

Greater Regional Alliance of REALTORS®
Comparative Activity Report
August 2025

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

August New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	87	87	.0%	Residential	116	54
Multi-Family	1	0	.0%	Multi-Family	10	79
Vacant Land	15	18	-16.7%	Vacant Land	70	145
YTD New Listings				Total	196	
Residential	644	583	10.5%			
Multi-Family	22	8	175.0%			
Vacant Land	125	119	5.0%			

Months of Inventory of Homes Based on Pending Sales 1.4

August CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Avg DOM	2024 Units	2024 Volume	Avg DOM
Residential	73	25.9%	21,596,247	37.7%	25	58	15,685,378	24
Multi-Family	1	.0%	395,000	.0%	2	0	0	0
Vacant Land	15	50.0%	1,660,545	75.2%	72	10	948,000	48
Total All Sales	89	30.9%	23,651,792	42.2%		68	16,633,378	

Year-to-Date CLOSED Sales	Units	% Chg	2025 Volume	% Chg	2024 Units	2024 Volume
Residential	484	19.8%	127,473,403	25.0%	404	101,964,172
Multi-Family	9	50.0%	2,149,750	-13.0%	6	2,472,000
Vacant Land	76	40.7%	7,993,971	50.0%	54	5,330,350
Total All Sales	569	22.6%	137,617,124	25.4%	464	109,766,522

Stats based on CLOSED Sales	August			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	295,839	270,438	9.4%	263,375	252,387	4.4%
Avg Sale Overall	265,750	244,609	8.6%	241,858	236,566	2.2%

August Pending Sales

	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	
Residential	84	9.1%	22,543,015	8.8%	29	77
Multi-Family	2	100.0%	480,000	60.1%	24	1
Vacant Land	14	-6.7%	1,309,800	30.3%	136	15
Total All Sales	100	7.5%	24,332,815	10.4%		93

Year-to-Date PENDING Sales

	2025			2024	
	Units	% Chg	Volume	% Chg	
Residential	551	13.1%	144,315,823	16.8%	487
Multi-Family	13	85.7%	3,020,800	1.7%	7
Vacant Land	89	32.8%	9,726,941	78.1%	67
Total All Sales	653	16.4%	157,063,564	19.0%	561

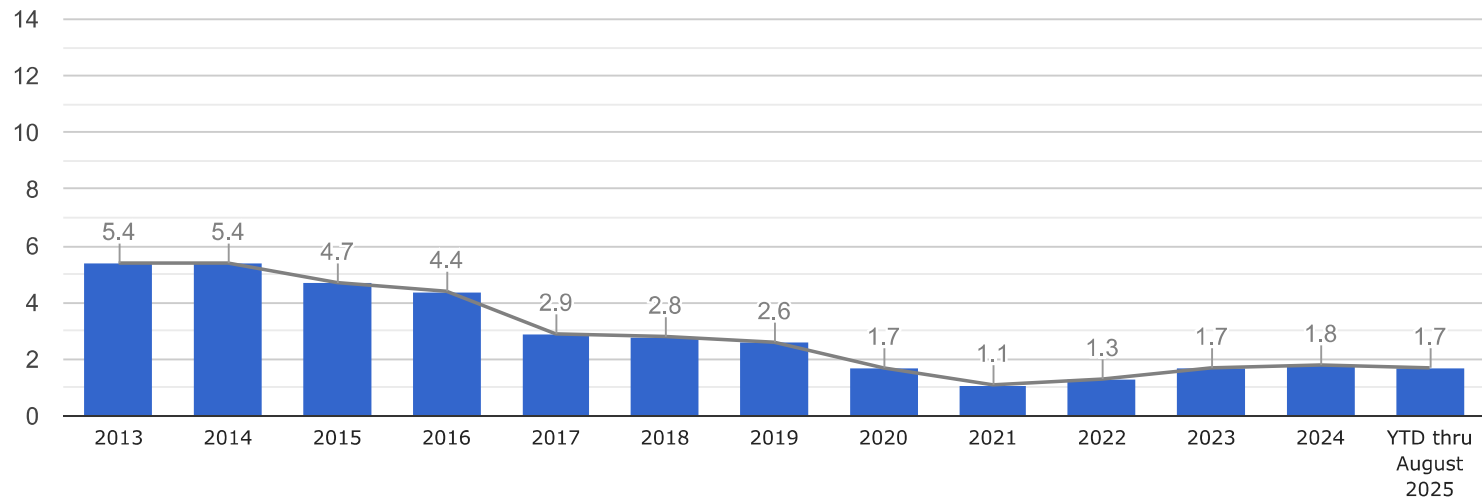
Stats based on PENDING Sales

	August			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	268,369	269,204	-.3%	261,916	253,784	3.2%
Avg Sale Overall	243,328	236,925	2.7%	240,526	235,342	2.2%

2025 Sales of Residential Single Family Homes by Price Class

	August				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	1	.2	0	.0
20,000 to 29,999	0	.0	0	.0	0	.0	1	.2
30,000 to 39,999	0	.0	0	.0	4	.8	3	.5
40,000 to 49,999	0	.0	0	.0	2	.4	3	.5
50,000 to 59,999	0	.0	1	1.2	5	1.0	5	.9
60,000 to 69,999	0	.0	0	.0	4	.8	4	.7
70,000 to 79,999	1	1.4	1	1.2	3	.6	6	1.1
80,000 to 89,999	1	1.4	0	.0	4	.8	3	.5
90,000 to 99,999	1	1.4	1	1.2	3	.6	4	.7
100,000 to 119,999	1	1.4	2	2.4	8	1.7	13	2.4
120,000 to 139,999	1	1.4	2	2.4	18	3.7	21	3.8
140,000 to 159,999	1	1.4	5	6.0	27	5.6	27	4.9
160,000 to 179,999	4	5.5	4	4.8	33	6.8	40	7.3
180,000 to 199,999	3	4.1	10	11.9	36	7.4	51	9.3
200,000 to 249,999	14	19.2	19	22.6	107	22.1	114	20.7
250,000 to 299,999	20	27.4	19	22.6	88	18.2	108	19.6
300,000 to 399,999	14	19.2	10	11.9	93	19.2	93	16.9
400,000 to 499,999	6	8.2	5	6.0	23	4.8	30	5.4
500,000 to 599,999	5	6.8	2	2.4	15	3.1	12	2.2
600,000 to 699,999	0	.0	2	2.4	4	.8	7	1.3
700,000 to 799,999	0	.0	1	1.2	2	.4	2	.4
800,000 to 899,999	0	.0	0	.0	1	.2	2	.4
900,000 to 999,999	0	.0	0	.0	0	.0	0	.0
1,000,000 or over	1	1.4	0	.0	3	.6	2	.4

Avg Months of Inventory



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

Copyright 2025 MLS Exchange, Inc. All rights reserved.