

Greater Regional Alliance of REALTORS®
Comparative Activity Report
October 2025

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

October New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	74	83	-10.8%	Residential	122	61
Multi-Family	0	3	.0%	Multi-Family	4	36
Vacant Land	14	27	-48.1%	Vacant Land	60	166
YTD New Listings				Total	186	
Residential	807	725	11.3%			
Multi-Family	26	14	85.7%			
Vacant Land	150	154	-2.6%			

Months of Inventory of Homes Based on Pending Sales 1.9

October CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Avg DOM	2024 Units	2024 Volume	Avg DOM
Residential	72	53.2%	18,837,276	49.4%	22	47	12,610,600	46
Multi-Family	1	-50.0%	278,000	-31.4%	2	2	405,000	5
Vacant Land	9	-35.7%	934,310	-37.0%	71	14	1,481,900	50
Total All Sales	82	30.2%	20,049,586	38.3%		63	14,497,500	

Year-to-Date CLOSED Sales	Units	% Chg	2025 Volume	% Chg	2024 Units	2024 Volume
Residential	622	22.7%	165,210,094	28.0%	507	129,078,025
Multi-Family	12	33.3%	2,907,750	-7.7%	9	3,152,000
Vacant Land	97	27.6%	10,098,081	39.8%	76	7,222,750
Total All Sales	731	23.5%	178,215,925	27.8%	592	139,452,775

Stats based on CLOSED Sales	October			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	261,629	268,311	-2.5%	265,611	254,592	4.3%
Avg Sale Overall	244,507	230,119	6.3%	243,797	235,562	3.5%

October Pending Sales

	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	
Residential	64	10.3%	15,019,899	10.8%	40	58
Multi-Family	0	.0%	0	.0%	0	1
Vacant Land	11	37.5%	484,410	3.4%	104	8
Total All Sales	75	11.9%	15,504,309	8.7%		67

Year-to-Date PENDING Sales

	2025			2024	
	Units	% Chg	Volume	% Chg	
Residential	679	15.5%	177,301,522	18.9%	588
Multi-Family	14	40.0%	3,298,800	-8.9%	10
Vacant Land	109	34.6%	11,266,951	77.7%	81
Total All Sales	802	18.1%	191,867,273	20.6%	679

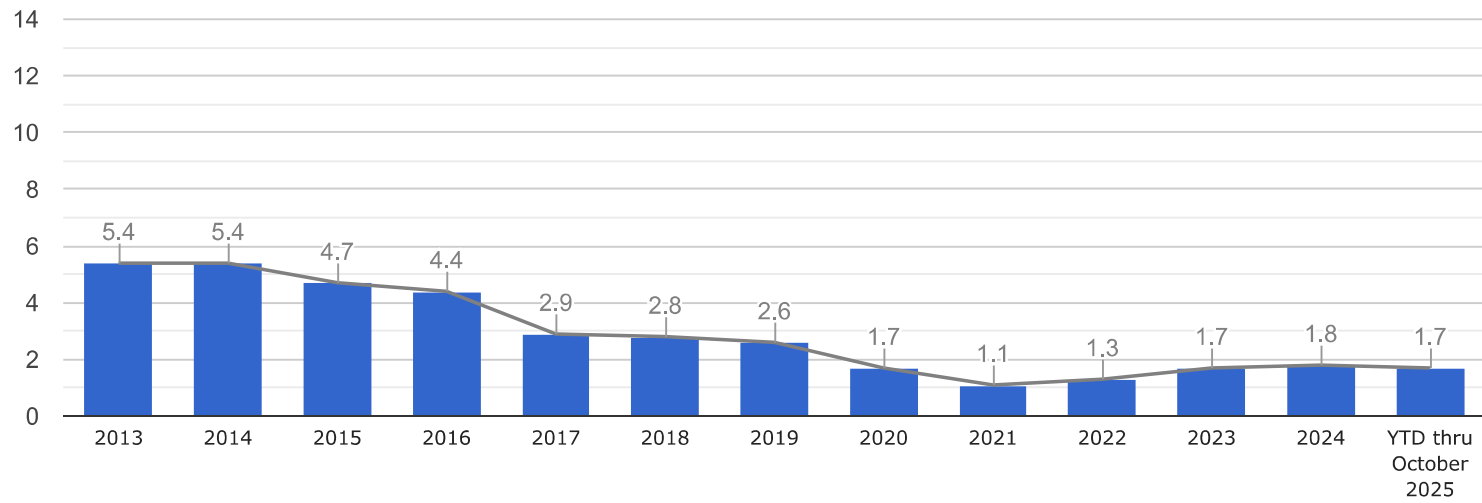
Stats based on PENDING Sales

	October			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	234,686	233,679	.4%	261,122	253,644	2.9%
Avg Sale Overall	206,724	212,937	-2.9%	239,236	234,321	2.1%

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	0	.0
20,000 to 29,999	0	.0	0	.0	0	.0	1	.1
30,000 to 39,999	0	.0	0	.0	4	.6	3	.4
40,000 to 49,999	0	.0	0	.0	2	.3	3	.4
50,000 to 59,999	0	.0	0	.0	5	.8	5	.7
60,000 to 69,999	0	.0	1	1.6	5	.8	5	.7
70,000 to 79,999	1	1.4	1	1.6	4	.6	8	1.2
80,000 to 89,999	0	.0	1	1.6	4	.6	6	.9
90,000 to 99,999	1	1.4	0	.0	5	.8	5	.7
100,000 to 119,999	1	1.4	2	3.1	11	1.8	16	2.4
120,000 to 139,999	3	4.2	3	4.7	21	3.4	25	3.7
140,000 to 159,999	4	5.6	7	10.9	35	5.6	38	5.6
160,000 to 179,999	5	6.9	7	10.9	43	6.9	53	7.8
180,000 to 199,999	5	6.9	5	7.8	45	7.2	58	8.5
200,000 to 249,999	22	30.6	14	21.9	143	23.0	146	21.5
250,000 to 299,999	8	11.1	14	21.9	109	17.5	128	18.9
300,000 to 399,999	14	19.4	6	9.4	120	19.3	113	16.6
400,000 to 499,999	5	6.9	1	1.6	33	5.3	36	5.3
500,000 to 599,999	2	2.8	1	1.6	20	3.2	14	2.1
600,000 to 699,999	0	.0	0	.0	4	.6	8	1.2
700,000 to 799,999	1	1.4	0	.0	3	.5	2	.3
800,000 to 899,999	0	.0	1	1.6	1	.2	3	.4
900,000 to 999,999	0	.0	0	.0	0	.0	0	.0
1,000,000 or over	0	.0	0	.0	4	.6	3	.4

Avg Months of Inventory



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

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