

Greater Regional Alliance of REALTORS®

Comparative Activity Report

February 2026

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

February New Listings	2026	2025	% Chg	Current Listings	Avg DOM	
Residential	494	502	-1.6%	Residential	597	78
Multi-Family	30	31	-3.2%	Multi-Family	40	88
Vacant Land	26	34	-23.5%	Vacant Land	203	194
				Total		
YTD New Listings					840	
Residential	997	995	.2%			
Multi-Family	46	52	-11.5%			
Vacant Land	68	86	-20.9%			

Months of Inventory of Homes Based on Pending Sales 1.2

February CLOSED Sales				2026			2025		
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM	
Residential	445	-2.8%	170,592,011	-1.5%	37	458	173,136,538	35	
Multi-Family	11	-38.9%	5,043,499	-18.7%	58	18	6,203,600	63	
Vacant Land	15	25.0%	3,089,400	31.3%	118	12	2,353,780	114	
Total All Sales						488	181,693,918		

Year-to-Date CLOSED Sales				2026			2025	
	Units	% Chg	Volume	% Chg			Units	Volume
Residential	835	-.2%	312,222,272	.7%			837	310,097,125
Multi-Family	32	-8.6%	13,888,499	20.1%			35	11,568,500
Vacant Land	31	-3.1%	7,292,350	.8%			32	7,234,730
Total All Sales						904	328,900,355	

Stats based on CLOSED Sales	February			YEAR-TO-DATE		
	2026	2025	% Chg	2026	2025	% Chg
Avg Home Sale	383,353	378,027	1.4%	373,919	370,486	.9%
Avg Sale Overall	379,458	372,324	1.9%	371,273	363,828	2.0%

February Pending Sales

	2026			2025				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	495	1.4%	195,879,014	2.7%	37	488	190,713,066	32
Multi-Family	20	-20.0%	6,953,699	-21.4%	26	25	8,847,800	39
Vacant Land	22	-31.3%	4,373,100	-53.2%	77	32	9,349,710	85
Total All Sales	537	-1.5%	207,205,813	-8%		545	208,910,576	

Year-to-Date PENDING Sales

	2026			2025	
	Units	% Chg	Volume	% Chg	Volume
Residential	972	-1.6%	381,022,143	2.0%	373,386,610
Multi-Family	34	-30.6%	12,548,674	-30.1%	17,947,199
Vacant Land	40	-23.1%	8,522,100	-36.7%	13,463,210
Total All Sales	1,046	-3.9%	402,092,917	-.7%	404,797,019

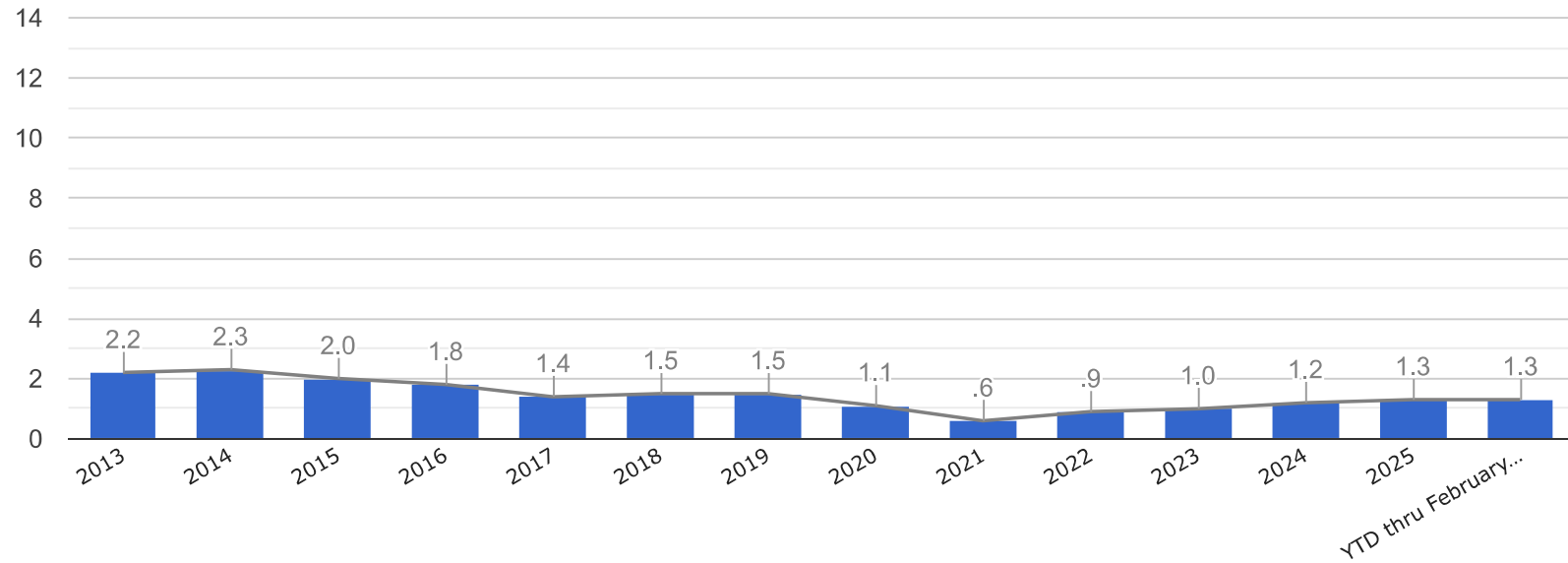
Stats based on PENDING Sales

	February			YEAR-TO-DATE		
	2026	2025	% Chg	2026	2025	% Chg
Avg Home Sale	395,715	390,805	1.3%	391,998	377,922	3.7%
Avg Sale Overall	385,858	383,322	.7%	384,410	371,714	3.4%

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	0	.0	1	.2	0	.0	2	.2
30,000 to 39,999	0	.0	0	.0	2	.2	0	.0
40,000 to 49,999	2	.4	0	.0	3	.4	0	.0
50,000 to 59,999	1	.2	2	.4	1	.1	4	.4
60,000 to 69,999	1	.2	2	.4	3	.4	3	.3
70,000 to 79,999	1	.2	1	.2	1	.1	1	.1
80,000 to 89,999	0	.0	0	.0	2	.2	1	.1
90,000 to 99,999	0	.0	1	.2	1	.1	1	.1
100,000 to 119,999	0	.0	0	.0	4	.5	1	.1
120,000 to 139,999	2	.4	2	.4	7	.8	5	.5
140,000 to 159,999	4	.9	8	1.6	8	1.0	11	1.1
160,000 to 179,999	9	2.0	9	1.8	19	2.3	18	1.9
180,000 to 199,999	16	3.6	10	2.0	24	2.9	30	3.1
200,000 to 249,999	67	15.1	55	11.1	124	14.9	121	12.4
250,000 to 299,999	77	17.3	79	16.0	133	15.9	165	17.0
300,000 to 399,999	114	25.6	157	31.7	226	27.1	280	28.8
400,000 to 499,999	63	14.2	76	15.4	124	14.9	150	15.4
500,000 to 599,999	38	8.5	43	8.7	65	7.8	77	7.9
600,000 to 699,999	14	3.1	20	4.0	30	3.6	37	3.8
700,000 to 799,999	16	3.6	5	1.0	27	3.2	19	2.0
800,000 to 899,999	9	2.0	8	1.6	11	1.3	15	1.5
900,000 to 999,999	4	.9	4	.8	6	.7	10	1.0
1,000,000 or over	7	1.6	12	2.4	12	1.4	21	2.2

Avg Months of Inventory



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

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