

Greater Regional Alliance of REALTORS®
Comparative Activity Report
August 2025

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

August New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	849	823	3.2%	Residential	1,017	57
Multi-Family	25	39	-35.9%	Multi-Family	51	87
Vacant Land	49	48	2.1%	Vacant Land	202	191
YTD New Listings				Total	1,270	
Residential	6,233	5,768	8.1%			
Multi-Family	248	197	25.9%			
Vacant Land	353	370	-4.6%			

Months of Inventory of Homes Based on Pending Sales 1.4

August CLOSED Sales	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	
Residential	673	-2.9%	286,800,862	4.3%	19	693
Multi-Family	18	-10.0%	6,666,100	4.1%	31	20
Vacant Land	24	14.3%	3,271,450	-18.4%	84	21
Total All Sales	715	-2.6%	296,738,412	4.0%		734

Year-to-Date CLOSED Sales	2025			2024		
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	4,895	8.6%	1,995,207,185	12.7%	4,508	1,770,487,838
Multi-Family	173	27.2%	60,130,765	37.6%	136	43,685,040
Vacant Land	172	3.0%	30,706,757	-17.9%	167	37,421,576
Total All Sales	5,240	8.9%	2,086,044,707	12.7%	4,811	1,851,594,454

Stats based on CLOSED Sales	August			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	426,153	396,808	7.4%	407,601	392,744	3.8%
Avg Sale Overall	415,019	388,831	6.7%	398,100	384,867	3.4%

August Pending Sales

	2025			Avg DOM	2024		
	Units	% Chg	Volume		Units	Volume	Avg DOM
Residential	725	5.4%	304,499,696	20.1%	688	253,621,142	19
Multi-Family	31	3.3%	12,351,200	15.2%	30	10,720,600	19
Vacant Land	22	-18.5%	3,476,750	-45.3%	27	6,354,295	86
Total All Sales	778	4.4%	320,327,646	18.3%	745	270,696,037	

Year-to-Date PENDING Sales

	2025			Avg DOM	2024		
	Units	% Chg	Volume		Units	Volume	Avg DOM
Residential	5,496	10.2%	2,232,857,016	15.6%	4,988	1,931,849,881	
Multi-Family	218	38.0%	78,496,798	49.2%	158	52,609,672	
Vacant Land	210	-4.5%	45,957,554	-3.2%	220	47,491,233	
Total All Sales	5,924	10.4%	2,357,311,368	16.0%	5,366	2,031,950,786	

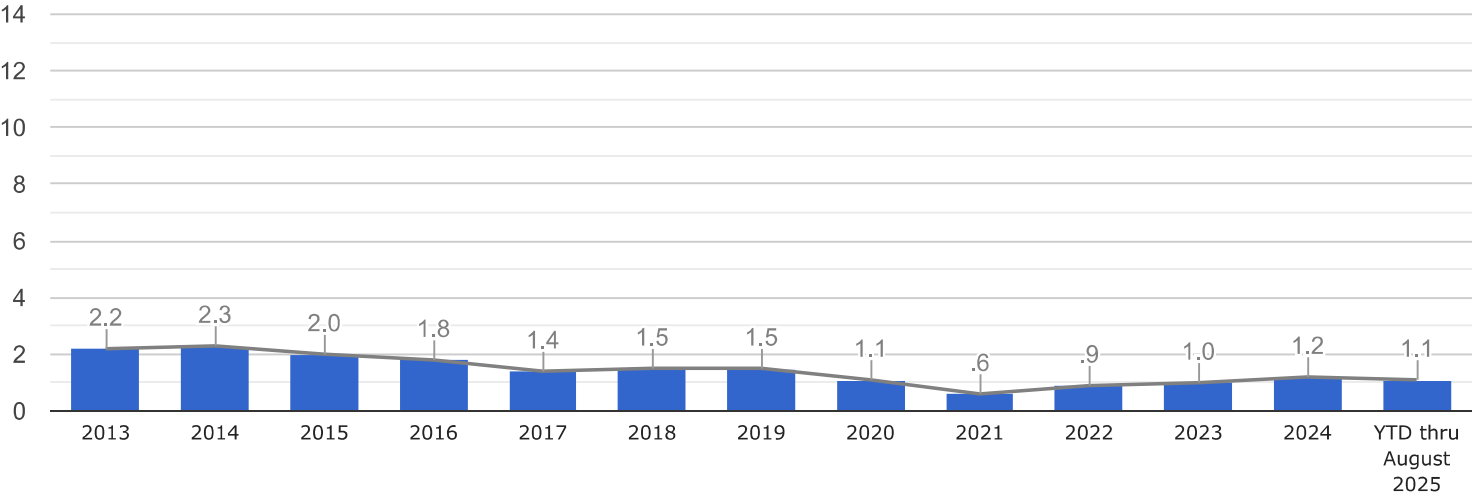
Stats based on PENDING Sales

	August			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	420,000	368,635	13.9%	406,269	387,299	4.9%
Avg Sale Overall	411,732	363,350	13.3%	397,926	378,671	5.1%

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	.0	0	.0
20,000 to 29,999	0	.0	1	.1	1	.0	5	.1
30,000 to 39,999	2	.3	0	.0	5	.1	4	.1
40,000 to 49,999	1	.1	2	.3	4	.1	8	.1
50,000 to 59,999	0	.0	3	.4	7	.1	10	.2
60,000 to 69,999	0	.0	0	.0	7	.1	7	.1
70,000 to 79,999	1	.1	0	.0	9	.2	13	.2
80,000 to 89,999	4	.6	1	.1	14	.3	10	.2
90,000 to 99,999	1	.1	1	.1	8	.2	16	.3
100,000 to 119,999	0	.0	2	.3	12	.2	15	.3
120,000 to 139,999	6	.9	3	.4	32	.7	36	.7
140,000 to 159,999	7	1.0	8	1.1	42	.9	51	.9
160,000 to 179,999	9	1.3	10	1.4	60	1.2	93	1.7
180,000 to 199,999	15	2.2	25	3.4	99	2.0	185	3.4
200,000 to 249,999	61	9.1	78	10.8	590	12.1	689	12.5
250,000 to 299,999	93	13.8	129	17.8	765	15.6	925	16.8
300,000 to 399,999	200	29.7	194	26.8	1,469	30.0	1,539	28.0
400,000 to 499,999	103	15.3	113	15.6	744	15.2	786	14.3
500,000 to 599,999	64	9.5	55	7.6	396	8.1	430	7.8
600,000 to 699,999	45	6.7	38	5.2	231	4.7	253	4.6
700,000 to 799,999	22	3.3	19	2.6	135	2.8	136	2.5
800,000 to 899,999	8	1.2	10	1.4	86	1.8	96	1.7
900,000 to 999,999	8	1.2	11	1.5	49	1.0	49	.9
1,000,000 or over	23	3.4	22	3.0	129	2.6	140	2.5

Avg Months of Inventory



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

Copyright 2025 MLS Exchange, Inc. All rights reserved.