

Greater Regional Alliance of REALTORS®

Comparative Activity Report

January 2025

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

January New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	493	414	19.1%	Residential	601	89
Multi-Family	21	15	40.0%	Multi-Family	43	84
Vacant Land	52	51	2.0%	Vacant Land	166	197
YTD New Listings				Total	810	
Residential	493	414	19.1%			
Multi-Family	21	15	40.0%			
Vacant Land	52	51	2.0%			

Months of Inventory of Homes Based on Pending Sales 1.2

January CLOSED Sales	2025			2024				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	379	4.1%	136,960,587	4.0%	39	364	131,712,022	27
Multi-Family	17	6.3%	5,364,900	-1.0%	34	16	5,419,500	49
Vacant Land	20	66.7%	4,880,950	27.8%	103	12	3,817,900	133
Total All Sales	416	6.1%	147,206,437	4.4%		392	140,949,422	

Year-to-Date CLOSED Sales	2025			2024			
	Units	% Chg	Volume	% Chg		Units	Volume
Residential	379	4.1%	136,960,587	4.0%		364	131,712,022
Multi-Family	17	6.3%	5,364,900	-1.0%		16	5,419,500
Vacant Land	20	66.7%	4,880,950	27.8%		12	3,817,900
Total All Sales	416	6.1%	147,206,437	4.4%		392	140,949,422

Stats based on CLOSED Sales	January			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	361,374	361,846	-0.1%	361,374	361,846	-0.1%
Avg Sale Overall	353,862	359,565	-1.6%	353,862	359,565	-1.6%

January Pending Sales

	2025			2024				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	500	22.5%	182,673,544	24.3%	36	408	146,959,545	32
Multi-Family	24	118.2%	9,099,399	174.8%	107	11	3,311,248	13
Vacant Land	20	-42.9%	4,113,500	-52.7%	123	35	8,703,498	89
Total All Sales	544	19.8%	195,886,443	23.2%		454	158,974,291	

Year-to-Date PENDING Sales

	2025			2024		
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	500	22.5%	182,673,544	24.3%	408	146,959,545
Multi-Family	24	118.2%	9,099,399	174.8%	11	3,311,248
Vacant Land	20	-42.9%	4,113,500	-52.7%	35	8,703,498
Total All Sales	544	19.8%	195,886,443	23.2%	454	158,974,291

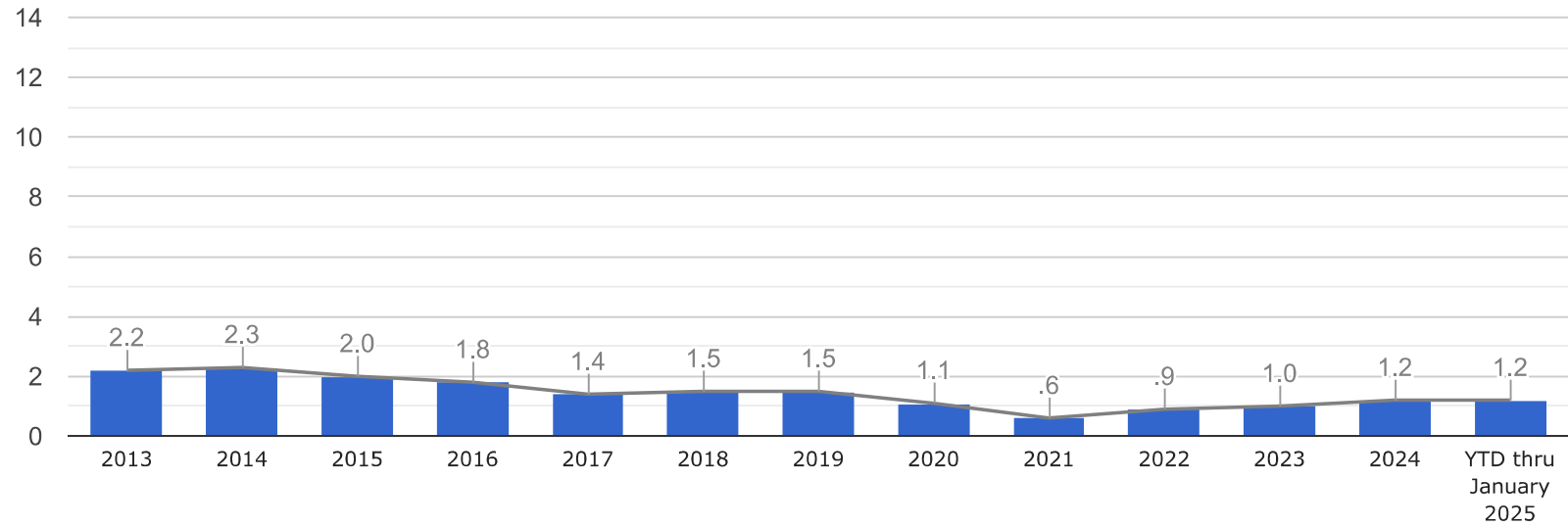
Stats based on PENDING Sales

	January			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	365,347	360,195	1.4%	365,347	360,195	1.4%
Avg Sale Overall	360,085	350,164	2.8%	360,085	350,164	2.8%

2025 Sales of Residential Single Family Homes by Price Class

	January				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	0	.0	0	.0
20,000 to 29,999	0	.0	1	.2	0	.0	1	.2
30,000 to 39,999	0	.0	0	.0	0	.0	0	.0
40,000 to 49,999	0	.0	0	.0	0	.0	0	.0
50,000 to 59,999	1	.3	1	.2	1	.3	1	.2
60,000 to 69,999	2	.5	1	.2	2	.5	1	.2
70,000 to 79,999	0	.0	3	.6	0	.0	3	.6
80,000 to 89,999	2	.5	1	.2	2	.5	1	.2
90,000 to 99,999	1	.3	0	.0	1	.3	0	.0
100,000 to 119,999	2	.5	1	.2	2	.5	1	.2
120,000 to 139,999	2	.5	2	.4	2	.5	2	.4
140,000 to 159,999	2	.5	0	.0	2	.5	0	.0
160,000 to 179,999	4	1.1	7	1.4	4	1.1	7	1.4
180,000 to 199,999	7	1.8	22	4.4	7	1.8	22	4.4
200,000 to 249,999	73	19.3	89	17.8	73	19.3	89	17.8
250,000 to 299,999	77	20.3	88	17.6	77	20.3	88	17.6
300,000 to 399,999	95	25.1	134	26.8	95	25.1	134	26.8
400,000 to 499,999	52	13.7	74	14.8	52	13.7	74	14.8
500,000 to 599,999	21	5.5	38	7.6	21	5.5	38	7.6
600,000 to 699,999	20	5.3	20	4.0	20	5.3	20	4.0
700,000 to 799,999	7	1.8	6	1.2	7	1.8	6	1.2
800,000 to 899,999	5	1.3	3	.6	5	1.3	3	.6
900,000 to 999,999	1	.3	1	.2	1	.3	1	.2
1,000,000 or over	5	1.3	8	1.6	5	1.3	8	1.6

Avg Months of Inventory



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

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