

# Greater Regional Alliance of REALTORS®

## Comparative Activity Report

### February 2026

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

| February New Listings | 2026 | 2025 | % Chg  | Current Listings | Avg DOM    |
|-----------------------|------|------|--------|------------------|------------|
| Residential           | 169  | 159  | 6.3%   | Residential      | 327    161 |
| Multi-Family          | 3    | 3    | .0%    | Multi-Family     | 15    117  |
| Vacant Land           | 18   | 25   | -28.0% | Vacant Land      | 152    273 |
|                       |      |      |        | Total            | 494        |
| <br>                  |      |      |        |                  |            |
| YTD New Listings      | 2026 | 2025 | % Chg  |                  |            |
| Residential           | 328  | 325  | .9%    |                  |            |
| Multi-Family          | 12   | 12   | .0%    |                  |            |
| Vacant Land           | 50   | 48   | 4.2%   |                  |            |

Months of Inventory of Homes Based on Pending Sales 1.9

| February CLOSED Sales | 2026  |        |            | 2025   |         |       |            |         |
|-----------------------|-------|--------|------------|--------|---------|-------|------------|---------|
|                       | Units | % Chg  | Volume     | % Chg  | Avg DOM | Units | Volume     | Avg DOM |
| Residential           | 132   | -13.7% | 35,965,112 | -17.6% | 51      | 153   | 43,624,713 | 52      |
| Multi-Family          | 8     | 100.0% | 1,443,400  | 78.6%  | 78      | 4     | 808,300    | 2       |
| Vacant Land           | 6     | -50.0% | 399,650    | -65.5% | 44      | 12    | 1,158,300  | 91      |
| Total All Sales       | 146   | -13.6% | 37,808,162 | -17.1% |         | 169   | 45,591,313 |         |

| Year-to-Date CLOSED Sales | 2026  |        |            | 2025   |     |            |  |
|---------------------------|-------|--------|------------|--------|-----|------------|--|
|                           | Units | % Chg  | Volume     | % Chg  |     |            |  |
| Residential               | 251   | -11.9% | 67,631,357 | -9.3%  | 285 | 74,601,656 |  |
| Multi-Family              | 10    | 100.0% | 1,698,400  | 70.1%  | 5   | 998,200    |  |
| Vacant Land               | 13    | -48.0% | 1,512,650  | -34.2% | 25  | 2,299,880  |  |
| Total All Sales           | 274   | -13.0% | 70,842,407 | -9.1%  | 315 | 77,899,736 |  |

| Stats based on CLOSED Sales | February |         |       | YEAR-TO-DATE |         |       |
|-----------------------------|----------|---------|-------|--------------|---------|-------|
|                             | 2026     | 2025    | % Chg | 2026         | 2025    | % Chg |
| Avg Home Sale               | 272,463  | 285,129 | -4.4% | 269,448      | 261,760 | 2.9%  |
| Avg Sale Overall            | 258,960  | 269,771 | -4.0% | 258,549      | 247,301 | 4.5%  |

**February Pending Sales**

|                 | 2026  |       |            | 2025   |         |       |            |         |
|-----------------|-------|-------|------------|--------|---------|-------|------------|---------|
|                 | Units | % Chg | Volume     | % Chg  | Avg DOM | Units | Volume     | Avg DOM |
| Residential     | 175   | -1.1% | 42,554,048 | -2.0%  | 52      | 177   | 43,443,292 | 48      |
| Multi-Family    | 2     | .0%   | 523,000    | 63.4%  | 36      | 2     | 320,000    | 176     |
| Vacant Land     | 13    | -7.1% | 755,800    | -35.3% | 48      | 14    | 1,168,050  | 121     |
| Total All Sales | 190   | -1.6% | 43,832,848 | -2.4%  |         | 193   | 44,931,342 |         |

**Year-to-Date PENDING Sales**

|                 | 2026  |        |            | 2025   |       |            |
|-----------------|-------|--------|------------|--------|-------|------------|
|                 | Units | % Chg  | Volume     | % Chg  | Units | Volume     |
| Residential     | 327   | -2.1%  | 87,047,248 | 3.3%   | 334   | 84,266,453 |
| Multi-Family    | 8     | 33.3%  | 1,486,200  | 31.6%  | 6     | 1,129,700  |
| Vacant Land     | 24    | -11.1% | 1,996,350  | -20.4% | 27    | 2,507,240  |
| Total All Sales | 359   | -2.2%  | 90,529,798 | 3.0%   | 367   | 87,903,393 |

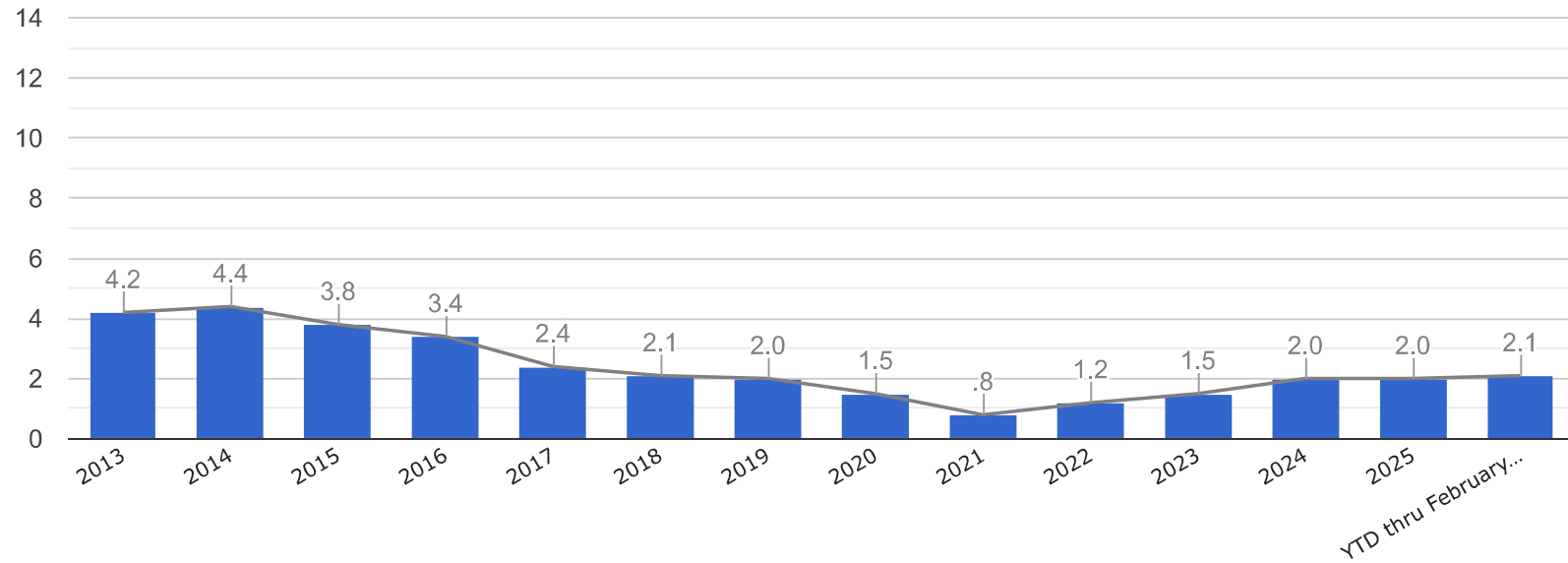
**Stats based on PENDING Sales**

|                  | February |         |       | YEAR-TO-DATE |         |       |
|------------------|----------|---------|-------|--------------|---------|-------|
|                  | 2026     | 2025    | % Chg | 2026         | 2025    | % Chg |
| Avg Home Sale    | 243,166  | 245,442 | -0.9% | 266,200      | 252,295 | 5.5%  |
| Avg Sale Overall | 230,699  | 232,805 | -0.9% | 252,172      | 239,519 | 5.3%  |

**2026 Sales of Residential Single Family Homes by Price Class**

|                    | February |      |         |      | YTD    |      |         |      |
|--------------------|----------|------|---------|------|--------|------|---------|------|
|                    | Closed   | %    | Pending | %    | Closed | %    | Pending | %    |
| Under to 19,999    | 1        | .8   | 0       | .0   | 2      | .8   | 1       | .3   |
| 20,000 to 29,999   | 2        | 1.5  | 0       | .0   | 2      | .8   | 2       | .6   |
| 30,000 to 39,999   | 1        | .8   | 2       | 1.1  | 1      | .4   | 2       | .6   |
| 40,000 to 49,999   | 1        | .8   | 2       | 1.1  | 1      | .4   | 3       | .9   |
| 50,000 to 59,999   | 1        | .8   | 5       | 2.9  | 2      | .8   | 6       | 1.8  |
| 60,000 to 69,999   | 1        | .8   | 6       | 3.4  | 2      | .8   | 6       | 1.8  |
| 70,000 to 79,999   | 0        | .0   | 3       | 1.7  | 3      | 1.2  | 5       | 1.5  |
| 80,000 to 89,999   | 0        | .0   | 1       | .6   | 1      | .4   | 3       | .9   |
| 90,000 to 99,999   | 0        | .0   | 6       | 3.4  | 1      | .4   | 7       | 2.1  |
| 100,000 to 119,999 | 3        | 2.3  | 3       | 1.7  | 7      | 2.8  | 5       | 1.5  |
| 120,000 to 139,999 | 5        | 3.8  | 5       | 2.9  | 10     | 4.0  | 13      | 4.0  |
| 140,000 to 159,999 | 6        | 4.5  | 8       | 4.6  | 10     | 4.0  | 16      | 4.9  |
| 160,000 to 179,999 | 8        | 6.1  | 10      | 5.7  | 23     | 9.2  | 15      | 4.6  |
| 180,000 to 199,999 | 12       | 9.1  | 21      | 12.0 | 19     | 7.6  | 37      | 11.3 |
| 200,000 to 249,999 | 22       | 16.7 | 25      | 14.3 | 42     | 16.7 | 56      | 17.1 |
| 250,000 to 299,999 | 26       | 19.7 | 29      | 16.6 | 49     | 19.5 | 54      | 16.5 |
| 300,000 to 399,999 | 21       | 15.9 | 37      | 21.1 | 40     | 15.9 | 56      | 17.1 |
| 400,000 to 499,999 | 9        | 6.8  | 7       | 4.0  | 17     | 6.8  | 21      | 6.4  |
| 500,000 to 599,999 | 10       | 7.6  | 4       | 2.3  | 13     | 5.2  | 10      | 3.1  |
| 600,000 to 699,999 | 3        | 2.3  | 1       | .6   | 3      | 1.2  | 4       | 1.2  |
| 700,000 to 799,999 | 0        | .0   | 0       | .0   | 1      | .4   | 1       | .3   |
| 800,000 to 899,999 | 0        | .0   | 0       | .0   | 0      | .0   | 0       | .0   |
| 900,000 to 999,999 | 0        | .0   | 0       | .0   | 0      | .0   | 1       | .3   |
| 1,000,000 or over  | 0        | .0   | 0       | .0   | 2      | .8   | 3       | .9   |

# Avg Months of Inventory



Source: [grar.com](http://grar.com) (Greater Regional Alliance of REALTORS®)

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