

**Greater Regional Alliance of REALTORS®**  
**Comparative Activity Report**  
**August 2025**

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

| <b>August New Listings</b> | <b>2025</b> | <b>2024</b> | <b>% Chg</b> | <b>Current Listings</b> | <b>Avg DOM</b> |
|----------------------------|-------------|-------------|--------------|-------------------------|----------------|
| Residential                | 72          | 91          | -20.9%       | Residential             | 119 72         |
| Multi-Family               | 2           | 0           | .0%          | Multi-Family            | 2 81           |
| Vacant Land                | 16          | 15          | 6.7%         | Vacant Land             | 64 253         |
| <b>YTD New Listings</b>    |             |             |              | <b>Total</b>            | <b>185</b>     |
| Residential                | 608         | 571         | 6.5%         |                         |                |
| Multi-Family               | 8           | 3           | 166.7%       |                         |                |
| Vacant Land                | 92          | 119         | -22.7%       |                         |                |

Months of Inventory of Homes Based on Pending Sales 2.2

| <b>August CLOSED Sales</b> | <b>Units</b> | <b>% Chg</b>  | <b>2025 Volume</b> | <b>% Chg</b>  | <b>Avg DOM</b> | <b>2024 Units</b> | <b>2024 Volume</b> | <b>Avg DOM</b> |
|----------------------------|--------------|---------------|--------------------|---------------|----------------|-------------------|--------------------|----------------|
| Residential                | 57           | -13.6%        | 20,125,701         | -16.1%        | 19             | 66                | 23,977,200         | 20             |
| Multi-Family               | 0            | .0%           | 0                  | .0%           | 0              | 0                 | 0                  | 0              |
| Vacant Land                | 5            | -44.4%        | 659,500            | -49.3%        | 102            | 9                 | 1,299,800          | 50             |
| <b>Total All Sales</b>     | <b>62</b>    | <b>-17.3%</b> | <b>20,785,201</b>  | <b>-17.8%</b> |                | <b>75</b>         | <b>25,277,000</b>  |                |

| <b>Year-to-Date CLOSED Sales</b> | <b>Units</b> | <b>% Chg</b> | <b>2025 Volume</b> | <b>% Chg</b> | <b>2024 Units</b> | <b>2024 Volume</b> |
|----------------------------------|--------------|--------------|--------------------|--------------|-------------------|--------------------|
| Residential                      | 438          | 6.3%         | 148,685,111        | 3.4%         | 412               | 143,834,563        |
| Multi-Family                     | 3            | .0%          | 618,000            | 24.9%        | 3                 | 494,700            |
| Vacant Land                      | 49           | -22.2%       | 7,744,940          | 12.4%        | 63                | 6,890,419          |
| <b>Total All Sales</b>           | <b>490</b>   | <b>2.5%</b>  | <b>157,048,051</b> | <b>3.9%</b>  | <b>478</b>        | <b>151,219,682</b> |

| <b>Stats based on CLOSED Sales</b> | <b>August</b> | <b>2025</b> | <b>2024</b> | <b>% Chg</b> | <b>YEAR-TO-DATE</b> | <b>2025</b> | <b>2024</b> | <b>% Chg</b> |
|------------------------------------|---------------|-------------|-------------|--------------|---------------------|-------------|-------------|--------------|
| Avg Home Sale                      |               | 353,082     | 363,291     | -2.8%        |                     | 339,464     | 349,113     | -2.8%        |
| Avg Sale Overall                   |               | 335,245     | 337,027     | -.5%         |                     | 320,506     | 316,359     | 1.3%         |

**August Pending Sales**

|                 | 2025  |        |            | 2024   |         |    |
|-----------------|-------|--------|------------|--------|---------|----|
|                 | Units | % Chg  | Volume     | % Chg  | Avg DOM |    |
| Residential     | 55    | -20.3% | 20,485,800 | -13.9% | 36      | 69 |
| Multi-Family    | 2     | .0%    | 385,000    | .0%    | 12      | 0  |
| Vacant Land     | 9     | 50.0%  | 1,634,800  | 178.6% | 23      | 6  |
| Total All Sales | 66    | -12.0% | 22,505,600 | -7.7%  |         | 75 |

**Year-to-Date PENDING Sales**

|                 | 2025  |        |             | 2024   |     |
|-----------------|-------|--------|-------------|--------|-----|
|                 | Units | % Chg  | Volume      | % Chg  |     |
| Residential     | 498   | 7.6%   | 171,420,749 | 7.0%   | 463 |
| Multi-Family    | 5     | 150.0% | 1,474,900   | 310.0% | 2   |
| Vacant Land     | 51    | -29.2% | 9,306,237   | 27.0%  | 72  |
| Total All Sales | 554   | 3.2%   | 182,201,886 | 8.5%   | 537 |

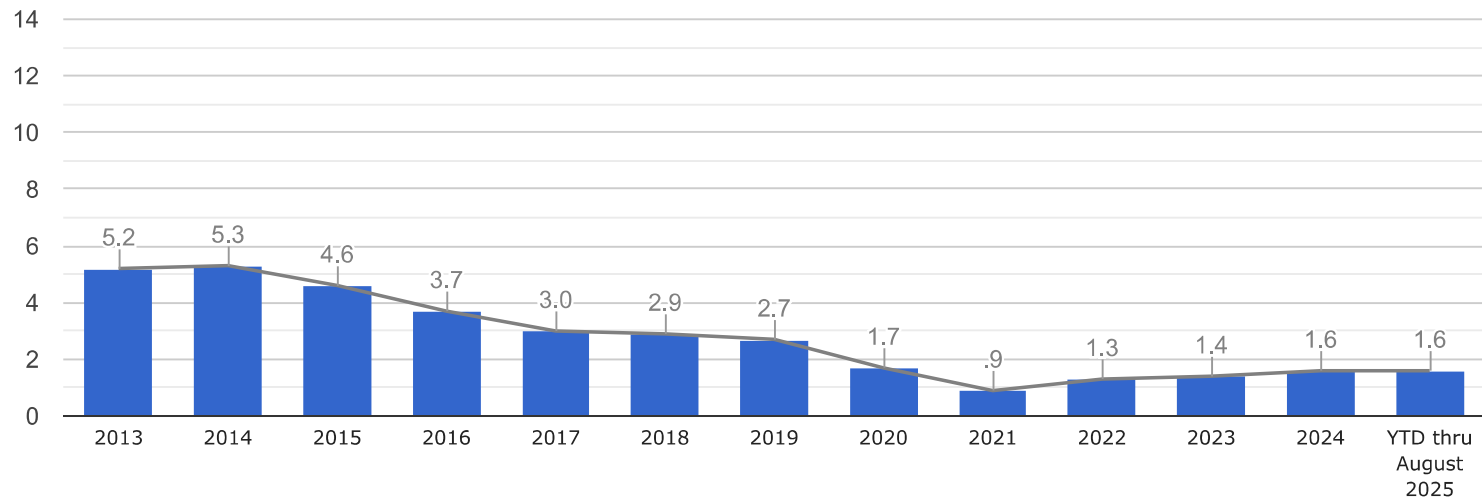
**Stats based on PENDING Sales**

|                  | August  |         |       | YEAR-TO-DATE |         |       |
|------------------|---------|---------|-------|--------------|---------|-------|
|                  | 2025    | 2024    | % Chg | 2025         | 2024    | % Chg |
| Avg Home Sale    | 372,469 | 344,987 | 8.0%  | 344,218      | 345,937 | -.5%  |
| Avg Sale Overall | 340,994 | 325,211 | 4.9%  | 328,884      | 312,579 | 5.2%  |

# 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   | 0       | .0   |
| 20,000 to 29,999   | 0      | .0   | 0       | .0   | 0      | .0   | 0       | .0   |
| 30,000 to 39,999   | 0      | .0   | 1       | 1.8  | 3      | .7   | 2       | .4   |
| 40,000 to 49,999   | 0      | .0   | 0       | .0   | 0      | .0   | 2       | .4   |
| 50,000 to 59,999   | 0      | .0   | 0       | .0   | 4      | .9   | 4       | .8   |
| 60,000 to 69,999   | 0      | .0   | 0       | .0   | 2      | .5   | 1       | .2   |
| 70,000 to 79,999   | 0      | .0   | 0       | .0   | 6      | 1.4  | 2       | .4   |
| 80,000 to 89,999   | 0      | .0   | 0       | .0   | 2      | .5   | 4       | .8   |
| 90,000 to 99,999   | 1      | 1.8  | 0       | .0   | 3      | .7   | 3       | .6   |
| 100,000 to 119,999 | 0      | .0   | 0       | .0   | 5      | 1.1  | 8       | 1.6  |
| 120,000 to 139,999 | 1      | 1.8  | 1       | 1.8  | 4      | .9   | 3       | .6   |
| 140,000 to 159,999 | 1      | 1.8  | 3       | 5.5  | 11     | 2.5  | 15      | 3.0  |
| 160,000 to 179,999 | 4      | 7.0  | 3       | 5.5  | 17     | 3.9  | 22      | 4.4  |
| 180,000 to 199,999 | 5      | 8.8  | 4       | 7.3  | 29     | 6.6  | 34      | 6.8  |
| 200,000 to 249,999 | 9      | 15.8 | 7       | 12.7 | 65     | 14.8 | 78      | 15.7 |
| 250,000 to 299,999 | 6      | 10.5 | 3       | 5.5  | 66     | 15.1 | 66      | 13.3 |
| 300,000 to 399,999 | 11     | 19.3 | 9       | 16.4 | 107    | 24.4 | 122     | 24.5 |
| 400,000 to 499,999 | 8      | 14.0 | 12      | 21.8 | 54     | 12.3 | 61      | 12.2 |
| 500,000 to 599,999 | 6      | 10.5 | 9       | 16.4 | 27     | 6.2  | 37      | 7.4  |
| 600,000 to 699,999 | 2      | 3.5  | 1       | 1.8  | 11     | 2.5  | 10      | 2.0  |
| 700,000 to 799,999 | 2      | 3.5  | 1       | 1.8  | 10     | 2.3  | 11      | 2.2  |
| 800,000 to 899,999 | 0      | .0   | 0       | .0   | 4      | .9   | 5       | 1.0  |
| 900,000 to 999,999 | 1      | 1.8  | 0       | .0   | 3      | .7   | 2       | .4   |
| 1,000,000 or over  | 0      | .0   | 1       | 1.8  | 5      | 1.1  | 6       | 1.2  |

## Avg Months of Inventory



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

Copyright 2025 MLS Exchange, Inc. All rights reserved.