

Greater Regional Alliance of REALTORS®
Comparative Activity Report
August 2026

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

August New Listings	2026	2025	% Chg	Current Listings	Avg DOM	
Residential	104	87	19.5%	Residential	175	60
Multi-Family	0	1	.0%	Multi-Family	1	216
Vacant Land	8	15	-46.7%	Vacant Land	64	156
YTD New Listings				Total	240	
Residential	672	644	4.3%			
Multi-Family	7	22	-68.2%			
Vacant Land	119	125	-4.8%			

Months of Inventory of Homes Based on Pending Sales 2.5

August CLOSED Sales	2026			2025		
	Units	% Chg	Volume	% Chg	Avg DOM	
Residential	65	-11.0%	17,853,895	-17.3%	24	73
Multi-Family	0	.0%	0	.0%	0	1
Vacant Land	11	-26.7%	1,326,600	-20.1%	69	15
Total All Sales	76	-14.6%	19,180,495	-18.9%		89

Year-to-Date CLOSED Sales	2026			2025		
	Units	% Chg	Volume	% Chg		
Residential	436	-9.9%	125,115,762	-1.8%	484	127,473,403
Multi-Family	8	-11.1%	3,035,200	41.2%	9	2,149,750
Vacant Land	60	-21.1%	5,813,550	-27.3%	76	7,993,971
Total All Sales	504	-11.4%	133,964,512	-2.7%	569	137,617,124

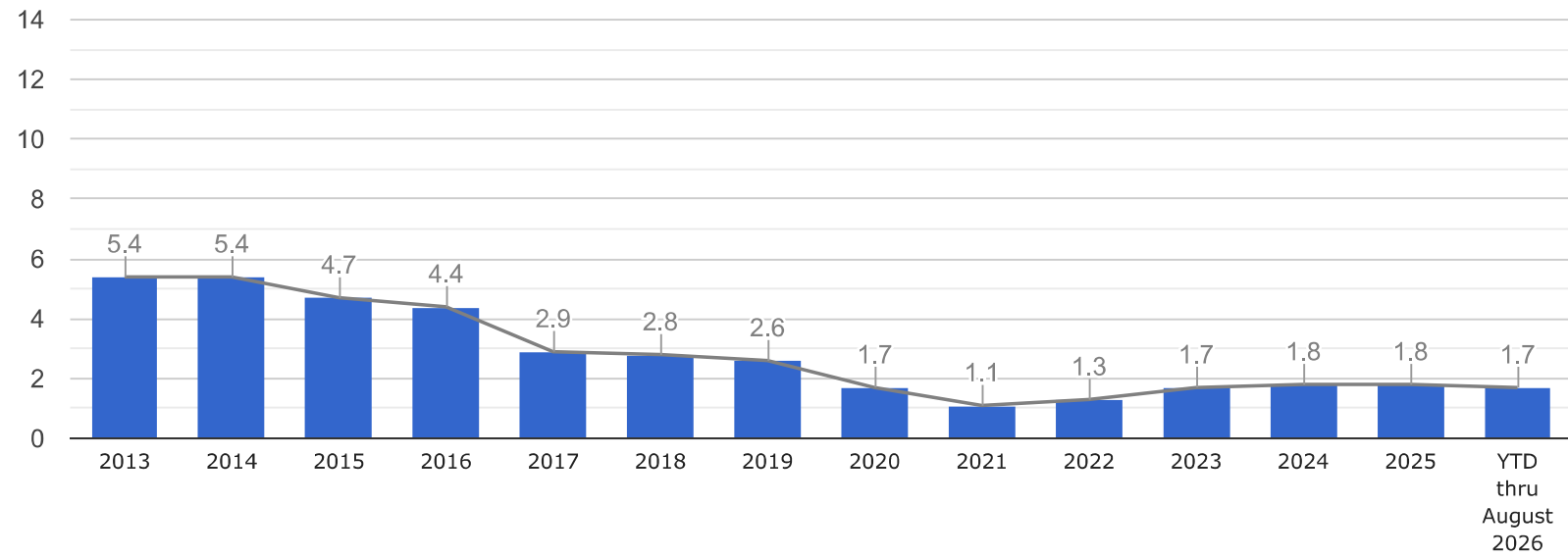
Stats based on CLOSED Sales	August			YEAR-TO-DATE		
	2026	2025	% Chg	2026	2025	% Chg
Avg Home Sale	274,675	295,839	-7.2%	286,963	263,375	9.0%
Avg Sale Overall	252,375	265,750	-5.0%	265,803	241,858	9.9%

August Pending Sales						2025		
	Units	% Chg	2026 Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	71	-15.5%	21,810,434	-3.2%	23	84	22,543,015	29
Multi-Family	0	.0%	0	.0%	0	2	480,000	24
Vacant Land	11	-21.4%	957,200	-26.9%	167	14	1,309,800	136
Total All Sales	82	-18.0%	22,767,634	-6.4%		100	24,332,815	
Year-to-Date PENDING Sales						2025		
	Units	% Chg	2026 Volume	% Chg		Units	Volume	
Residential	502	-8.9%	146,807,391	1.7%		551	144,315,823	
Multi-Family	8	-38.5%	3,126,099	3.5%		13	3,020,800	
Vacant Land	77	-13.5%	7,272,400	-25.2%		89	9,726,941	
Total All Sales	587	-10.1%	157,205,890	.1%		653	157,063,564	
Stats based on PENDING Sales								
	August			YEAR-TO-DATE				
	2026	2025	% Chg	2026	2025	% Chg		
Avg Home Sale	307,189	268,369	14.5%	292,445	261,916	11.7%		
Avg Sale Overall	277,654	243,328	14.1%	267,812	240,526	11.3%		

2026 Sales of Residential Single Family Homes by Price Class

	August				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	.2	1	.2
30,000 to 39,999	0	.0	0	.0	0	.0	1	.2
40,000 to 49,999	0	.0	0	.0	6	1.4	2	.4
50,000 to 59,999	1	1.5	0	.0	3	.7	4	.8
60,000 to 69,999	0	.0	1	1.4	0	.0	2	.4
70,000 to 79,999	0	.0	0	.0	3	.7	2	.4
80,000 to 89,999	0	.0	0	.0	4	.9	3	.6
90,000 to 99,999	0	.0	1	1.4	4	.9	4	.8
100,000 to 119,999	3	4.6	2	2.8	6	1.4	5	1.0
120,000 to 139,999	1	1.5	1	1.4	8	1.8	11	2.2
140,000 to 159,999	2	3.1	1	1.4	17	3.9	20	4.0
160,000 to 179,999	7	10.8	6	8.5	37	8.5	36	7.2
180,000 to 199,999	7	10.8	5	7.0	26	6.0	34	6.8
200,000 to 249,999	10	15.4	12	16.9	88	20.2	105	20.9
250,000 to 299,999	13	20.0	13	18.3	87	20.0	96	19.1
300,000 to 399,999	14	21.5	17	23.9	82	18.8	104	20.7
400,000 to 499,999	2	3.1	5	7.0	35	8.0	34	6.8
500,000 to 599,999	3	4.6	3	4.2	11	2.5	17	3.4
600,000 to 699,999	0	.0	1	1.4	9	2.1	9	1.8
700,000 to 799,999	1	1.5	1	1.4	4	.9	5	1.0
800,000 to 899,999	1	1.5	2	2.8	3	.7	4	.8
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	.4

Avg Months of Inventory



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

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