

Greater Regional Alliance of REALTORS®

Comparative Activity Report

February 2026

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

| February New Listings | 2026 | 2025 | % Chg | Current Listings | Avg DOM |
|-----------------------|------|------|--------|------------------|----------------|
| Residential | 111 | 96 | 15.6% | Residential | 170 91 |
| Multi-Family | 0 | 2 | .0% | Multi-Family | 2 200 |
| Vacant Land | 20 | 24 | -16.7% | Vacant Land | 159 195 |
| | | | | Total | |
| | | | | 331 | |

| YTD New Listings | 2026 | 2025 | % Chg |
|------------------|------|------|--------|
| Residential | 198 | 173 | 14.5% |
| Multi-Family | 2 | 3 | -33.3% |
| Vacant Land | 48 | 55 | -12.7% |

Months of Inventory of Homes Based on Pending Sales 1.6

| February CLOSED Sales | 2026 | | | 2025 | | | | |
|-----------------------|-------|--------|------------|-------|---------|-------|------------|---------|
| | Units | % Chg | Volume | % Chg | Avg DOM | Units | Volume | Avg DOM |
| Residential | 70 | 29.6% | 29,470,075 | 45.2% | 50 | 54 | 20,300,450 | 29 |
| Multi-Family | 0 | .0% | 0 | .0% | 0 | 0 | 0 | 0 |
| Vacant Land | 8 | -42.9% | 3,572,500 | 78.6% | 57 | 14 | 2,000,500 | 90 |
| Total All Sales | | | | | | 68 | 22,300,950 | |

| Year-to-Date CLOSED Sales | 2026 | | | 2025 | | | |
|---------------------------|-------|--------|------------|--------|--|-------|------------|
| | Units | % Chg | Volume | % Chg | | Units | Volume |
| Residential | 151 | 11.0% | 58,721,672 | -14.8% | | 136 | 68,907,522 |
| Multi-Family | 2 | .0% | 473,500 | -34.2% | | 2 | 720,000 |
| Vacant Land | 19 | -42.4% | 7,892,700 | 49.0% | | 33 | 5,298,525 |
| Total All Sales | | | | | | 171 | 74,926,047 |

| Stats based on CLOSED Sales | February | | | YEAR-TO-DATE | | |
|-----------------------------|----------|---------|-------|--------------|---------|--------|
| | 2026 | 2025 | % Chg | 2026 | 2025 | % Chg |
| Avg Home Sale | 421,001 | 375,934 | 12.0% | 388,885 | 506,673 | -23.2% |
| Avg Sale Overall | 423,623 | 327,955 | 29.2% | 390,046 | 438,164 | -11.0% |

February Pending Sales

| | 2026 | | | 2025 | | | | |
|------------------------|------------|--------------|-------------------|--------------|---------|------------|-------------------|---------|
| | Units | % Chg | Volume | % Chg | Avg DOM | Units | Volume | Avg DOM |
| Residential | 107 | 37.2% | 42,146,639 | 30.4% | 34 | 78 | 32,318,762 | 46 |
| Multi-Family | 0 | .0% | 0 | .0% | 0 | 1 | 1,100,000 | 35 |
| Vacant Land | 16 | -30.4% | 3,699,300 | -3.1% | 75 | 23 | 3,816,135 | 114 |
| Total All Sales | 123 | 20.6% | 45,845,939 | 23.1% | | 102 | 37,234,897 | |

Year-to-Date PENDING Sales

| | 2026 | | | 2025 | |
|------------------------|------------|--------------|-------------------|------------|-------------------|
| | Units | % Chg | Volume | Units | Volume |
| Residential | 177 | 21.2% | 68,359,703 | 146 | 58,404,432 |
| Multi-Family | 2 | 100.0% | 498,500 | 1 | 1,100,000 |
| Vacant Land | 29 | -29.3% | 14,856,700 | 41 | 7,177,342 |
| Total All Sales | 208 | 10.6% | 83,714,903 | 188 | 66,681,774 |

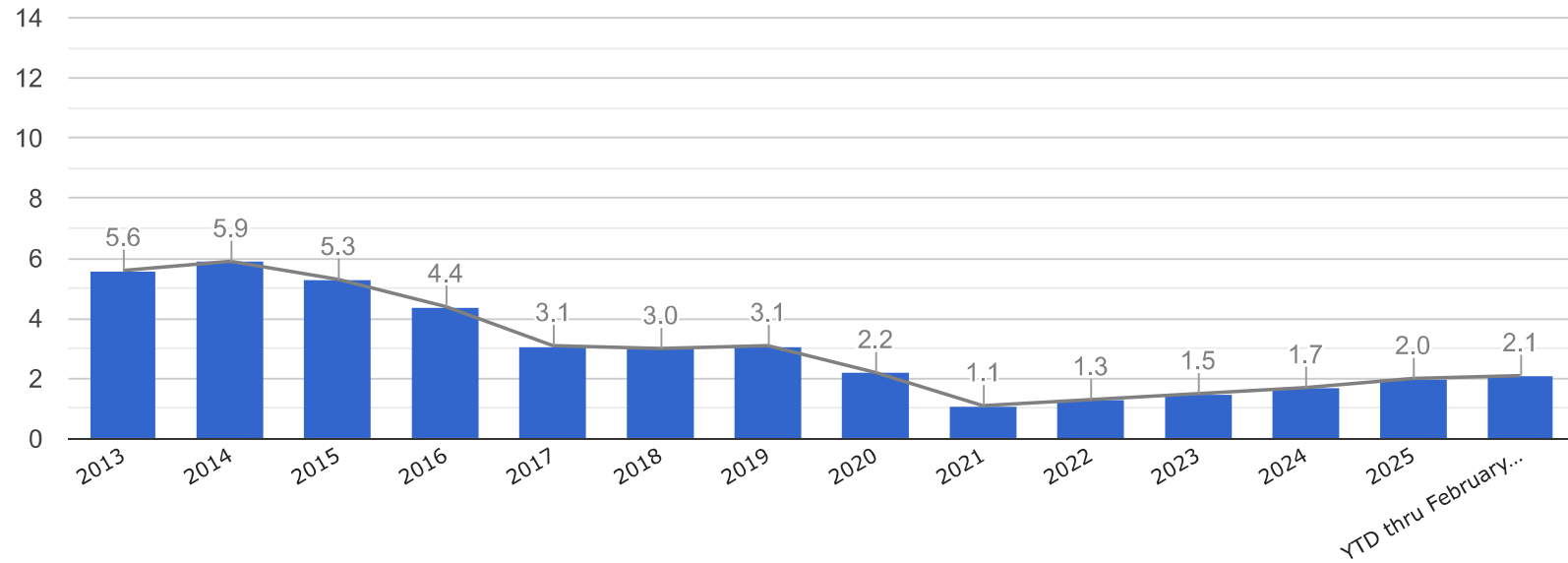
Stats based on PENDING Sales

| | February | | | YEAR-TO-DATE | | |
|------------------|----------|---------|-------|--------------|---------|-------|
| | 2026 | 2025 | % Chg | 2026 | 2025 | % Chg |
| Avg Home Sale | 393,894 | 414,343 | -4.9% | 386,213 | 400,030 | -3.5% |
| Avg Sale Overall | 372,731 | 365,048 | 2.1% | 402,475 | 354,690 | 13.5% |

2026 Sales of Residential Single Family Homes by Price Class

| | February | | | | YTD | | | |
|--------------------|----------|------|---------|------|--------|------|---------|------|
| | Closed | % | Pending | % | Closed | % | Pending | % |
| Under to 19,999 | 0 | .0 | 0 | .0 | 0 | .0 | 0 | .0 |
| 20,000 to 29,999 | 0 | .0 | 0 | .0 | 1 | .7 | 0 | .0 |
| 30,000 to 39,999 | 1 | 1.4 | 0 | .0 | 1 | .7 | 1 | .6 |
| 40,000 to 49,999 | 0 | .0 | 1 | .9 | 1 | .7 | 2 | 1.1 |
| 50,000 to 59,999 | 0 | .0 | 0 | .0 | 0 | .0 | 1 | .6 |
| 60,000 to 69,999 | 0 | .0 | 0 | .0 | 1 | .7 | 1 | .6 |
| 70,000 to 79,999 | 1 | 1.4 | 0 | .0 | 1 | .7 | 0 | .0 |
| 80,000 to 89,999 | 0 | .0 | 1 | .9 | 3 | 2.0 | 1 | .6 |
| 90,000 to 99,999 | 0 | .0 | 1 | .9 | 2 | 1.3 | 1 | .6 |
| 100,000 to 119,999 | 0 | .0 | 0 | .0 | 0 | .0 | 0 | .0 |
| 120,000 to 139,999 | 1 | 1.4 | 0 | .0 | 2 | 1.3 | 0 | .0 |
| 140,000 to 159,999 | 3 | 4.3 | 5 | 4.7 | 5 | 3.3 | 6 | 3.4 |
| 160,000 to 179,999 | 1 | 1.4 | 3 | 2.8 | 2 | 1.3 | 6 | 3.4 |
| 180,000 to 199,999 | 2 | 2.9 | 3 | 2.8 | 2 | 1.3 | 4 | 2.3 |
| 200,000 to 249,999 | 8 | 11.4 | 15 | 14.0 | 19 | 12.6 | 24 | 13.6 |
| 250,000 to 299,999 | 4 | 5.7 | 17 | 15.9 | 10 | 6.6 | 26 | 14.7 |
| 300,000 to 399,999 | 26 | 37.1 | 24 | 22.4 | 58 | 38.4 | 49 | 27.7 |
| 400,000 to 499,999 | 8 | 11.4 | 15 | 14.0 | 14 | 9.3 | 24 | 13.6 |
| 500,000 to 599,999 | 6 | 8.6 | 7 | 6.5 | 13 | 8.6 | 12 | 6.8 |
| 600,000 to 699,999 | 3 | 4.3 | 5 | 4.7 | 5 | 3.3 | 6 | 3.4 |
| 700,000 to 799,999 | 1 | 1.4 | 2 | 1.9 | 3 | 2.0 | 3 | 1.7 |
| 800,000 to 899,999 | 1 | 1.4 | 2 | 1.9 | 3 | 2.0 | 2 | 1.1 |
| 900,000 to 999,999 | 2 | 2.9 | 3 | 2.8 | 2 | 1.3 | 4 | 2.3 |
| 1,000,000 or over | 2 | 2.9 | 3 | 2.8 | 3 | 2.0 | 4 | 2.3 |

Avg Months of Inventory



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

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