

Greater Regional Alliance of REALTORS®
Comparative Activity Report
December 2025

Note: This report reflects closed sales and current activity (sales written) in the following areas: Kent County, Montcalm County, Georgetown and Jamestown Townships in southeastern Ottawa County, Ionia County, the 6 townships in northeastern Allegan County, and the northern half of Barry County (including all of Gun Lake).

December New Listings	2025	2024	% Chg	Current Listings		Avg DOM
Residential	506	510	-.8%	Residential	1,136	82
Multi-Family	13	19	-31.6%	Multi-Family	37	123
Vacant Land	51	42	21.4%	Vacant Land	374	210

YTD New Listings				Total	
Residential	12,634	11,260	12.2%		
Multi-Family	434	360	20.6%		
Vacant Land	990	897	10.4%		

Months of Inventory of Homes Based on Pending Sales 2.0

December CLOSED Sales	2025					2024		
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	845	14.5%	322,030,769	23.2%	31	738	261,411,214	31
Multi-Family	26	4.0%	10,203,350	-20.1%	29	25	12,763,105	23
Vacant Land	41	-12.8%	5,482,200	-3.5%	105	47	5,683,140	85
Total All Sales	912	12.6%	337,716,319	20.7%		810	279,857,459	

Year-to-Date CLOSED Sales	2025					2024	
	Units	% Chg	Volume	% Chg		Units	Volume
Residential	10,350	11.6%	4,001,287,913	13.8%		9,277	3,516,394,511
Multi-Family	318	30.3%	116,701,265	38.1%		244	84,488,916
Vacant Land	545	9.4%	88,485,003	-5.5%		498	93,650,106
Total All Sales	11,213	11.9%	4,206,474,181	13.9%		10,019	3,694,533,533

	December			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	381,102	354,216	7.6%	386,598	379,044	2.0%
Avg Sale Overall	370,303	345,503	7.2%	375,143	368,753	1.7%

December Pending Sales			2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	577	.3%	214,679,390	7.2%	40	575	200,287,588	39
Multi-Family	15	.0%	6,805,450	11.7%	43	15	6,095,300	35
Vacant Land	29	-38.3%	4,985,000	-9.7%	104	47	5,518,440	99
Total All Sales	621	-2.5%	226,469,840	6.9%		637	211,901,328	

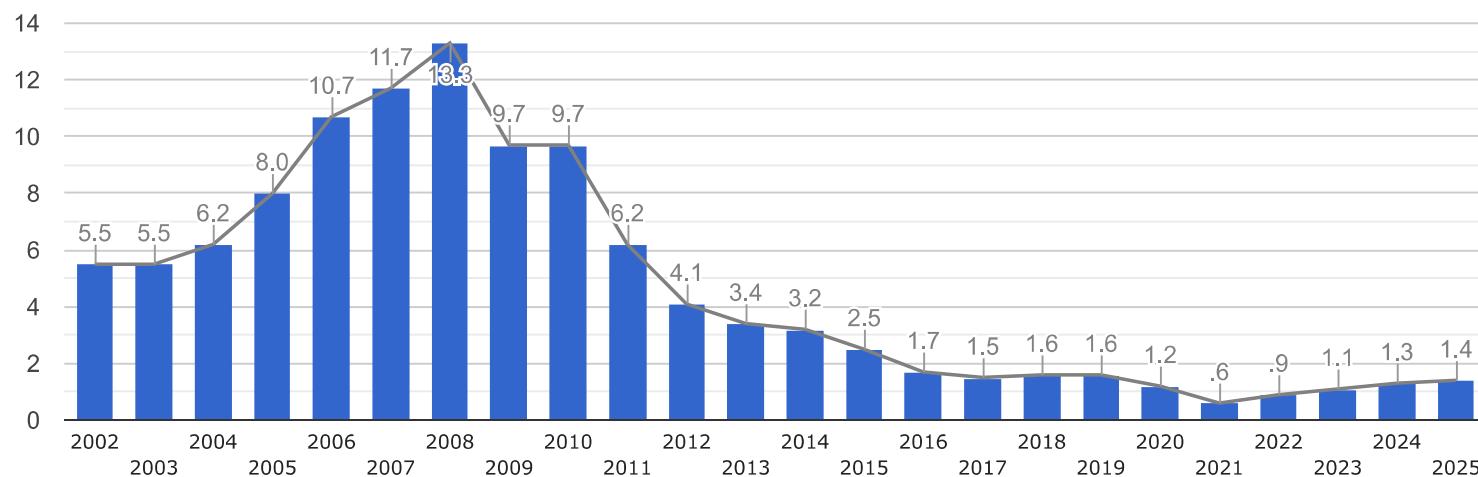
Year-to-Date PENDING Sales			2025			2024		
	Units	% Chg	Volume	% Chg		Units	Volume	
Residential	11,067	13.2%	4,247,445,973	15.4%		9,780	3,681,480,786	
Multi-Family	377	40.7%	149,237,547	53.2%		268	97,386,572	
Vacant Land	619	3.3%	118,613,100	9.7%		599	108,129,329	
Total All Sales	12,063	13.3%	4,515,296,620	16.2%		10,647	3,886,996,687	

Stats based on PENDING Sales								
December			YEAR-TO-DATE					
	2025	2024	% Chg		2025	2024	% Chg	
Avg Home Sale	372,061	348,326	6.8%		383,794	376,430	2.0%	
Avg Sale Overall	364,686	332,655	9.6%		374,310	365,079	2.5%	

2025 Sales of Residential Single Family Homes by Price Class

	December				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	3	.0	3	.0
20,000 to 29,999	0	.0	1	.2	4	.0	8	.1
30,000 to 39,999	0	.0	0	.0	19	.2	18	.2
40,000 to 49,999	0	.0	1	.2	12	.1	19	.2
50,000 to 59,999	3	.4	2	.3	29	.3	28	.3
60,000 to 69,999	1	.1	4	.7	33	.3	36	.3
70,000 to 79,999	2	.2	2	.3	27	.3	35	.3
80,000 to 89,999	2	.2	2	.3	27	.3	33	.3
90,000 to 99,999	7	.8	2	.3	29	.3	36	.3
100,000 to 119,999	7	.8	5	.9	64	.6	71	.6
120,000 to 139,999	9	1.1	4	.7	103	1.0	116	1.0
140,000 to 159,999	6	.7	10	1.7	159	1.5	178	1.6
160,000 to 179,999	18	2.1	18	3.1	242	2.3	301	2.7
180,000 to 199,999	35	4.1	15	2.6	325	3.1	461	4.2
200,000 to 249,999	107	12.7	81	14.0	1,306	12.6	1,424	12.9
250,000 to 299,999	142	16.8	95	16.5	1,548	15.0	1,794	16.2
300,000 to 399,999	235	27.8	159	27.6	2,966	28.7	3,003	27.1
400,000 to 499,999	121	14.3	80	13.9	1,506	14.6	1,510	13.6
500,000 to 599,999	55	6.5	41	7.1	812	7.8	840	7.6
600,000 to 699,999	30	3.6	19	3.3	408	3.9	424	3.8
700,000 to 799,999	26	3.1	20	3.5	257	2.5	270	2.4
800,000 to 899,999	17	2.0	4	.7	165	1.6	168	1.5
900,000 to 999,999	7	.8	2	.3	95	.9	87	.8
1,000,000 or over	15	1.8	10	1.7	211	2.0	204	1.8

Avg Months of Inventory



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

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