

Greater Regional Alliance of REALTORS®
Comparative Activity Report
July 2026

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

July New Listings	2026	2025	% Chg	Current Listings	Avg DOM	
Residential	125	85	47.1%	Residential	147	51
Multi-Family	1	3	-66.7%	Multi-Family	1	185
Vacant Land	21	22	-4.5%	Vacant Land	71	153
YTD New Listings				Total	219	
Residential	568	557	2.0%			
Multi-Family	7	21	-66.7%			
Vacant Land	111	110	.9%			

Months of Inventory of Homes Based on Pending Sales 1.8

July CLOSED Sales	2026			2025		
	Units	% Chg	Volume	% Chg	Avg DOM	
Residential	77	5.5%	24,082,430	21.5%	25	73
Multi-Family	3	50.0%	1,925,000	350.3%	8	2
Vacant Land	15	15.4%	1,435,500	59.1%	46	13
Total All Sales	95	8.0%	27,442,930	29.7%		88

Year-to-Date CLOSED Sales	2026			2025		
	Units	% Chg	Volume	% Chg		
Residential	371	-9.7%	107,261,867	1.3%	411	105,877,156
Multi-Family	8	.0%	3,035,200	73.0%	8	1,754,750
Vacant Land	49	-19.7%	4,486,950	-29.2%	61	6,333,426
Total All Sales	428	-10.8%	114,784,017	.7%	480	113,965,332

Stats based on CLOSED Sales	July			YEAR-TO-DATE		
	2026	2025	% Chg	2026	2025	% Chg
Avg Home Sale	312,759	271,605	15.2%	289,116	257,609	12.2%
Avg Sale Overall	288,873	240,420	20.2%	268,187	237,428	13.0%

July Pending Sales						2025		
	Units	% Chg	2026 Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	82	24.2%	23,262,991	13.1%	21	66	20,576,185	29
Multi-Family	2	.0%	1,760,000	.0%	7	0	0	0
Vacant Land	14	-17.6%	1,890,320	1.7%	33	17	1,858,700	40
Total All Sales	98	18.1%	26,913,311	20.0%		83	22,434,885	

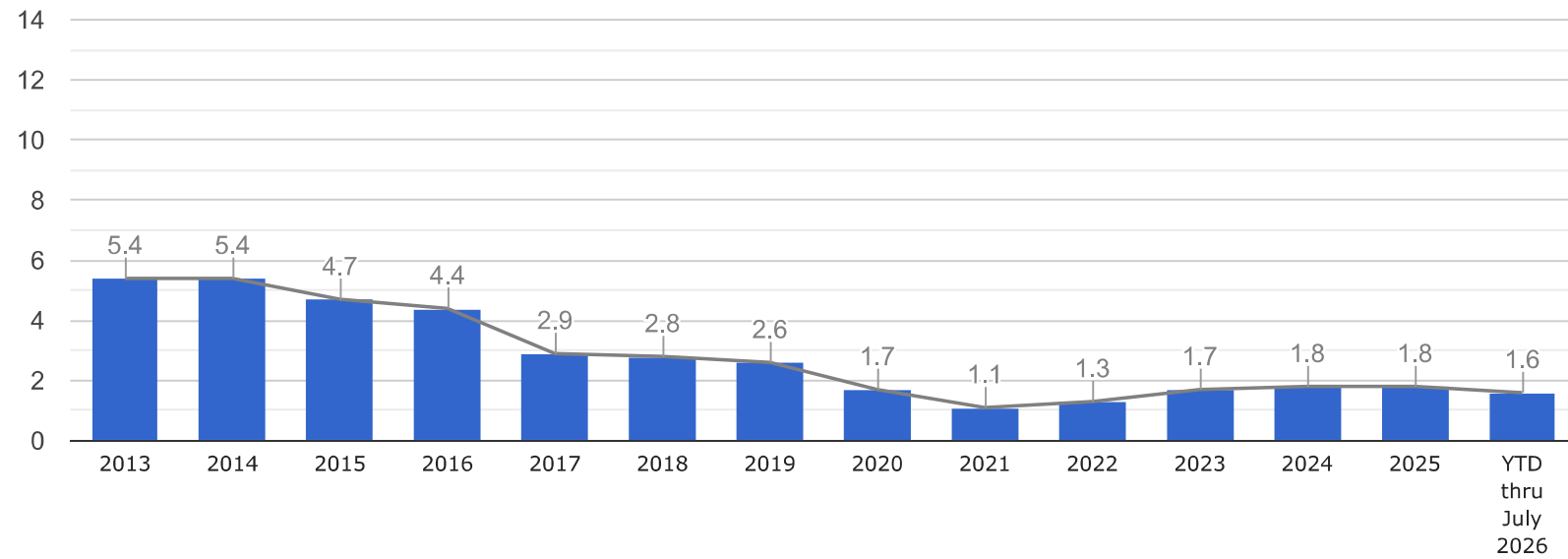
Year-to-Date PENDING Sales					2025	
	Units	% Chg	2026 Volume	% Chg	Units	Volume
Residential	431	-7.7%	124,996,957	2.6%	467	121,772,808
Multi-Family	8	-27.3%	3,126,099	23.0%	11	2,540,800
Vacant Land	66	-12.0%	6,315,200	-25.0%	75	8,417,141
Total All Sales	505	-8.7%	134,438,256	1.3%	553	132,730,749

Stats based on PENDING Sales						
	July			YEAR-TO-DATE		
	2026	2025	% Chg	2026	2025	% Chg
Avg Home Sale	283,695	311,760	-9.0%	290,016	260,755	11.2%
Avg Sale Overall	274,626	270,300	1.6%	266,214	240,019	10.9%

2026 Sales of Residential Single Family Homes by Price Class

	July				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	.3	1	.2
30,000 to 39,999	0	.0	0	.0	0	.0	1	.2
40,000 to 49,999	1	1.3	0	.0	6	1.6	2	.5
50,000 to 59,999	0	.0	0	.0	2	.5	4	.9
60,000 to 69,999	0	.0	0	.0	0	.0	1	.2
70,000 to 79,999	1	1.3	1	1.2	3	.8	2	.5
80,000 to 89,999	0	.0	0	.0	4	1.1	3	.7
90,000 to 99,999	1	1.3	0	.0	4	1.1	3	.7
100,000 to 119,999	0	.0	1	1.2	3	.8	3	.7
120,000 to 139,999	1	1.3	4	4.9	7	1.9	10	2.3
140,000 to 159,999	1	1.3	2	2.4	15	4.0	19	4.4
160,000 to 179,999	3	3.9	4	4.9	30	8.1	30	7.0
180,000 to 199,999	3	3.9	8	9.8	19	5.1	29	6.7
200,000 to 249,999	19	24.7	18	22.0	78	21.0	93	21.6
250,000 to 299,999	16	20.8	17	20.7	74	19.9	83	19.3
300,000 to 399,999	14	18.2	16	19.5	68	18.3	87	20.2
400,000 to 499,999	10	13.0	5	6.1	33	8.9	29	6.7
500,000 to 599,999	3	3.9	4	4.9	8	2.2	14	3.2
600,000 to 699,999	2	2.6	1	1.2	9	2.4	8	1.9
700,000 to 799,999	2	2.6	1	1.2	3	.8	4	.9
800,000 to 899,999	0	.0	0	.0	2	.5	2	.5
900,000 to 999,999	0	.0	0	.0	0	.0	1	.2
1,000,000 or over	0	.0	0	.0	2	.5	2	.5

Avg Months of Inventory



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

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