

**Greater Regional Alliance of REALTORS®**  
**Comparative Activity Report**  
**December 2025**

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

<b>December New Listings</b>	<b>2025</b>	<b>2024</b>	<b>% Chg</b>	<b>Current Listings</b>	<b>Avg DOM</b>	
Residential	34	44	-22.7%	Residential	78	91
Multi-Family	0	0	.0%	Multi-Family	3	108
Vacant Land	11	12	-8.3%	Vacant Land	55	166
<b>YTD New Listings</b>				<b>Total</b>	<b>136</b>	
Residential	890	833	6.8%			
Multi-Family	28	15	86.7%			
Vacant Land	175	174	.6%			

Months of Inventory of Homes Based on Pending Sales 2.0

<b>December CLOSED Sales</b>	<b>Units</b>	<b>% Chg</b>	<b>2025 Volume</b>	<b>% Chg</b>	<b>Avg DOM</b>	<b>2024 Units</b>	<b>2024 Volume</b>	<b>Avg DOM</b>
Residential	50	-10.7%	13,197,728	12.5%	44	56	11,734,415	31
Multi-Family	1	.0%	235,000	.0%	56	0	0	0
Vacant Land	9	12.5%	483,000	-52.1%	152	8	1,008,400	41
<b>Total All Sales</b>	<b>60</b>	<b>-6.3%</b>	<b>13,915,728</b>	<b>9.2%</b>		<b>64</b>	<b>12,742,815</b>	

<b>Year-to-Date CLOSED Sales</b>	<b>Units</b>	<b>% Chg</b>	<b>2025 Volume</b>	<b>% Chg</b>	<b>2024 Units</b>	<b>2024 Volume</b>
Residential	715	17.2%	189,288,421	24.1%	610	152,498,025
Multi-Family	13	30.0%	3,142,750	-4.9%	10	3,304,500
Vacant Land	113	27.0%	10,954,981	27.2%	89	8,610,150
<b>Total All Sales</b>	<b>841</b>	<b>18.6%</b>	<b>203,386,152</b>	<b>23.7%</b>	<b>709</b>	<b>164,412,675</b>

**Stats based on CLOSED Sales**

	<b>December</b>			<b>YEAR-TO-DATE</b>		
	<b>2025</b>	<b>2024</b>	<b>% Chg</b>	<b>2025</b>	<b>2024</b>	<b>% Chg</b>
Avg Home Sale	263,955	209,543	26.0%	264,739	249,997	5.9%
Avg Sale Overall	231,929	199,106	16.5%	241,838	231,894	4.3%

**December Pending Sales**

	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	
Residential	39	-9.3%	10,247,775	-10.0%	37	43
Multi-Family	0	.0%	0	.0%	0	1
Vacant Land	5	-50.0%	370,000	-67.0%	18	10
Total All Sales	44	-18.5%	10,617,775	-16.7%		54

**Year-to-Date PENDING Sales**

	2025			2024	
	Units	% Chg	Volume	% Chg	
Residential	764	9.9%	199,019,693	13.2%	695
Multi-Family	16	6.7%	3,752,799	-21.7%	15
Vacant Land	121	22.2%	12,046,951	47.7%	99
Total All Sales	901	11.4%	214,819,443	13.8%	809

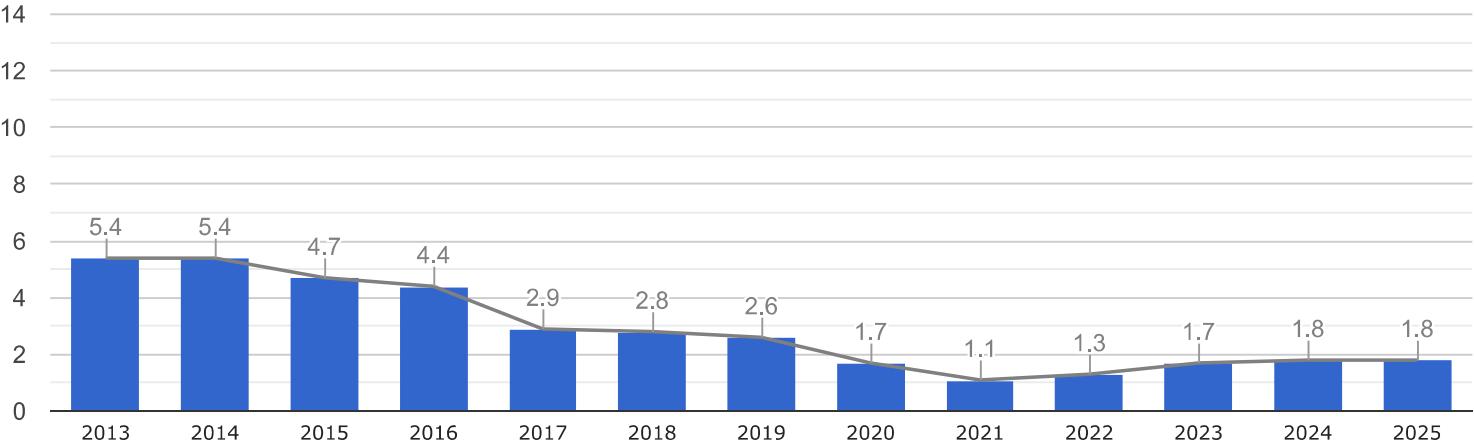
**Stats based on PENDING Sales**

	December			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	262,763	264,865	-.8%	260,497	252,877	3.0%
Avg Sale Overall	241,313	236,183	2.2%	238,423	233,250	2.2%

# 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	.1	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	3	.4	3	.4
50,000 to 59,999	1	2.0	1	2.6	6	.8	6	.8
60,000 to 69,999	0	.0	1	2.6	5	.7	6	.8
70,000 to 79,999	1	2.0	1	2.6	6	.8	9	1.2
80,000 to 89,999	2	4.0	0	.0	6	.8	7	.9
90,000 to 99,999	0	.0	0	.0	5	.7	5	.7
100,000 to 119,999	0	.0	3	7.7	12	1.7	20	2.6
120,000 to 139,999	4	8.0	1	2.6	26	3.6	26	3.4
140,000 to 159,999	1	2.0	3	7.7	38	5.3	43	5.6
160,000 to 179,999	4	8.0	2	5.1	50	7.0	61	8.0
180,000 to 199,999	3	6.0	2	5.1	53	7.4	67	8.8
200,000 to 249,999	7	14.0	6	15.4	160	22.4	160	20.9
250,000 to 299,999	12	24.0	8	20.5	134	18.7	147	19.2
300,000 to 399,999	9	18.0	5	12.8	132	18.5	125	16.4
400,000 to 499,999	2	4.0	3	7.7	36	5.0	41	5.4
500,000 to 599,999	3	6.0	1	2.6	23	3.2	16	2.1
600,000 to 699,999	1	2.0	2	5.1	6	.8	10	1.3
700,000 to 799,999	0	.0	0	.0	3	.4	2	.3
800,000 to 899,999	0	.0	0	.0	1	.1	3	.4
900,000 to 999,999	0	.0	0	.0	1	.1	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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