

Greater Regional Alliance of REALTORS®
Comparative Activity Report
December 2025

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

December New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	360	352	2.3%	Residential	781	81
Multi-Family	11	16	-31.3%	Multi-Family	29	124
Vacant Land	28	18	55.6%	Vacant Land	197	189
YTD New Listings				Total	1,007	
Residential	8,912	8,270	7.8%			
Multi-Family	353	322	9.6%			
Vacant Land	519	496	4.6%			

Months of Inventory of Homes Based on Pending Sales 1.9

December CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Avg DOM	2024 Units	2024 Volume	Avg DOM
Residential	618	19.3%	241,842,348	22.5%	30	518	197,442,536	30
Multi-Family	21	-8.7%	8,620,050	-27.4%	22	23	11,873,205	24
Vacant Land	21	-4.5%	3,789,300	27.1%	79	22	2,980,480	97
Total All Sales	660	17.2%	254,251,698	19.8%		563	212,296,221	

Year-to-Date CLOSED Sales	Units	% Chg	2025 Volume	% Chg	2024 Units	2024 Volume
Residential	7,350	7.7%	2,977,652,387	11.7%	6,825	2,666,292,524
Multi-Family	263	19.0%	94,161,815	19.9%	221	78,523,795
Vacant Land	261	6.1%	47,431,594	-11.2%	246	53,393,276
Total All Sales	7,874	8.0%	3,119,245,796	11.5%	7,292	2,798,209,595

Stats based on CLOSED Sales	December			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	391,331	381,163	2.7%	405,123	390,666	3.7%
Avg Sale Overall	385,230	377,080	2.2%	396,145	383,737	3.2%

December Pending Sales

	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	Avg DOM
Residential	409	-1.4%	157,572,294	5.4%	42	40
Multi-Family	14	16.7%	6,655,450	28.3%	46	36
Vacant Land	15	-21.1%	3,708,400	38.3%	116	87
Total All Sales	438	-1.8%	167,936,144	6.7%		

Year-to-Date PENDING Sales

	2025			2024	
	Units	% Chg	Volume	% Chg	Volume
Residential	7,825	8.8%	3,149,044,201	13.2%	2,782,728,471
Multi-Family	316	31.7%	121,868,048	35.3%	90,076,972
Vacant Land	304	-4.7%	66,250,103	-1.0%	66,915,499
Total All Sales	8,445	9.0%	3,337,162,352	13.5%	2,939,720,942

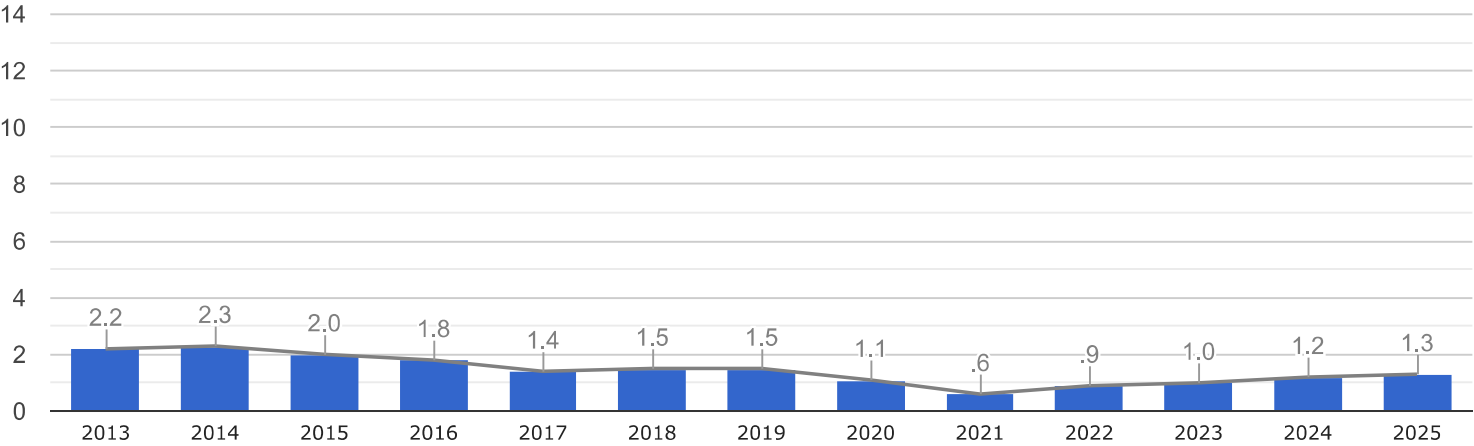
Stats based on PENDING Sales

	December			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	385,262	360,327	6.9%	402,434	386,974	4.0%
Avg Sale Overall	383,416	352,922	8.6%	395,164	379,319	4.2%

2025 Sales of Residential Single Family Homes by Price Class

	December				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	1	.0	0	.0
20,000 to 29,999	0	.0	1	.2	2	.0	6	.1
30,000 to 39,999	0	.0	0	.0	6	.1	7	.1
40,000 to 49,999	0	.0	1	.2	6	.1	10	.1
50,000 to 59,999	2	.3	1	.2	15	.2	16	.2
60,000 to 69,999	1	.2	3	.7	9	.1	13	.2
70,000 to 79,999	0	.0	0	.0	12	.2	15	.2
80,000 to 89,999	0	.0	1	.2	14	.2	13	.2
90,000 to 99,999	3	.5	1	.2	16	.2	22	.3
100,000 to 119,999	3	.5	1	.2	22	.3	29	.4
120,000 to 139,999	6	1.0	2	.5	48	.7	46	.6
140,000 to 159,999	3	.5	6	1.5	65	.9	78	1.0
160,000 to 179,999	9	1.5	7	1.7	106	1.4	130	1.7
180,000 to 199,999	26	4.2	8	2.0	169	2.3	264	3.4
200,000 to 249,999	79	12.8	65	15.9	903	12.3	1,005	12.8
250,000 to 299,999	107	17.3	66	16.1	1,156	15.7	1,350	17.3
300,000 to 399,999	169	27.3	117	28.6	2,176	29.6	2,164	27.7
400,000 to 499,999	97	15.7	58	14.2	1,100	15.0	1,098	14.0
500,000 to 599,999	34	5.5	26	6.4	584	7.9	612	7.8
600,000 to 699,999	25	4.0	13	3.2	325	4.4	330	4.2
700,000 to 799,999	19	3.1	19	4.6	209	2.8	221	2.8
800,000 to 899,999	16	2.6	3	.7	141	1.9	142	1.8
900,000 to 999,999	6	1.0	1	.2	79	1.1	71	.9
1,000,000 or over	13	2.1	9	2.2	186	2.5	183	2.3

Avg Months of Inventory



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

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