

Greater Regional Alliance of REALTORS®
Comparative Activity Report
August 2025

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

August New Listings	2025	2024	% Chg	Current Listings	Avg DOM
Residential	63	62	1.6%	Residential	99 68
Multi-Family	4	4	.0%	Multi-Family	4 57
Vacant Land	6	3	100.0%	Vacant Land	48 260
YTD New Listings				Total	151
Residential	450	395	13.9%		
Multi-Family	20	7	185.7%		
Vacant Land	67	47	42.6%		

Months of Inventory of Homes Based on Pending Sales 2.3

August CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Avg DOM	2024 Units	2024 Volume	Avg DOM
Residential	51	10.9%	14,396,155	14.1%	29	46	12,622,461	14
Multi-Family	3	200.0%	695,000	104.4%	67	1	340,000	16
Vacant Land	2	.0%	550,000	-59.1%	71	2	1,344,992	6
Total All Sales	56	14.3%	15,641,155	9.3%		49	14,307,453	

Year-to-Date CLOSED Sales	Units	% Chg	2025 Volume	% Chg	2024 Units	2024 Volume
Residential	357	17.0%	95,681,922	22.0%	305	78,451,807
Multi-Family	13	333.3%	4,678,000	642.5%	3	630,000
Vacant Land	35	-12.5%	3,135,701	-29.0%	40	4,414,292
Total All Sales	405	16.4%	103,495,623	24.0%	348	83,496,099

Stats based on CLOSED Sales	August	2024	% Chg	YEAR-TO-DATE	2024	% Chg
	2025			2025		
Avg Home Sale	282,278	274,401	2.9%	268,017	257,219	4.2%
Avg Sale Overall	279,306	291,989	-4.3%	255,545	239,931	6.5%

August Pending Sales

	2025					2024		
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	44	-17.0%	9,921,056	-27.8%	30	53	13,748,444	25
Multi-Family	2	.0%	384,800	-19.0%	6	2	475,000	3
Vacant Land	6	100.0%	1,684,400	100.6%	86	3	839,800	13
Total All Sales	52	-10.3%	11,990,256	-20.4%		58	15,063,244	

Year-to-Date PENDING Sales

	2025				2024	
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	400	15.9%	103,840,210	13.6%	345	91,381,371
Multi-Family	16	220.0%	5,974,700	471.8%	5	1,044,900
Vacant Land	36	.0%	4,263,400	2.4%	36	4,164,500
Total All Sales	452	17.1%	114,078,310	18.1%	386	96,590,771

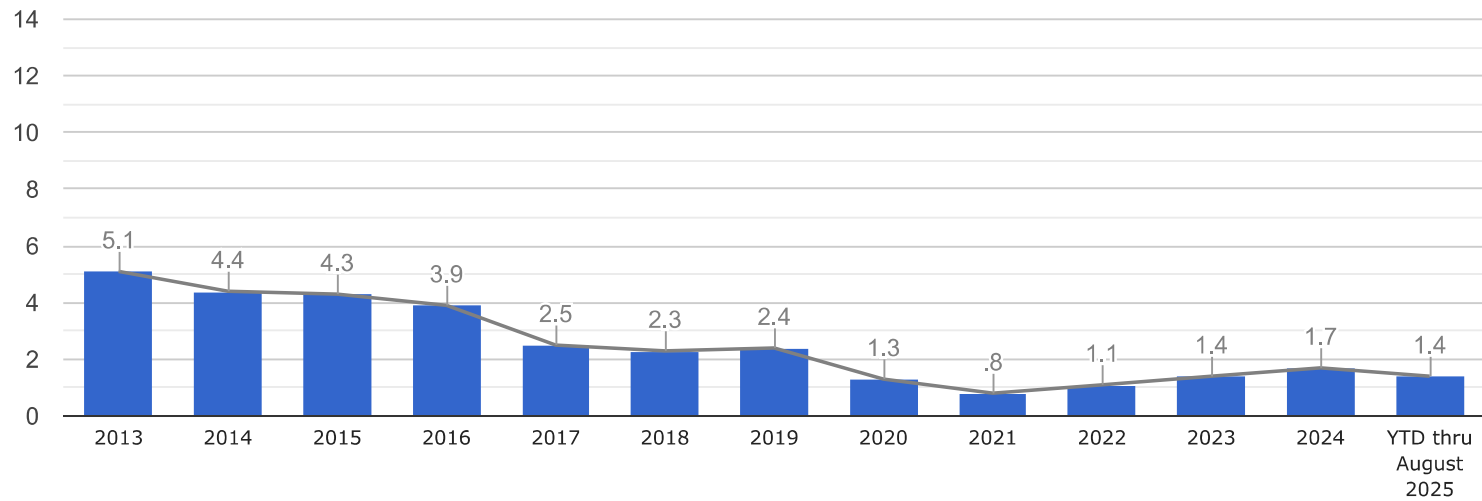
Stats based on PENDING Sales

	August			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	225,479	259,405	-13.1%	259,601	264,874	-2.0%
Avg Sale Overall	230,582	259,711	-11.2%	252,386	250,235	.9%

2025 Sales of Residential Single Family Homes by Price Class

	August				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	1	.3	1	.3
20,000 to 29,999	1	2.0	0	.0	2	.6	1	.3
30,000 to 39,999	0	.0	1	2.3	1	.3	2	.5
40,000 to 49,999	0	.0	0	.0	1	.3	0	.0
50,000 to 59,999	0	.0	0	.0	2	.6	2	.5
60,000 to 69,999	1	2.0	0	.0	7	2.0	8	2.0
70,000 to 79,999	0	.0	2	4.5	0	.0	4	1.0
80,000 to 89,999	1	2.0	1	2.3	2	.6	4	1.0
90,000 to 99,999	0	.0	0	.0	1	.3	2	.5
100,000 to 119,999	1	2.0	3	6.8	9	2.5	8	2.0
120,000 to 139,999	1	2.0	3	6.8	10	2.8	20	5.0
140,000 to 159,999	3	5.9	4	9.1	19	5.3	22	5.5
160,000 to 179,999	2	3.9	6	13.6	29	8.1	48	12.0
180,000 to 199,999	6	11.8	5	11.4	40	11.2	50	12.5
200,000 to 249,999	9	17.6	6	13.6	69	19.3	56	14.0
250,000 to 299,999	6	11.8	3	6.8	44	12.3	49	12.3
300,000 to 399,999	11	21.6	7	15.9	78	21.8	84	21.0
400,000 to 499,999	5	9.8	2	4.5	19	5.3	17	4.3
500,000 to 599,999	3	5.9	0	.0	10	2.8	8	2.0
600,000 to 699,999	0	.0	0	.0	4	1.1	5	1.3
700,000 to 799,999	1	2.0	0	.0	7	2.0	6	1.5
800,000 to 899,999	0	.0	0	.0	1	.3	1	.3
900,000 to 999,999	0	.0	1	2.3	1	.3	2	.5
1,000,000 or over	0	.0	0	.0	0	.0	0	.0

Avg Months of Inventory



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

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