

Greater Regional Alliance of REALTORS®
Comparative Activity Report
October 2025

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

October New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	50	59	-15.3%	Residential	82	66
Multi-Family	0	1	.0%	Multi-Family	2	142
Vacant Land	12	10	20.0%	Vacant Land	52	266
YTD New Listings				Total	136	
Residential	555	513	8.2%			
Multi-Family	23	10	130.0%			
Vacant Land	86	61	41.0%			

Months of Inventory of Homes Based on Pending Sales 1.5

October CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Avg DOM	2024 Units	2024 Volume	Avg DOM
Residential	54	35.0%	14,329,530	44.8%	31	40	9,899,100	20
Multi-Family	2	.0%	390,000	.0%	9	0	0	0
Vacant Land	5	.0%	365,400	.0%	49	0	0	0
Total All Sales	61	52.5%	15,084,930	52.4%		40	9,899,100	

Year-to-Date CLOSED Sales	Units	% Chg	2025 Volume	% Chg	2024 Units	2024 Volume
Residential	448	13.1%	117,289,952	15.6%	396	101,434,917
Multi-Family	18	260.0%	5,800,400	424.9%	5	1,105,000
Vacant Land	47	9.3%	4,903,101	1.6%	43	4,823,677
Total All Sales	513	15.5%	127,993,453	19.2%	444	107,363,594

Stats based on CLOSED Sales	October			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	265,362	247,478	7.2%	261,808	256,149	2.2%
Avg Sale Overall	247,294	247,478	-.1%	249,500	241,810	3.2%

October Pending Sales

	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	
Residential	55	.0%	16,937,300	22.5%	39	55
Multi-Family	2	.0%	600,800	.0%	49	0
Vacant Land	4	100.0%	413,800	167.0%	93	2
Total All Sales	61	7.0%	17,951,900	28.4%		57

Year-to-Date PENDING Sales

	2025			2024	
	Units	% Chg	Volume	% Chg	
Residential	499	16.6%	130,509,710	16.6%	428
Multi-Family	20	233.3%	6,835,400	395.4%	6
Vacant Land	45	18.4%	5,064,500	17.2%	38
Total All Sales	564	19.5%	142,409,610	21.1%	472

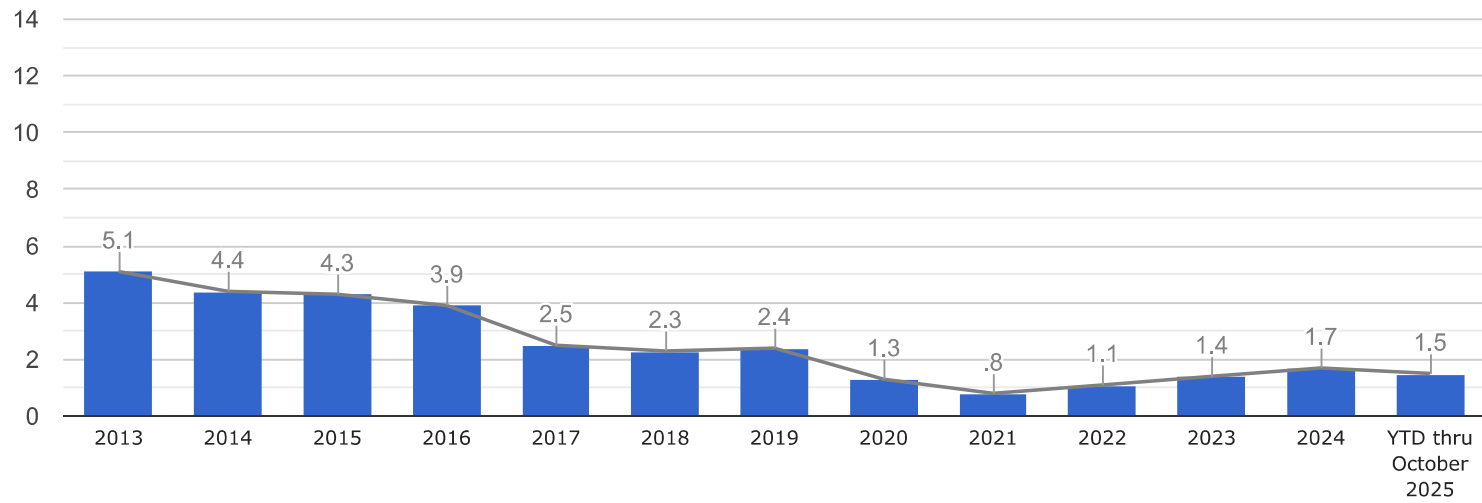
Stats based on PENDING Sales

	October			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	307,951	251,326	22.5%	261,543	261,541	.0%
Avg Sale Overall	294,293	245,227	20.0%	252,499	249,235	1.3%

2025 Sales of Residential Single Family Homes by Price Class

	October				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	1	.2	1	.2
20,000 to 29,999	1	1.9	0	.0	3	.7	2	.4
30,000 to 39,999	0	.0	0	.0	1	.2	3	.6
40,000 to 49,999	0	.0	0	.0	1	.2	0	.0
50,000 to 59,999	0	.0	0	.0	3	.7	2	.4
60,000 to 69,999	0	.0	0	.0	9	2.0	8	1.6
70,000 to 79,999	1	1.9	0	.0	1	.2	7	1.4
80,000 to 89,999	1	1.9	1	1.8	3	.7	5	1.0
90,000 to 99,999	0	.0	1	1.8	1	.2	3	.6
100,000 to 119,999	3	5.6	0	.0	13	2.9	9	1.8
120,000 to 139,999	0	.0	1	1.8	14	3.1	22	4.4
140,000 to 159,999	2	3.7	3	5.5	25	5.6	29	5.8
160,000 to 179,999	7	13.0	2	3.6	43	9.6	58	11.6
180,000 to 199,999	5	9.3	5	9.1	49	10.9	58	11.6
200,000 to 249,999	10	18.5	12	21.8	85	19.0	76	15.2
250,000 to 299,999	6	11.1	9	16.4	52	11.6	63	12.6
300,000 to 399,999	13	24.1	10	18.2	96	21.4	100	20.0
400,000 to 499,999	3	5.6	6	10.9	23	5.1	26	5.2
500,000 to 599,999	0	.0	0	.0	10	2.2	8	1.6
600,000 to 699,999	1	1.9	4	7.3	5	1.1	9	1.8
700,000 to 799,999	0	.0	1	1.8	7	1.6	7	1.4
800,000 to 899,999	0	.0	0	.0	1	.2	1	.2
900,000 to 999,999	1	1.9	0	.0	2	.4	2	.4
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®)

Copyright 2025 MLS Exchange, Inc. All rights reserved.