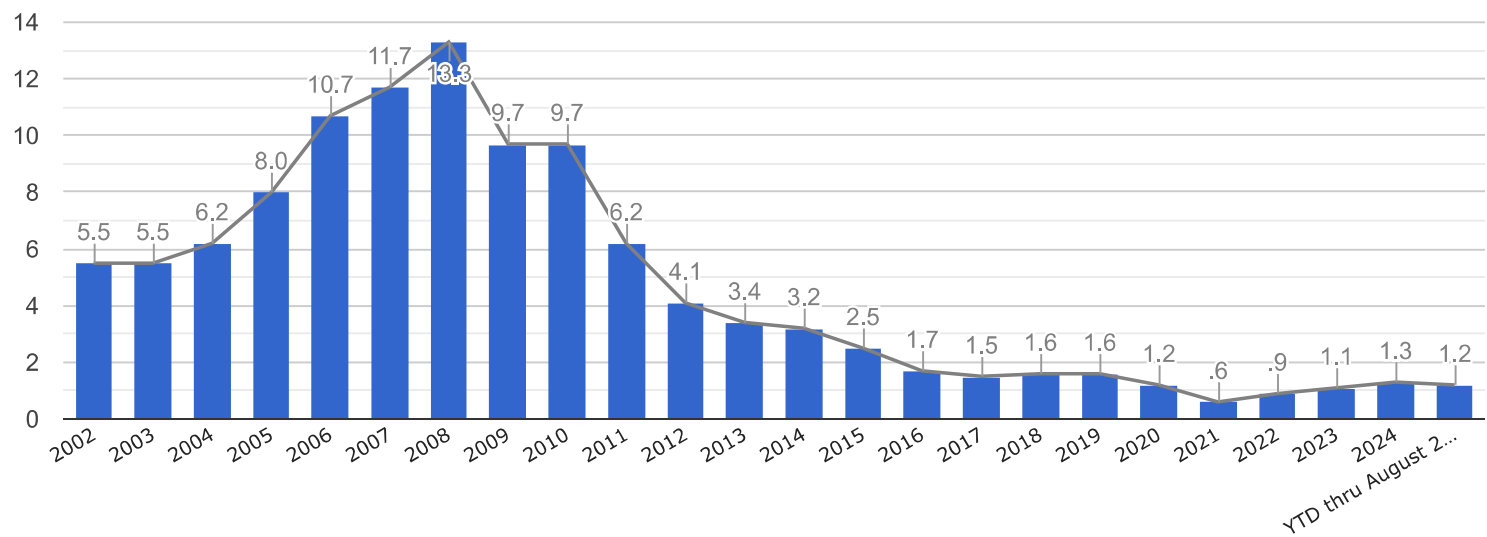
Stats based on PENDING Sales

	August			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	395,364	364,982	8.3%	386,691	380,031	1.8%
Avg Sale Overall	382,995	357,694	7.1%	376,924	367,836	2.5%

2025 Sales of Residential Single Family Homes by Price Class

	August				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	3	.0	2	.0
20,000 to 29,999	1	.1	1	.1	2	.0	6	.1
30,000 to 39,999	2	.2	2	.2	16	.2	14	.2
40,000 to 49,999	1	.1	2	.2	9	.1	16	.2
50,000 to 59,999	0	.0	6	.6	15	.2	20	.3
60,000 to 69,999	1	.1	2	.2	23	.3	25	.3
70,000 to 79,999	2	.2	2	.2	18	.3	24	.3
80,000 to 89,999	6	.6	2	.2	22	.3	21	.3
90,000 to 99,999	3	.3	2	.2	14	.2	25	.3
100,000 to 119,999	3	.3	9	.9	38	.6	45	.6
120,000 to 139,999	10	1.0	11	1.0	67	1.0	94	1.2
140,000 to 159,999	12	1.3	21	2.0	108	1.6	118	1.5
160,000 to 179,999	17	1.8	26	2.5	144	2.1	208	2.7
180,000 to 199,999	31	3.2	46	4.4	210	3.1	334	4.3
200,000 to 249,999	100	10.5	114	10.9	860	12.5	976	12.6
250,000 to 299,999	141	14.8	170	16.2	1,023	14.9	1,226	15.8
300,000 to 399,999	271	28.4	271	25.9	1,995	29.0	2,128	27.4
400,000 to 499,999	144	15.1	157	15.0	1,008	14.7	1,081	13.9
500,000 to 599,999	86	9.0	82	7.8	540	7.9	593	7.6
600,000 to 699,999	53	5.6	49	4.7	290	4.2	319	4.1
700,000 to 799,999	26	2.7	27	2.6	163	2.4	170	2.2
800,000 to 899,999	11	1.2	10	1.0	103	1.5	115	1.5
900,000 to 999,999	9	.9	12	1.1	59	.9	60	.8
1,000,000 or over	24	2.5	24	2.3	145	2.1	155	2.0

Avg Months of Inventory



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

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