

Greater Regional Alliance of REALTORS®

Comparative Activity Report

February 2026

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).

February New Listings	2026	2025	% Chg	Current Listings	Avg DOM	
Residential	686	709	-3.2%	Residential	906	73
Multi-Family	33	36	-8.3%	Multi-Family	44	94
Vacant Land	48	81	-40.7%	Vacant Land	363	198
YTD New Listings				Total	1,313	
Residential	1,234	1,431	-13.8%			
Multi-Family	48	65	-26.2%			
Vacant Land	123	151	-18.5%			

Months of Inventory of Homes Based on Pending Sales 1.3

February CLOSED Sales	2026			2025				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	589	-5.3%	216,432,463	-3.8%	37	622	224,867,810	36
Multi-Family	13	-27.8%	5,498,499	-11.4%	69	18	6,203,600	63
Vacant Land	24	-17.2%	6,222,300	8.2%	110	29	5,751,180	88
Total All Sales	626	-6.4%	228,153,262	-3.7%		669	236,822,590	

Year-to-Date CLOSED Sales	2026			2025			
	Units	% Chg	Volume	% Chg		Units	Volume
Residential	1,110	-4.6%	401,473,780	-2.6%		1,163	412,051,517
Multi-Family	35	-7.9%	14,673,499	17.8%		38	12,458,500
Vacant Land	60	-15.5%	12,532,550	27.5%		71	9,831,790
Total All Sales	1,205	-5.3%	428,679,829	-1.3%		1,272	434,341,807

Stats based on CLOSED Sales

	February			YEAR-TO-DATE		
	2026	2025	% Chg	2026	2025	% Chg
Avg Home Sale	367,457	361,524	1.6%	361,688	354,301	2.1%
Avg Sale Overall	364,462	353,995	3.0%	355,751	341,464	4.2%

February Pending Sales

	2026			2025				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	675	-1.6%	256,580,860	1.6%	38	686	252,656,070	36
Multi-Family	26	-13.3%	8,374,298	-22.2%	42	30	10,767,700	37
Vacant Land	31	-43.6%	6,707,600	-50.4%	95	55	13,511,460	98
Total All Sales	732	-5.1%	271,662,758	-1.9%		771	276,935,230	

Year-to-Date PENDING Sales

	2026			2025		
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	1,309	-5.0%	496,091,551	-.4%	1,378	498,005,435
Multi-Family	41	-28.1%	14,189,273	-30.1%	57	20,306,999
Vacant Land	67	-25.6%	13,530,499	-32.0%	90	19,883,920
Total All Sales	1,417	-7.1%	523,811,323	-2.7%	1,525	538,196,354

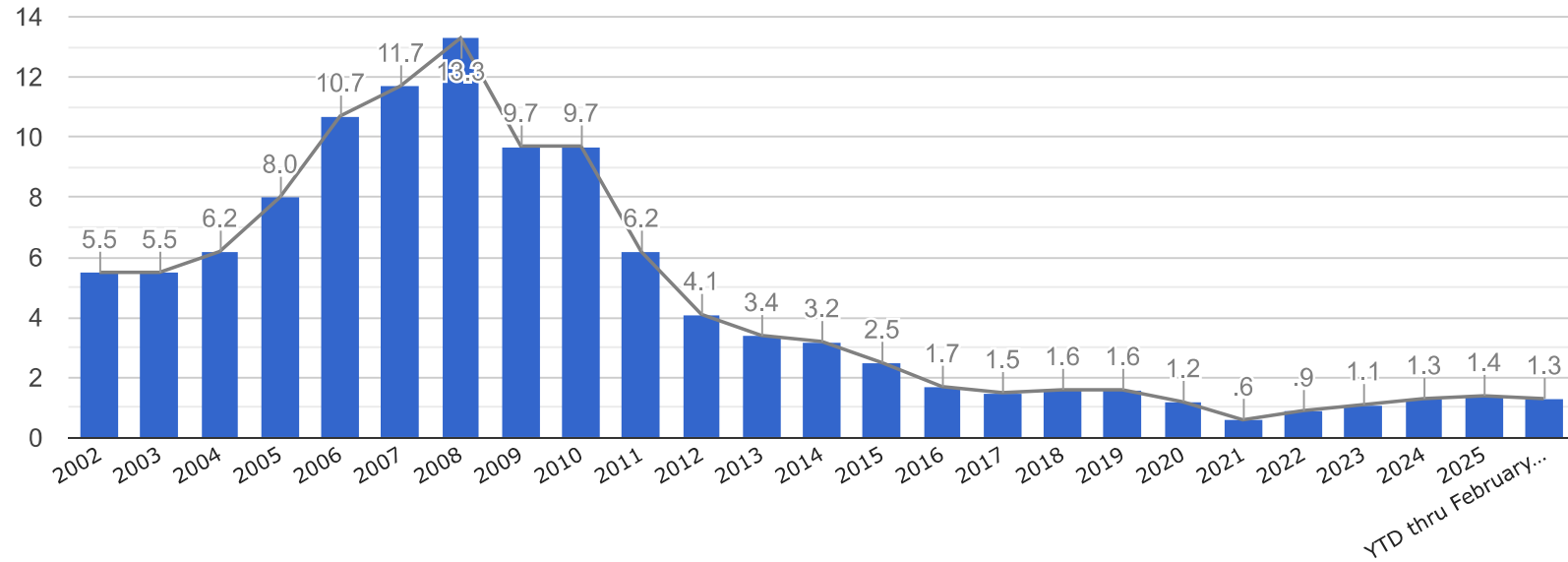
Stats based on PENDING Sales

	February			YEAR-TO-DATE		
	2026	2025	% Chg	2026	2025	% Chg
Avg Home Sale	380,120	368,303	3.2%	378,985	361,397	4.9%
Avg Sale Overall	371,124	359,190	3.3%	369,662	352,916	4.7%

2026 Sales of Residential Single Family Homes by Price Class

	February				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	2	.2	0	.0
20,000 to 29,999	2	.3	2	.3	2	.2	4	.3
30,000 to 39,999	1	.2	0	.0	4	.4	2	.2
40,000 to 49,999	3	.5	3	.4	5	.5	5	.4
50,000 to 59,999	2	.3	2	.3	3	.3	5	.4
60,000 to 69,999	1	.2	2	.3	3	.3	4	.3
70,000 to 79,999	2	.3	1	.1	3	.3	2	.2
80,000 to 89,999	1	.2	0	.0	5	.5	3	.2
90,000 to 99,999	1	.2	3	.4	3	.3	3	.2
100,000 to 119,999	1	.2	1	.1	6	.5	2	.2
120,000 to 139,999	4	.7	4	.6	10	.9	8	.6
140,000 to 159,999	10	1.7	11	1.6	17	1.5	19	1.5
160,000 to 179,999	17	2.9	19	2.8	38	3.4	38	2.9
180,000 to 199,999	26	4.4	23	3.4	36	3.2	51	3.9
200,000 to 249,999	85	14.4	78	11.6	162	14.6	167	12.8
250,000 to 299,999	94	16.0	103	15.3	171	15.4	208	15.9
300,000 to 399,999	160	27.2	203	30.1	302	27.2	360	27.5
400,000 to 499,999	72	12.2	103	15.3	147	13.2	201	15.4
500,000 to 599,999	49	8.3	57	8.4	88	7.9	101	7.7
600,000 to 699,999	17	2.9	26	3.9	38	3.4	50	3.8
700,000 to 799,999	17	2.9	8	1.2	29	2.6	24	1.8
800,000 to 899,999	11	1.9	9	1.3	16	1.4	17	1.3
900,000 to 999,999	5	.8	5	.7	7	.6	13	1.0
1,000,000 or over	8	1.4	12	1.8	13	1.2	22	1.7

Avg Months of Inventory



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

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