

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

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

February New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	48	36	33.3%	Residential	57	73
Multi-Family	1	0	.0%	Multi-Family	4	89
Vacant Land	25	5	400.0%	Vacant Land	44	191
YTD New Listings				Total	105	
Residential	80	58	37.9%			
Multi-Family	4	0	.0%			
Vacant Land	29	9	222.2%			

Months of Inventory of Homes Based on Pending Sales 1.3

February CLOSED Sales	2025			2024				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	26	-27.8%	5,904,100	-45.7%	47	36	10,880,206	43
Multi-Family	0	.0%	0	.0%	0	0	0	0
Vacant Land	3	-57.1%	375,000	-21.6%	48	7	478,300	64
Total All Sales	29	-32.6%	6,279,100	-44.7%		43	11,358,506	

Year-to-Date CLOSED Sales	2025			2024		
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	58	-7.9%	13,260,998	-18.7%	63	16,302,776
Multi-Family	0	.0%	0	.0%	1	210,000
Vacant Land	10	11.1%	546,200	-5.7%	9	579,300
Total All Sales	68	-6.8%	13,807,198	-19.2%	73	17,092,076

Stats based on CLOSED Sales	February			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	227,081	302,228	-24.9%	228,638	258,774	-11.6%
Avg Sale Overall	216,521	264,151	-18.0%	203,047	234,138	-13.3%

February Pending Sales

	2025			2024				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	44	37.5%	11,446,100	32.2%	41	32	8,657,031	32
Multi-Family	1	.0%	75,000	.0%	36	0	0	0
Vacant Land	9	80.0%	653,500	90.4%	186	5	343,300	115
Total All Sales	54	45.9%	12,174,600	35.3%		37	9,000,331	

Year-to-Date PENDING Sales

	2025			2024	
	Units	% Chg	Volume	Units	Volume
Residential	87	19.2%	21,515,258	73	21,211,676
Multi-Family	2	.0%	225,000	0	0
Vacant Land	12	33.3%	982,000	9	874,800
Total All Sales	101	23.2%	22,722,258	82	22,086,476

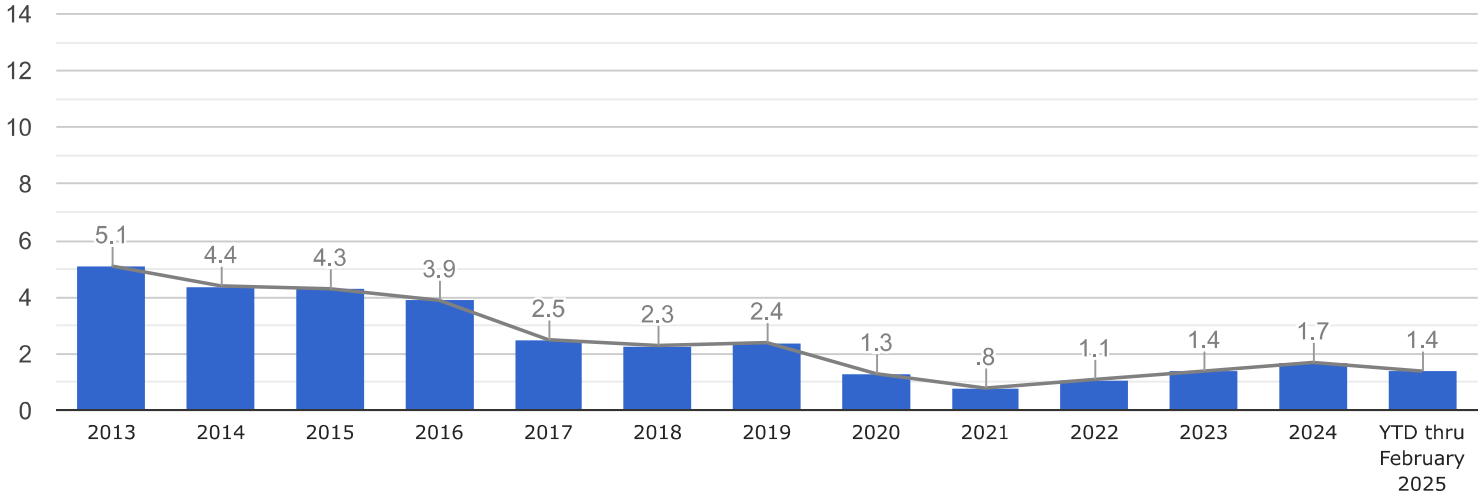
Stats based on PENDING Sales

	February			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	260,139	270,532	-3.8%	247,302	290,571	-14.9%
Avg Sale Overall	225,456	243,252	-7.3%	224,973	269,347	-16.5%

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	1	3.8	0	.0	1	1.7	1	1.1
40,000 to 49,999	0	.0	0	.0	0	.0	0	.0
50,000 to 59,999	0	.0	0	.0	0	.0	0	.0
60,000 to 69,999	0	.0	1	2.3	0	.0	2	2.3
70,000 to 79,999	0	.0	0	.0	0	.0	1	1.1
80,000 to 89,999	0	.0	1	2.3	0	.0	1	1.1
90,000 to 99,999	1	3.8	1	2.3	1	1.7	1	1.1
100,000 to 119,999	0	.0	0	.0	2	3.4	0	.0
120,000 to 139,999	1	3.8	3	6.8	2	3.4	6	6.9
140,000 to 159,999	0	.0	3	6.8	4	6.9	4	4.6
160,000 to 179,999	3	11.5	5	11.4	8	13.8	10	11.5
180,000 to 199,999	4	15.4	4	9.1	8	13.8	12	13.8
200,000 to 249,999	6	23.1	9	20.5	10	17.2	12	13.8
250,000 to 299,999	5	19.2	5	11.4	9	15.5	14	16.1
300,000 to 399,999	5	19.2	7	15.9	11	19.0	17	19.5
400,000 to 499,999	0	.0	3	6.8	2	3.4	4	4.6
500,000 to 599,999	0	.0	1	2.3	0	.0	1	1.1
600,000 to 699,999	0	.0	0	.0	0	.0	0	.0
700,000 to 799,999	0	.0	1	2.3	0	.0	1	1.1
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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