

Grand Rapids Association of REALTORS®
Comparative Activity Report
October 2024

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

October New Listings	2024	2023	% Chg	Current Listings	Avg DOM
Residential	83	72	15.3%	Residential	128
Multi-Family	3	2	50.0%	Multi-Family	4
Vacant Land	27	5	440.0%	Vacant Land	62
					123
YTD New Listings				Total	194
Residential	725	704	3.0%		
Multi-Family	14	11	27.3%		
Vacant Land	154	152	1.3%		

Months of Inventory of Homes Based on Pending Sales 2.2

October CLOSED Sales	2024			2023				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	47	-24.2%	12,610,600	-19.9%	46	62	15,752,500	32
Multi-Family	2	.0%	405,000	.0%	5	0	0	0
Vacant Land	14	75.0%	1,481,900	214.8%	50	8	470,700	107
Total All Sales	63	-10.0%	14,497,500	-10.6%		70	16,223,200	

Year-to-Date CLOSED Sales	2024			2023		
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	507	-3.8%	129,078,025	2.9%	527	125,415,634
Multi-Family	9	50.0%	3,152,000	229.8%	6	955,600
Vacant Land	76	-9.5%	7,222,750	-19.1%	84	8,923,824
Total All Sales	592	-4.1%	139,452,775	3.1%	617	135,295,058

Stats based on CLOSED Sales	October			YEAR-TO-DATE		
	2024	2023	% Chg	2024	2023	% Chg
Avg Home Sale	268,311	254,073	5.6%	254,592	237,980	7.0%
Avg Sale Overall	230,119	231,760	-7%	235,562	219,279	7.4%

October Pending Sales

	2024		2023		Avg DOM	2023		Avg DOM
	Units	% Chg	Volume	% Chg		Units	Volume	
Residential	58	-21.6%	13,553,365	-32.5%	31	74	20,068,576	44
Multi-Family	1	-50.0%	245,000	-20.7%	47	2	308,900	109
Vacant Land	8	14.3%	468,400	-25.2%	65	7	626,300	143
Total All Sales	67	-19.3%	14,266,765	-32.1%		83	21,003,776	

Year-to-Date PENDING Sales

	2024		2023		Units	Volume
	Units	% Chg	Volume	% Chg		
Residential	588	-4.5%	149,142,811	-0.6%	616	150,057,511
Multi-Family	10	25.0%	3,621,600	178.9%	8	1,298,700
Vacant Land	81	-9.0%	6,339,849	-32.5%	89	9,392,999
Total All Sales	679	-4.8%	159,104,260	-1.0%	713	160,749,210

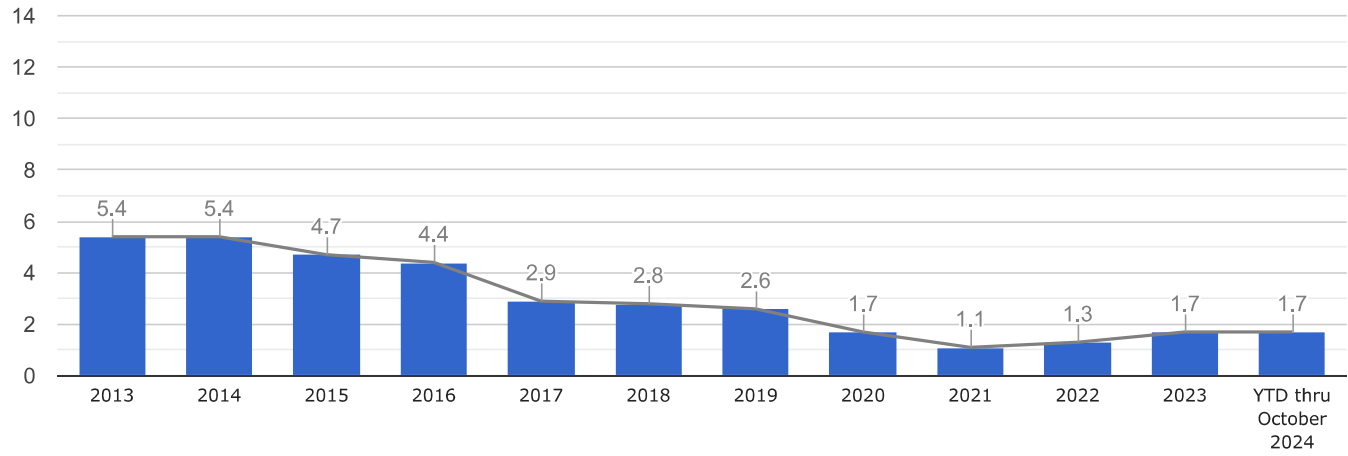
Stats based on PENDING Sales

	October			YEAR-TO-DATE		
	2024	2023	% Chg	2024	2023	% Chg
Avg Home Sale	233,679	271,197	-13.8%	253,644	243,600	4.1%
Avg Sale Overall	212,937	253,058	-15.9%	234,321	225,455	3.9%

2024 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	0	.0
30,000 to 39,999	0	.0	0	.0	0	.0	1	.2
40,000 to 49,999	1	2.1	0	.0	3	.6	1	.2
50,000 to 59,999	0	.0	0	.0	5	1.0	5	.9
60,000 to 69,999	0	.0	1	1.7	5	1.0	7	1.2
70,000 to 79,999	0	.0	1	1.7	7	1.4	10	1.7
80,000 to 89,999	0	.0	0	.0	8	1.6	8	1.4
90,000 to 99,999	0	.0	1	1.7	4	.8	8	1.4
100,000 to 119,999	0	.0	1	1.7	12	2.4	12	2.0
120,000 to 139,999	2	4.3	1	1.7	15	3.0	20	3.4
140,000 to 159,999	3	6.4	6	10.3	39	7.7	50	8.5
160,000 to 179,999	0	.0	5	8.6	46	9.1	54	9.2
180,000 to 199,999	4	8.5	10	17.2	44	8.7	53	9.0
200,000 to 249,999	14	29.8	12	20.7	105	20.7	113	19.2
250,000 to 299,999	10	21.3	8	13.8	85	16.8	103	17.5
300,000 to 399,999	9	19.1	7	12.1	74	14.6	83	14.1
400,000 to 499,999	1	2.1	5	8.6	29	5.7	38	6.5
500,000 to 599,999	2	4.3	0	.0	14	2.8	10	1.7
600,000 to 699,999	0	.0	0	.0	3	.6	6	1.0
700,000 to 799,999	1	2.1	0	.0	4	.8	2	.3
800,000 to 899,999	0	.0	0	.0	2	.4	2	.3
900,000 to 999,999	0	.0	0	.0	0	.0	0	.0
1,000,000 or over	0	.0	0	.0	2	.4	2	.3

Avg Months of Inventory



Source: grar.com (Grand Rapids Association of REALTORS®)

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