

# Greater Regional Alliance of REALTORS®

## Comparative Activity Report

**May 2026**

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

<b>May New Listings</b>	<b>2026</b>	<b>2025</b>	<b>% Chg</b>	<b>Current Listings</b>	<b>Avg DOM</b>	
Residential	1,024	1,036	-1.2%	Residential	867	57
Multi-Family	47	44	6.8%	Multi-Family	57	96
Vacant Land	52	46	13.0%	Vacant Land	197	199
				Total	1,121	
<b>YTD New Listings</b>						
Residential	3,616	3,630	-.4%			
Multi-Family	163	161	1.2%			
Vacant Land	218	232	-6.0%			

Months of Inventory of Homes Based on Pending Sales 1.0

<b>May CLOSED Sales</b>				<b>2026</b>			<b>2025</b>		
	<b>Units</b>	<b>% Chg</b>	<b>Volume</b>	<b>% Chg</b>	<b>Avg DOM</b>	<b>Units</b>	<b>Volume</b>	<b>Avg DOM</b>	
Residential	718	-1.1%	316,108,187	3.4%	18	719	305,715,521	22	
Multi-Family	29	7.4%	10,060,400	-10.7%	21	27	11,260,665	39	
Vacant Land	15	-37.5%	2,862,200	-31.9%	51	24	4,200,607	178	
Total All Sales	762	-1.0%	329,030,787	2.4%		770	321,176,793		

<b>Year-to-Date CLOSED Sales</b>				<b>2026</b>			<b>2025</b>		
	<b>Units</b>	<b>% Chg</b>	<b>Volume</b>	<b>% Chg</b>		<b>Units</b>	<b>Volume</b>		
Residential	2,651	-1.4%	1,089,564,788	2.8%		2,689	1,059,420,849		
Multi-Family	93	-9.7%	35,603,799	-2.8%		103	36,637,165		
Vacant Land	91	-14.2%	21,935,924	9.0%		106	20,116,407		
Total All Sales	2,835	-2.2%	1,147,104,511	2.8%		2,898	1,116,174,421		

<b>Stats based on CLOSED Sales</b>	<b>May</b>			<b>YEAR-TO-DATE</b>		
	<b>2026</b>	<b>2025</b>	<b>% Chg</b>	<b>2026</b>	<b>2025</b>	<b>% Chg</b>
Avg Home Sale	440,262	425,195	3.5%	411,001	393,983	4.3%
Avg Sale Overall	431,799	417,113	3.5%	404,622	385,153	5.1%

**May Pending Sales**

	2026			2025				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	872	1.0%	386,005,349	2.8%	18	863	375,492,927	19
Multi-Family	34	3.0%	11,344,299	-10.2%	17	33	12,638,399	33
Vacant Land	21	-34.4%	5,896,800	-41.3%	24	32	10,051,898	77
<b>Total All Sales</b>	<b>927</b>	<b>-1.1%</b>	<b>403,246,448</b>	<b>1.3%</b>		<b>928</b>	<b>398,183,224</b>	

**Year-to-Date PENDING Sales**

	2026			2025		
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	3,216	-1.1%	1,349,403,368	5.0%	3,218	1,284,579,218
Multi-Family	116	-12.1%	41,103,373	-15.1%	132	48,415,698
Vacant Land	117	-14.0%	28,966,349	-10.8%	136	32,457,505
<b>Total All Sales</b>	<b>3,449</b>	<b>-1.1%</b>	<b>1,419,473,090</b>	<b>4.0%</b>	<b>3,486</b>	<b>1,365,452,421</b>

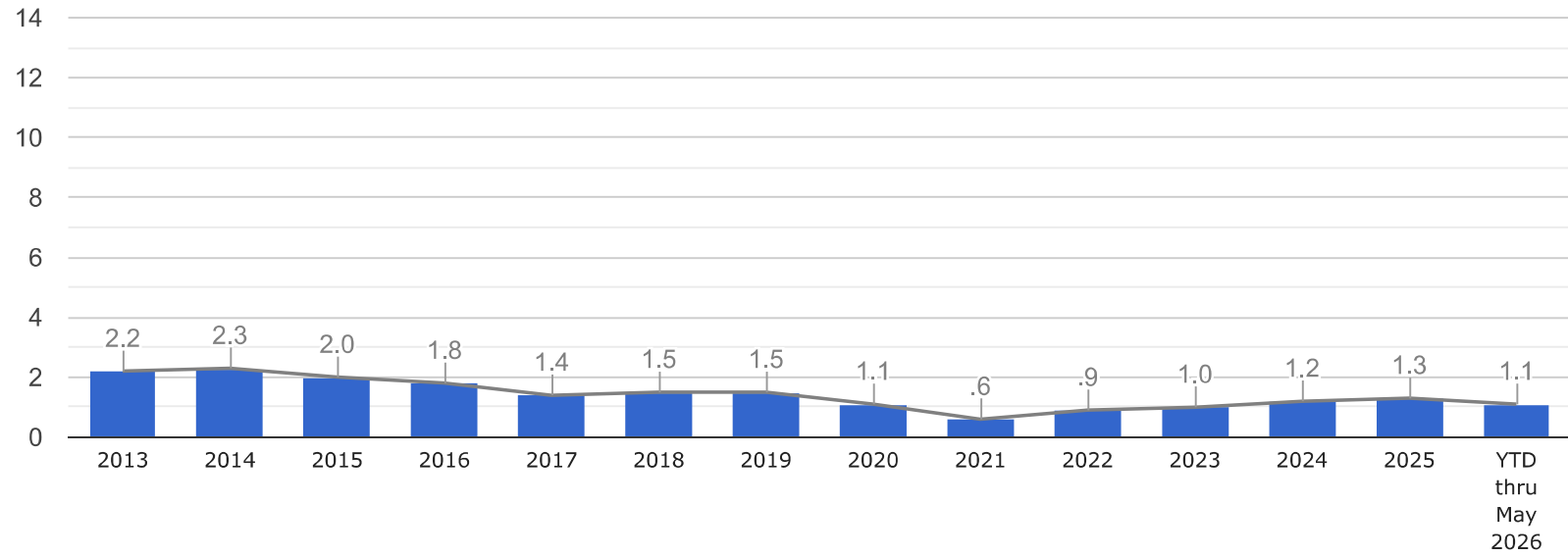
**Stats based on PENDING Sales**

	May			YEAR-TO-DATE		
	2026	2025	% Chg	2026	2025	% Chg
Avg Home Sale	442,667	435,102	1.7%	419,591	399,186	5.1%
Avg Sale Overall	435,002	429,077	1.4%	411,561	391,696	5.1%

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

	May				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	4	.2	2	.1
20,000 to 29,999	0	.0	0	.0	1	.0	2	.1
30,000 to 39,999	3	.4	3	.3	7	.3	6	.2
40,000 to 49,999	2	.3	3	.3	6	.2	3	.1
50,000 to 59,999	2	.3	0	.0	3	.1	5	.2
60,000 to 69,999	3	.4	1	.1	7	.3	10	.3
70,000 to 79,999	2	.3	4	.5	6	.2	11	.3
80,000 to 89,999	2	.3	2	.2	7	.3	5	.2
90,000 to 99,999	2	.3	3	.3	5	.2	8	.2
100,000 to 119,999	6	.8	4	.5	11	.4	8	.2
120,000 to 139,999	7	1.0	4	.5	18	.7	18	.6
140,000 to 159,999	6	.8	11	1.3	24	.9	36	1.1
160,000 to 179,999	10	1.4	10	1.1	51	1.9	47	1.5
180,000 to 199,999	9	1.3	13	1.5	45	1.7	82	2.5
200,000 to 249,999	68	9.5	99	11.4	305	11.5	388	12.1
250,000 to 299,999	100	13.9	128	14.7	393	14.8	520	16.2
300,000 to 399,999	214	29.8	230	26.4	774	29.2	885	27.5
400,000 to 499,999	113	15.7	145	16.6	422	15.9	500	15.5
500,000 to 599,999	55	7.7	81	9.3	214	8.1	265	8.2
600,000 to 699,999	40	5.6	34	3.9	112	4.2	131	4.1
700,000 to 799,999	21	2.9	29	3.3	79	3.0	82	2.5
800,000 to 899,999	13	1.8	17	1.9	50	1.9	62	1.9
900,000 to 999,999	11	1.5	16	1.8	34	1.3	39	1.2
1,000,000 or over	29	4.0	35	4.0	73	2.8	101	3.1

# Avg Months of Inventory



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

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