

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

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

<b>February New Listings</b>	<b>2025</b>	<b>2024</b>	<b>% Chg</b>	<b>Current Listings</b>	<b>Avg DOM</b>	
Residential	96	96	.0%	Residential	159	81
Multi-Family	2	2	.0%	Multi-Family	3	53
Vacant Land	24	48	-50.0%	Vacant Land	136	205
<b>YTD New Listings</b>				<b>Total</b>	<b>298</b>	
Residential	173	174	-.6%			
Multi-Family	3	3	.0%			
Vacant Land	55	86	-36.0%			

Months of Inventory of Homes Based on Pending Sales 2.0

<b>February CLOSED Sales</b>	<b>2025</b>			<b>2024</b>				
	<b>Units</b>	<b>% Chg</b>	<b>Volume</b>	<b>% Chg</b>	<b>Avg DOM</b>	<b>Units</b>	<b>Volume</b>	<b>Avg DOM</b>
Residential	54	-34.1%	20,300,450	-23.4%	29	82	26,509,088	48
Multi-Family	0	.0%	0	.0%	0	0	0	0
Vacant Land	14	75.0%	2,000,500	54.3%	90	8	1,296,500	58
<b>Total All Sales</b>	<b>68</b>	<b>-24.4%</b>	<b>22,300,950</b>	<b>-19.8%</b>		<b>90</b>	<b>27,805,588</b>	

<b>Year-to-Date CLOSED Sales</b>	<b>2025</b>			<b>2024</b>		
	<b>Units</b>	<b>% Chg</b>	<b>Volume</b>	<b>% Chg</b>	<b>Units</b>	<b>Volume</b>
Residential	136	-11.1%	68,907,522	23.1%	153	55,968,608
Multi-Family	2	.0%	720,000	.0%	0	0
Vacant Land	33	65.0%	5,298,525	103.7%	20	2,601,400
<b>Total All Sales</b>	<b>171</b>	<b>-1.2%</b>	<b>74,926,047</b>	<b>27.9%</b>	<b>173</b>	<b>58,570,008</b>

<b>Stats based on CLOSED Sales</b>	<b>February</b>			<b>YEAR-TO-DATE</b>		
	<b>2025</b>	<b>2024</b>	<b>% Chg</b>	<b>2025</b>	<b>2024</b>	<b>% Chg</b>
Avg Home Sale	375,934	323,282	16.3%	506,673	365,808	38.5%
Avg Sale Overall	327,955	308,951	6.2%	438,164	338,555	29.4%

**February Pending Sales**

	2025			2024				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	78	-20.4%	32,318,762	2.1%	46	98	31,642,527	41
Multi-Family	1	.0%	1,100,000	214.4%	35	1	349,900	11
Vacant Land	23	-23.3%	3,816,135	-29.1%	114	30	5,379,575	134
<b>Total All Sales</b>	<b>102</b>	<b>-20.9%</b>	<b>37,234,897</b>	<b>-.4%</b>		<b>129</b>	<b>37,372,002</b>	

**Year-to-Date PENDING Sales**

	2025			2024	
	Units	% Chg	Volume	Units	Volume
Residential	146	-16.6%	58,404,432	175	59,259,630
Multi-Family	1	.0%	1,100,000	1	349,900
Vacant Land	41	.0%	7,177,342	41	6,806,875
<b>Total All Sales</b>	<b>188</b>	<b>-13.4%</b>	<b>66,681,774</b>	<b>217</b>	<b>66,416,405</b>

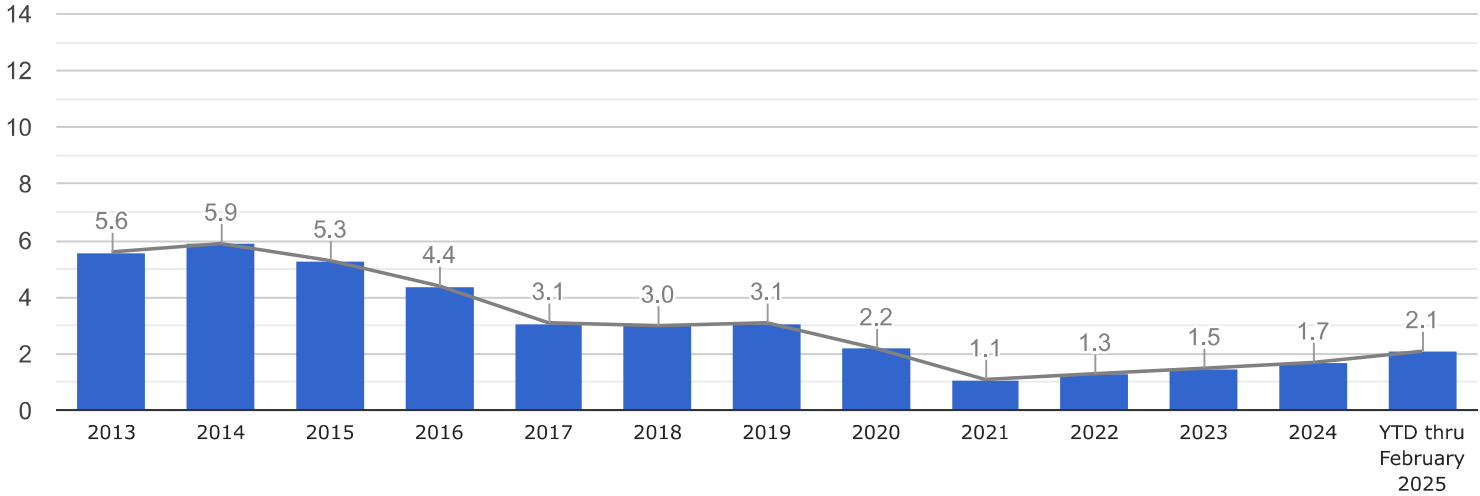
**Stats based on PENDING Sales**

	February			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	414,343	322,883	28.3%	400,030	338,626	18.1%
Avg Sale Overall	365,048	289,705	26.0%	354,690	306,066	15.9%

**2025 Sales of Residential Single Family Homes by Price Class**

	February				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	0	.0	1	1.3	1	.7	1	.7
40,000 to 49,999	0	.0	0	.0	0	.0	1	.7
50,000 to 59,999	1	1.9	0	.0	1	.7	0	.0
60,000 to 69,999	0	.0	0	.0	1	.7	0	.0
70,000 to 79,999	0	.0	0	.0	0	.0	1	.7
80,000 to 89,999	0	.0	0	.0	0	.0	0	.0
90,000 to 99,999	0	.0	0	.0	2	1.5	1	.7
100,000 to 119,999	0	.0	0	.0	1	.7	1	.7
120,000 to 139,999	1	1.9	2	2.6	2	1.5	3	2.1
140,000 to 159,999	1	1.9	1	1.3	4	2.9	1	.7
160,000 to 179,999	1	1.9	0	.0	2	1.5	1	.7
180,000 to 199,999	2	3.7	4	5.1	4	2.9	8	5.5
200,000 to 249,999	9	16.7	8	10.3	17	12.5	15	10.3
250,000 to 299,999	8	14.8	14	17.9	20	14.7	21	14.4
300,000 to 399,999	15	27.8	20	25.6	34	25.0	47	32.2
400,000 to 499,999	7	13.0	13	16.7	12	8.8	19	13.0
500,000 to 599,999	4	7.4	3	3.8	12	8.8	8	5.5
600,000 to 699,999	1	1.9	2	2.6	6	4.4	5	3.4
700,000 to 799,999	0	.0	6	7.7	3	2.2	6	4.1
800,000 to 899,999	1	1.9	1	1.3	3	2.2	1	.7
900,000 to 999,999	1	1.9	0	.0	2	1.5	0	.0
1,000,000 or over	2	3.7	3	3.8	9	6.6	6	4.1

# Avg Months of Inventory



Source: [grar.com](http://grar.com) (Greater Regional Alliance of REALTORS®)

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