

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

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

<b>December New Listings</b>	<b>2025</b>	<b>2024</b>	<b>% Chg</b>	<b>Current Listings</b>	<b>Avg DOM</b>	
Residential	139	127	9.4%	Residential	401	145
Multi-Family	8	4	100.0%	Multi-Family	19	122
Vacant Land	13	8	62.5%	Vacant Land	141	276
<b>YTD New Listings</b>				<b>Total</b>	<b>561</b>	
Residential	2,821	2,724	3.6%			
Multi-Family	112	100	12.0%			
Vacant Land	363	366	-.8%			

Months of Inventory of Homes Based on Pending Sales 3.1

<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	172	2.4%	44,849,763	8.3%	40	168	41,420,001	30
Multi-Family	11	57.1%	2,192,000	81.4%	52	7	1,208,400	70
Vacant Land	13	-27.8%	1,124,900	.7%	41	18	1,117,000	63
<b>Total All Sales</b>	<b>196</b>	<b>1.6%</b>	<b>48,166,663</b>	<b>10.1%</b>		<b>193</b>	<b>43,745,401</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	2,241	2.4%	611,162,064	10.0%	2,188	555,729,880
Multi-Family	68	11.5%	13,995,191	-15.2%	61	16,512,953
Vacant Land	218	-16.5%	18,586,960	-23.6%	261	24,328,664
<b>Total All Sales</b>	<b>2,527</b>	<b>.7%</b>	<b>643,744,215</b>	<b>7.9%</b>	<b>2,510</b>	<b>596,571,497</b>

<b>Stats based on CLOSED Sales</b>	<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	260,754	246,548	5.8%	272,718	253,990	7.4%
Avg Sale Overall	245,748	226,660	8.4%	254,746	237,678	7.2%

**December Pending Sales**

	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	Avg DOM
Residential	129	-4.4%	32,898,980	-1.5%	52	44
Multi-Family	6	100.0%	889,800	49.3%	70	35
Vacant Land	5	-73.7%	387,100	-86.9%	87	97
Total All Sales	140	-10.8%	34,175,880	-7.5%		

**Year-to-Date PENDING Sales**

	2025			2024		
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	2,375	3.6%	647,665,377	9.8%	2,293	589,818,059
Multi-Family	77	24.2%	15,728,235	-8.3%	62	17,144,703
Vacant Land	240	-19.7%	21,475,299	-25.6%	299	28,875,787
Total All Sales	2,692	1.4%	684,868,911	7.7%	2,654	635,838,549

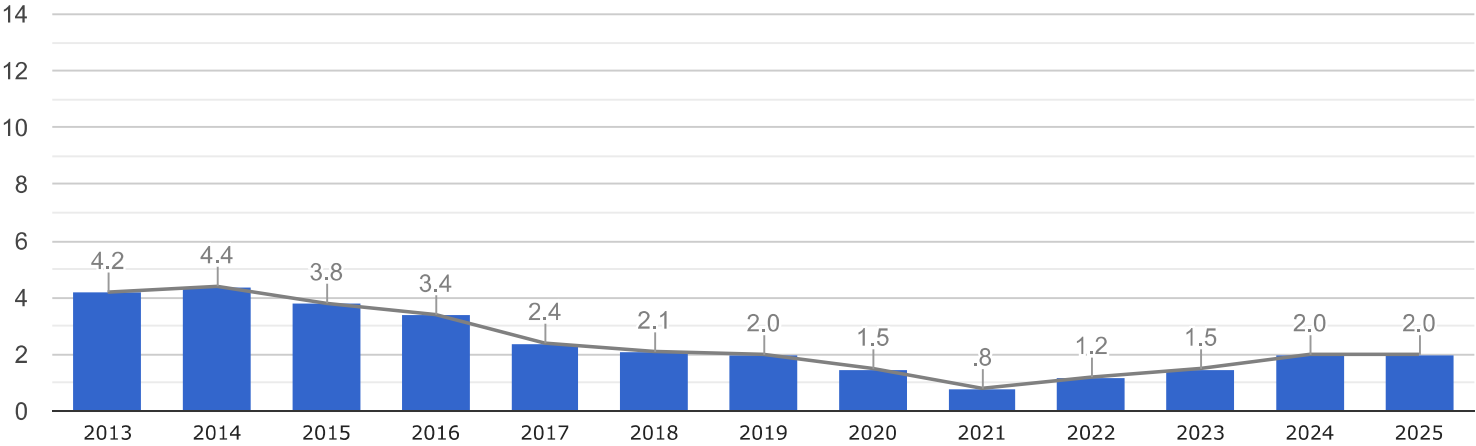
**Stats based on PENDING Sales**

	December			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	255,031	247,436	3.1%	272,701	257,225	6.0%
Avg Sale Overall	244,113	235,405	3.7%	254,409	239,577	6.2%

# 2025 Sales of Residential Single Family Homes by Price Class

	December				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	2	1.2	4	3.1	6	.3	12	.5
20,000 to 29,999	2	1.2	1	.8	12	.5	10	.4
30,000 to 39,999	0	.0	0	.0	19	.8	15	.6
40,000 to 49,999	2	1.2	0	.0	22	1.0	22	.9
50,000 to 59,999	5	2.9	3	2.3	24	1.1	21	.9
60,000 to 69,999	3	1.7	2	1.6	27	1.2	27	1.1
70,000 to 79,999	4	2.3	4	3.1	25	1.1	28	1.2
80,000 to 89,999	0	.0	1	.8	27	1.2	33	1.4
90,000 to 99,999	3	1.7	4	3.1	34	1.5	44	1.9
100,000 to 119,999	5	2.9	2	1.6	82	3.7	77	3.2
120,000 to 139,999	8	4.7	4	3.1	90	4.0	108	4.5
140,000 to 159,999	11	6.4	6	4.7	135	6.0	137	5.8
160,000 to 179,999	8	4.7	12	9.3	151	6.7	173	7.3
180,000 to 199,999	11	6.4	5	3.9	147	6.6	173	7.3
200,000 to 249,999	41	23.8	23	17.8	393	17.5	413	17.4
250,000 to 299,999	20	11.6	18	14.0	322	14.4	346	14.6
300,000 to 399,999	27	15.7	27	20.9	412	18.4	411	17.3
400,000 to 499,999	9	5.2	6	4.7	151	6.7	159	6.7
500,000 to 599,999	6	3.5	3	2.3	72	3.2	76	3.2
600,000 to 699,999	0	.0	2	1.6	43	1.9	37	1.6
700,000 to 799,999	1	.6	0	.0	9	.4	14	.6
800,000 to 899,999	0	.0	0	.0	8	.4	7	.3
900,000 to 999,999	0	.0	0	.0	6	.3	7	.3
1,000,000 or over	4	2.3	2	1.6	24	1.1	25	1.1

Avg Months of Inventory



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

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