

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

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

February New Listings	2025	2024	% Chg	Current Listings	Avg DOM
Residential	43	49	-12.2%	Residential	74
Multi-Family	2	0	.0%	Multi-Family	2
Vacant Land	2	15	-86.7%	Vacant Land	42
YTD New Listings				Total	118
Residential	81	82	-1.2%		
Multi-Family	2	0	.0%		
Vacant Land	8	33	-75.8%		

Months of Inventory of Homes Based on Pending Sales 1.7

February CLOSED Sales	2025			2024				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	33	-2.9%	10,355,652	8.0%	34	34	9,588,772	39
Multi-Family	0	.0%	0	.0%	0	0	0	0
Vacant Land	5	.0%	1,111,500	3.7%	114	5	1,072,000	21
Total All Sales	38	-2.6%	11,467,152	7.6%		39	10,660,772	

Year-to-Date CLOSED Sales	2025			2024		
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	69	4.5%	21,815,552	-.2%	66	21,860,157
Multi-Family	1	.0%	180,000	12.5%	1	160,000
Vacant Land	14	55.6%	1,732,260	11.5%	9	1,553,900
Total All Sales	84	10.5%	23,727,812	.7%	76	23,574,057

Stats based on CLOSED Sales	February			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	313,808	282,023	11.3%	316,167	331,215	-4.5%
Avg Sale Overall	301,767	273,353	10.4%	282,474	310,185	-8.9%

February Pending Sales

	2025			2024				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	44	-13.7%	12,668,100	-27.4%	38	51	17,460,165	30
Multi-Family	1	.0%	254,900	.0%	3	0	0	0
Vacant Land	5	-54.5%	1,032,900	10.1%	132	11	937,800	141
Total All Sales	50	-19.4%	13,955,900	-24.1%		62	18,397,965	

Year-to-Date PENDING Sales

	2025			2024	
	Units	% Chg	Volume	% Chg	Volume
Residential	82	2.5%	24,752,749	-4.1%	25,813,565
Multi-Family	1	.0%	254,900	.0%	0
Vacant Land	13	-31.6%	1,834,060	-21.4%	2,334,600
Total All Sales	96	-3.0%	26,841,709	-4.6%	28,148,165

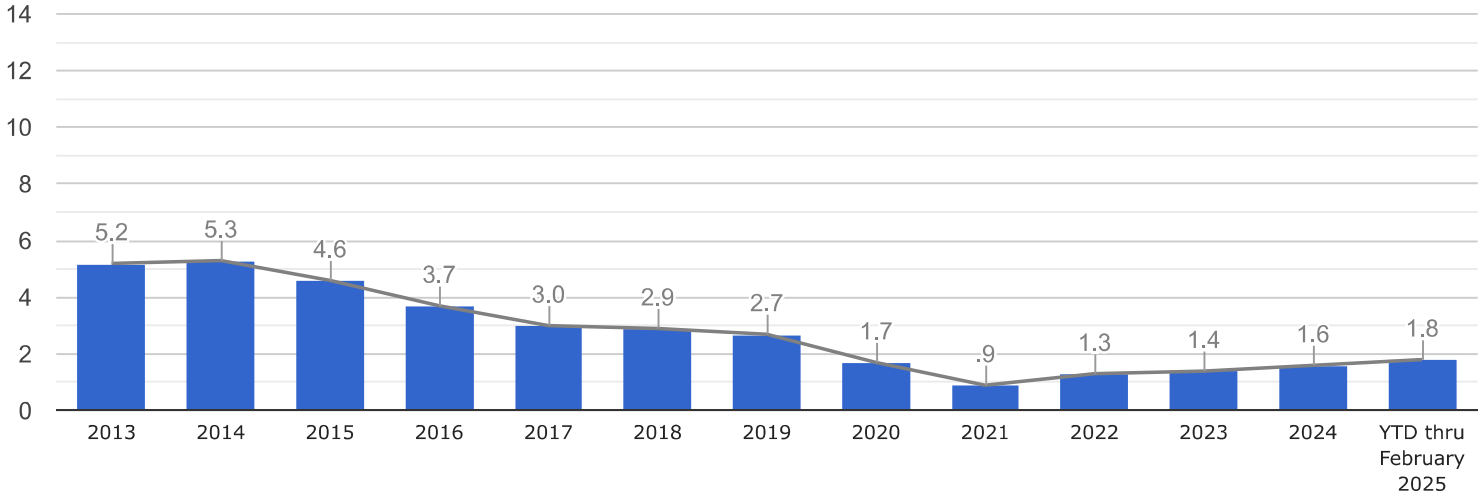
Stats based on PENDING Sales

	February			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	287,911	342,356	-15.9%	301,863	322,670	-6.4%
Avg Sale Overall	279,118	296,741	-5.9%	279,601	284,325	-1.7%

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	0	.0	0	.0	0	.0
40,000 to 49,999	0	.0	0	.0	0	.0	0	.0
50,000 to 59,999	0	.0	1	2.3	0	.0	1	1.2
60,000 to 69,999	0	.0	0	.0	0	.0	0	.0
70,000 to 79,999	0	.0	0	.0	0	.0	0	.0
80,000 to 89,999	0	.0	1	2.3	0	.0	1	1.2
90,000 to 99,999	0	.0	0	.0	1	1.4	0	.0
100,000 to 119,999	0	.0	2	4.5	0	.0	3	3.7
120,000 to 139,999	0	.0	0	.0	2	2.9	0	.0
140,000 to 159,999	1	3.0	1	2.3	2	2.9	1	1.2
160,000 to 179,999	1	3.0	0	.0	2	2.9	1	1.2
180,000 to 199,999	4	12.1	5	11.4	8	11.6	10	12.2
200,000 to 249,999	5	15.2	10	22.7	9	13.0	16	19.5
250,000 to 299,999	8	24.2	8	18.2	14	20.3	15	18.3
300,000 to 399,999	7	21.2	9	20.5	16	23.2	20	24.4
400,000 to 499,999	6	18.2	4	9.1	8	11.6	8	9.8
500,000 to 599,999	0	.0	1	2.3	5	7.2	2	2.4
600,000 to 699,999	0	.0	0	.0	1	1.4	1	1.2
700,000 to 799,999	0	.0	2	4.5	0	.0	2	2.4
800,000 to 899,999	0	.0	0	.0	0	.0	1	1.2
900,000 to 999,999	1	3.0	0	.0	1	1.4	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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