

Greater Regional Alliance of REALTORS®
Comparative Activity Report
October 2025

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

October New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	898	830	8.2%	Residential	1,131	60
Multi-Family	37	39	-5.1%	Multi-Family	51	90
Vacant Land	51	50	2.0%	Vacant Land	213	192
YTD New Listings				Total	1,395	
Residential	7,994	7,389	8.2%			
Multi-Family	322	276	16.7%			
Vacant Land	459	446	2.9%			

Months of Inventory of Homes Based on Pending Sales 1.7

October CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Avg DOM	2024 Units	2024 Volume	Avg DOM
Residential	681	6.9%	270,859,382	8.9%	27	637	248,806,680	23
Multi-Family	28	64.7%	10,069,700	51.2%	27	17	6,660,000	10
Vacant Land	20	.0%	3,965,337	-10.9%	78	20	4,450,720	86
Total All Sales	729	8.2%	284,894,419	9.6%		674	259,917,400	

Year-to-Date CLOSED Sales	Units	% Chg	2025 Volume	% Chg	2024 Units	2024 Volume
Residential	6,221	8.3%	2,535,031,831	12.5%	5,746	2,253,352,132
Multi-Family	225	23.6%	78,631,365	30.5%	182	60,256,990
Vacant Land	214	3.9%	38,804,894	-16.1%	206	46,275,796
Total All Sales	6,660	8.6%	2,652,468,090	12.4%	6,134	2,359,884,918

Stats based on CLOSED Sales	October			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	397,738	390,591	1.8%	407,496	392,160	3.9%
Avg Sale Overall	390,802	385,634	1.3%	398,268	384,722	3.5%

October Pending Sales

	2025			Avg DOM	2024		
	Units	% Chg	Volume		Units	Volume	Avg DOM
Residential	666	4.9%	271,488,389	10.1%	635	246,674,924	27
Multi-Family	30	15.4%	17,100,300	41.4%	26	12,091,100	19
Vacant Land	25	-28.6%	5,769,499	-21.3%	35	7,335,060	83
Total All Sales	721	3.6%	294,358,188	10.6%	696	266,101,084	

Year-to-Date PENDING Sales

	2025			Avg DOM	2024		
	Units	% Chg	Volume		Units	Volume	Avg DOM
Residential	6,811	9.2%	2,757,734,959	13.7%	6,238	2,425,978,599	27
Multi-Family	275	37.5%	105,296,598	41.1%	200	74,606,472	19
Vacant Land	269	-2.2%	59,290,803	-1.7%	275	60,303,393	83
Total All Sales	7,355	9.6%	2,922,322,360	14.1%	6,713	2,560,888,464	

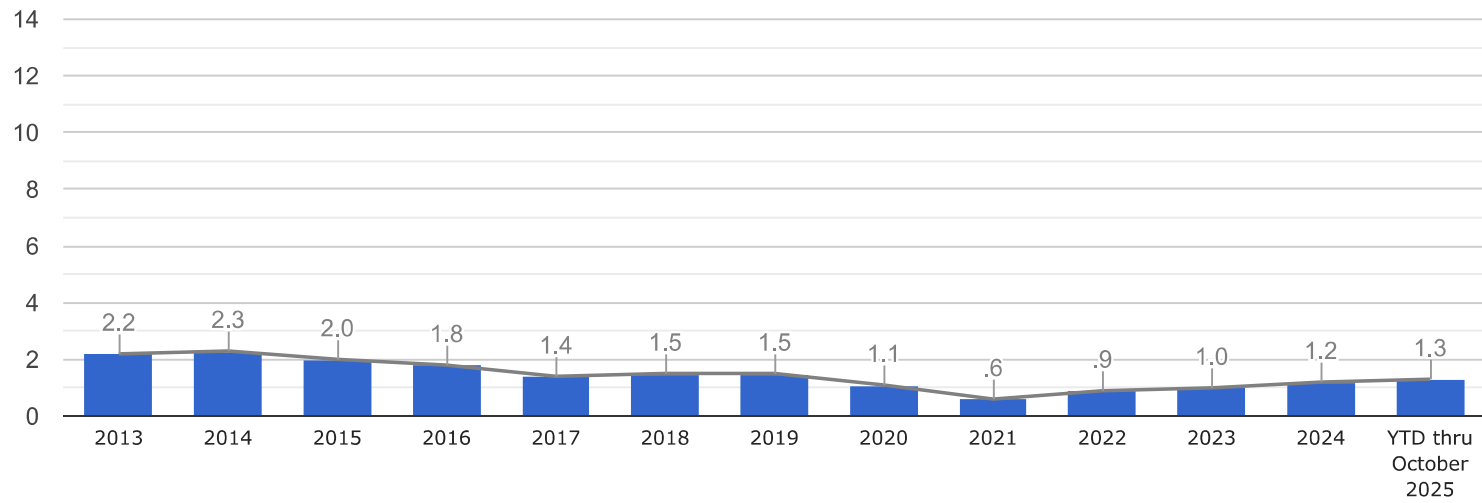
Stats based on PENDING Sales

	October			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	407,640	388,464	4.9%	404,894	388,903	4.1%
Avg Sale Overall	408,264	382,329	6.8%	397,325	381,482	4.2%

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	.0	0	.0
20,000 to 29,999	0	.0	0	.0	2	.0	5	.1
30,000 to 39,999	1	.1	1	.2	6	.1	6	.1
40,000 to 49,999	0	.0	0	.0	5	.1	8	.1
50,000 to 59,999	2	.3	1	.2	10	.2	13	.2
60,000 to 69,999	0	.0	1	.2	7	.1	9	.1
70,000 to 79,999	1	.1	1	.2	11	.2	15	.2
80,000 to 89,999	0	.0	0	.0	14	.2	11	.2
90,000 to 99,999	1	.1	3	.5	12	.2	20	.3
100,000 to 119,999	3	.4	3	.5	16	.3	22	.3
120,000 to 139,999	4	.6	3	.5	39	.6	42	.6
140,000 to 159,999	5	.7	9	1.4	55	.9	64	.9
160,000 to 179,999	24	3.5	7	1.1	94	1.5	118	1.7
180,000 to 199,999	22	3.2	26	3.9	132	2.1	234	3.4
200,000 to 249,999	91	13.4	93	14.0	754	12.1	863	12.7
250,000 to 299,999	102	15.0	103	15.5	962	15.5	1,155	17.0
300,000 to 399,999	196	28.8	180	27.0	1,860	29.9	1,888	27.7
400,000 to 499,999	90	13.2	89	13.4	932	15.0	956	14.0
500,000 to 599,999	58	8.5	58	8.7	511	8.2	545	8.0
600,000 to 699,999	20	2.9	28	4.2	277	4.5	296	4.3
700,000 to 799,999	27	4.0	23	3.5	179	2.9	189	2.8
800,000 to 899,999	13	1.9	13	2.0	114	1.8	123	1.8
900,000 to 999,999	4	.6	7	1.1	64	1.0	63	.9
1,000,000 or over	17	2.5	17	2.6	164	2.6	166	2.4

Avg Months of Inventory



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

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