Greater Regional Alliance of REALTORS®
Comparative Activity Report
October 2026

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

October New Listings	2026	2025	% Chg
Residential	86	74	16.2%
Multi-Family	0	0	.0%
Vacant Land	10	14	-28.6%
YTD New Listings			
Residential	851	807	5.5%
Multi-Family	8	26	-69.2%
Vacant Land	141	150	-6.0%

Current Listings		Avg DOM
Residential	180	69
Multi-Family	1	277
Vacant Land	61	168
Total	242	

Months of Inventory of Homes Based on Pending Sales 2.9

October CLOSED Sales	2026					2025		
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	55	-23.6%	14,803,229	-21.4%	30	72	18,837,276	22
Multi-Family	1	.0%	135,000	-51.4%	4	1	278,000	2
Vacant Land	3	-66.7%	618,000	-33.9%	32	9	934,310	71
Total All Sales	59	-28.0%	15,556,229	-22.4%		82	20,049,586	

Year-to-Date CLOSED Sales	2026				2025	
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	557	-10.5%	159,636,101	-3.4%	622	165,210,094
Multi-Family	9	-25.0%	3,170,200	9.0%	12	2,907,750
Vacant Land	74	-23.7%	6,967,050	-31.0%	97	10,098,081
Total All Sales	640	-12.4%	169,773,351	-4.7%	731	178,215,925

Stats based on CLOSED Sales

	October			YEAR-TO-DATE		
	2026	2025	% Chg	2026	2025	% Chg
Avg Home Sale	269,150	261,629	2.9%	286,600	265,611	7.9%
Avg Sale Overall	263,665	244,507	7.8%	265,271	243,797	8.8%

October Pending Sales	2026					2025		
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	62	-3.1%	17,340,452	15.4%	32	64	15,019,899	40
Multi-Family	0	.0%	0	.0%	0	0	0	0
Vacant Land	2	-81.8%	349,900	-27.8%	25	11	484,410	104
Total All Sales	64	-14.7%	17,690,352	14.1%		75	15,504,309	

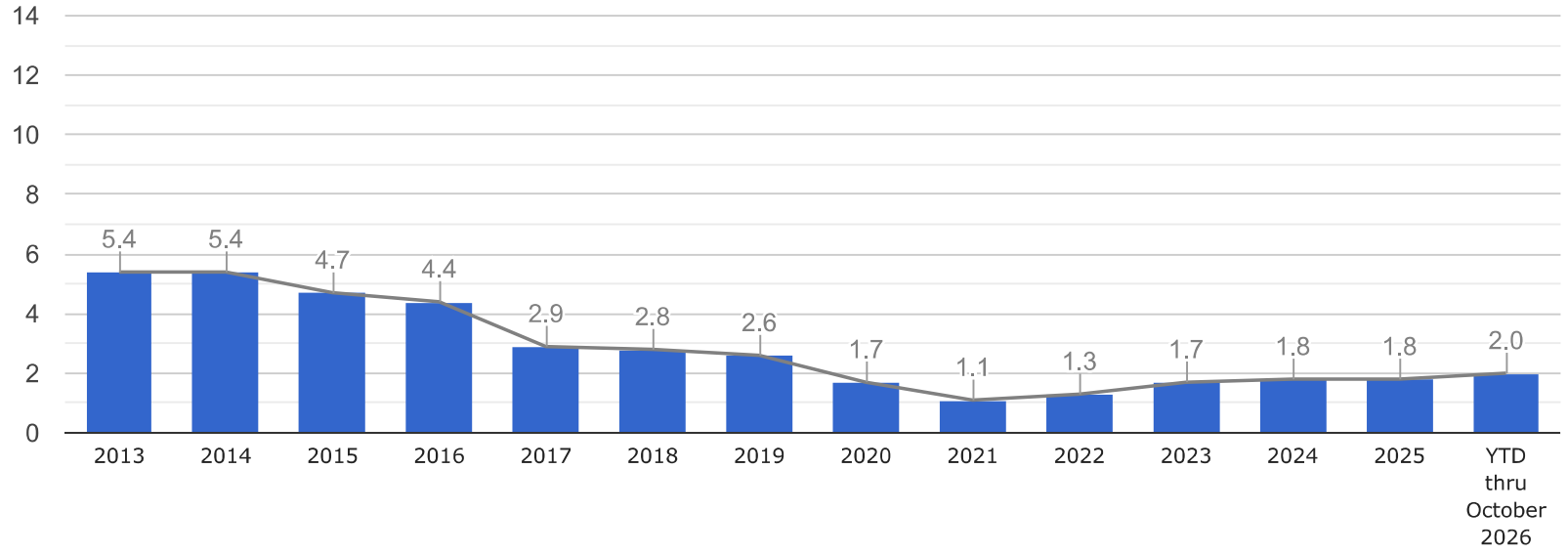
Year-to-Date PENDING Sales	2026				2025	
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	626	-7.8%	181,035,640	2.1%	679	177,301,522
Multi-Family	9	-35.7%	3,261,099	-1.1%	14	3,298,800
Vacant Land	87	-20.2%	9,062,300	-19.6%	109	11,266,951
Total All Sales	722	-10.0%	193,359,039	.8%	802	191,867,273

Stats based on PENDING Sales	October			YEAR-TO-DATE		
	2026	2025	% Chg	2026	2025	% Chg
Avg Home Sale	279,685	234,686	19.2%	289,194	261,122	10.8%
Avg Sale Overall	276,412	206,724	33.7%	267,810	239,236	11.9%

2026 Sales of Residential Single Family Homes by Price Class

	October				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	1	1.8	0	.0	7	1.3	2	.3
50,000 to 59,999	1	1.8	1	1.6	4	.7	6	1.0
60,000 to 69,999	0	.0	0	.0	0	.0	3	.5
70,000 to 79,999	1	1.8	0	.0	4	.7	2	.3
80,000 to 89,999	0	.0	1	1.6	4	.7	4	.6
90,000 to 99,999	0	.0	0	.0	4	.7	4	.6
100,000 to 119,999	2	3.6	3	4.8	8	1.4	9	1.4
120,000 to 139,999	1	1.8	0	.0	11	2.0	14	2.2
140,000 to 159,999	3	5.5	3	4.8	23	4.1	26	4.2
160,000 to 179,999	2	3.6	5	8.1	45	8.1	45	7.2
180,000 to 199,999	3	5.5	7	11.3	34	6.1	49	7.8
200,000 to 249,999	12	21.8	9	14.5	110	19.7	123	19.6
250,000 to 299,999	13	23.6	12	19.4	116	20.8	118	18.8
300,000 to 399,999	8	14.5	12	19.4	103	18.5	128	20.4
400,000 to 499,999	5	9.1	6	9.7	46	8.3	47	7.5
500,000 to 599,999	2	3.6	1	1.6	16	2.9	21	3.4
600,000 to 699,999	1	1.8	1	1.6	11	2.0	10	1.6
700,000 to 799,999	0	.0	1	1.6	5	.9	6	1.0
800,000 to 899,999	0	.0	0	.0	3	.5	4	.6
900,000 to 999,999	0	.0	0	.0	0	.0	1	.2
1,000,000 or over	0	.0	0	.0	2	.4	2	.3

Avg Months of Inventory



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

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