

**Greater Regional Alliance of REALTORS®
Comparative Activity Report
January 2025**

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

January New Listings	2025	2024	% Chg	Current Listings	Avg DOM
Residential	66	38	73.7%	Residential	120 95
Multi-Family	3	0	.0%	Multi-Family	2 17
Vacant Land	6	15	-60.0%	Vacant Land	53 153
YTD New Listings				Total	175
Residential	66	38	73.7%		
Multi-Family	3	0	.0%		
Vacant Land	6	15	-60.0%		

Months of Inventory of Homes Based on Pending Sales 2.6

January CLOSED Sales	2025			2024				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	52	40.5%	12,081,120	41.4%	37	37	8,541,350	45
Multi-Family	1	.0%	230,000	.0%	70	0	0	0
Vacant Land	5	-16.7%	344,200	-61.7%	120	6	898,000	30
Total All Sales	58	34.9%	12,655,320	34.1%		43	9,439,350	

Year-to-Date CLOSED Sales	2025			2024		
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	52	40.5%	12,081,120	41.4%	37	8,541,350
Multi-Family	1	.0%	230,000	.0%	0	0
Vacant Land	5	-16.7%	344,200	-61.7%	6	898,000
Total All Sales	58	34.9%	12,655,320	34.1%	43	9,439,350

Stats based on CLOSED Sales	January			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	232,329	230,847	.6%	232,329	230,847	.6%
Avg Sale Overall	218,195	219,520	-.6%	218,195	219,520	-.6%

January Pending Sales

	2025			2024				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	46	.0%	10,227,419	-6.9%	34	46	10,983,565	30
Multi-Family	2	.0%	289,900	.0%	3	0	0	0
Vacant Land	4	.0%	279,000	-66.8%	92	4	839,300	66
Total All Sales	52	4.0%	10,796,319	-8.7%		50	11,822,865	

Year-to-Date PENDING Sales

	2025			2024		
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	46	.0%	10,227,419	-6.9%	46	10,983,565
Multi-Family	2	.0%	289,900	.0%	0	0
Vacant Land	4	.0%	279,000	-66.8%	4	839,300
Total All Sales	52	4.0%	10,796,319	-8.7%	50	11,822,865

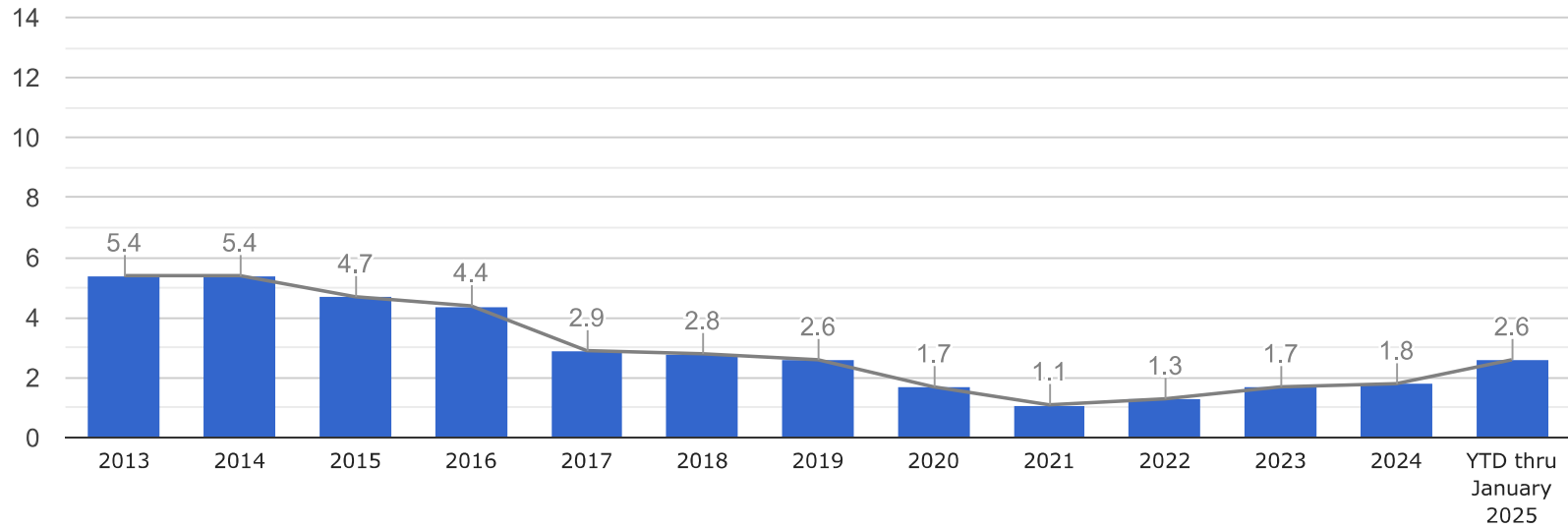
Stats based on PENDING Sales

	January			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	222,335	238,773	-6.9%	222,335	238,773	-6.9%
Avg Sale Overall	207,622	236,457	-12.2%	207,622	236,457	-12.2%

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	0	.0	0	.0	0	.0
30,000 to 39,999	1	1.9	0	.0	1	1.9	0	.0
40,000 to 49,999	0	.0	1	2.2	0	.0	1	2.2
50,000 to 59,999	0	.0	0	.0	0	.0	0	.0
60,000 to 69,999	0	.0	0	.0	0	.0	0	.0
70,000 to 79,999	1	1.9	1	2.2	1	1.9	1	2.2
80,000 to 89,999	1	1.9	0	.0	1	1.9	0	.0
90,000 to 99,999	0	.0	1	2.2	0	.0	1	2.2
100,000 to 119,999	0	.0	1	2.2	0	.0	1	2.2
120,000 to 139,999	1	1.9	2	4.3	1	1.9	2	4.3
140,000 to 159,999	5	9.6	2	4.3	5	9.6	2	4.3
160,000 to 179,999	4	7.7	10	21.7	4	7.7	10	21.7
180,000 to 199,999	8	15.4	5	10.9	8	15.4	5	10.9
200,000 to 249,999	14	26.9	7	15.2	14	26.9	7	15.2
250,000 to 299,999	8	15.4	7	15.2	8	15.4	7	15.2
300,000 to 399,999	7	13.5	8	17.4	7	13.5	8	17.4
400,000 to 499,999	1	1.9	0	.0	1	1.9	0	.0
500,000 to 599,999	0	.0	0	.0	0	.0	0	.0
600,000 to 699,999	1	1.9	1	2.2	1	1.9	1	2.2
700,000 to 799,999	0	.0	0	.0	0	.0	0	.0
800,000 to 899,999	0	.0	0	.0	0	.0	0	.0
900,000 to 999,999	0	.0	0	.0	0	.0	0	.0
1,000,000 or over	0	.0	0	.0	0	.0	0	.0

Avg Months of Inventory



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

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