

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

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

February New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	502	484	3.7%	Residential	608	82
Multi-Family	31	12	158.3%	Multi-Family	37	77
Vacant Land	34	39	-12.8%	Vacant Land	152	209
YTD New Listings				Total	797	
Residential	995	898	10.8%			
Multi-Family	52	27	92.6%			
Vacant Land	86	90	-4.4%			

Months of Inventory of Homes Based on Pending Sales 1.2

February CLOSED Sales	2025			2024				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	458	12.5%	173,136,538	10.6%	35	407	156,550,344	29
Multi-Family	18	38.5%	6,203,600	66.2%	63	13	3,732,698	26
Vacant Land	12	-50.0%	2,353,780	-33.5%	114	24	3,540,500	63
Total All Sales	488	9.9%	181,693,918	10.9%		444	163,823,542	

Year-to-Date CLOSED Sales	2025			2024		
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	837	8.6%	310,097,125	7.6%	771	288,262,366
Multi-Family	35	20.7%	11,568,500	26.4%	29	9,152,198
Vacant Land	32	-11.1%	7,234,730	-1.7%	36	7,358,400
Total All Sales	904	8.1%	328,900,355	7.9%	836	304,772,964

Stats based on CLOSED Sales	February			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	378,027	384,645	-1.7%	370,486	373,881	-.9%
Avg Sale Overall	372,324	368,972	.9%	363,828	364,561	-.2%

February Pending Sales

	2025			2024				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	488	8.7%	190,713,066	12.1%	32	449	170,119,158	25
Multi-Family	25	108.3%	8,847,800	158.4%	39	12	3,424,150	31
Vacant Land	32	28.0%	9,349,710	175.1%	85	25	3,398,890	93
Total All Sales	545	12.1%	208,910,576	18.1%		486	176,942,198	

Year-to-Date PENDING Sales

	2025			2024	
	Units	% Chg	Volume	Units	Volume
Residential	988	15.3%	373,386,610	857	317,078,703
Multi-Family	49	113.0%	17,947,199	23	6,735,398
Vacant Land	52	-13.3%	13,463,210	60	12,102,388
Total All Sales	1,089	15.9%	404,797,019	940	335,916,489

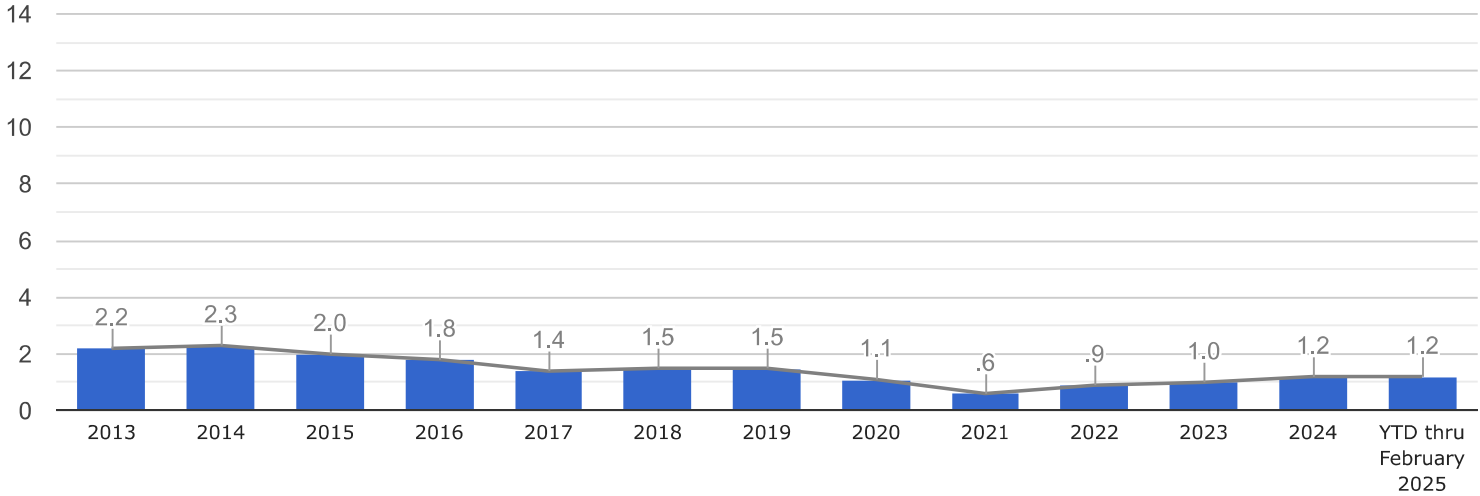
Stats based on PENDING Sales

	February			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	390,805	378,885	3.1%	377,922	369,987	2.1%
Avg Sale Overall	383,322	364,079	5.3%	371,714	357,358	4.0%

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	1	.1
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	.2	0	.0	2	.2	1	.1
60,000 to 69,999	1	.2	0	.0	3	.4	1	.1
70,000 to 79,999	0	.0	1	.2	0	.0	4	.4
80,000 to 89,999	1	.2	0	.0	3	.4	1	.1
90,000 to 99,999	0	.0	0	.0	1	.1	0	.0
100,000 to 119,999	1	.2	2	.4	3	.4	3	.3
120,000 to 139,999	3	.7	6	1.2	5	.6	8	.8
140,000 to 159,999	2	.4	7	1.4	4	.5	7	.7
160,000 to 179,999	9	2.0	8	1.6	13	1.6	15	1.5
180,000 to 199,999	12	2.6	18	3.7	19	2.3	40	4.0
200,000 to 249,999	81	17.7	73	15.0	154	18.4	162	16.4
250,000 to 299,999	72	15.7	85	17.4	149	17.8	173	17.5
300,000 to 399,999	134	29.3	127	26.0	229	27.4	261	26.4
400,000 to 499,999	57	12.4	72	14.8	109	13.0	146	14.8
500,000 to 599,999	36	7.9	39	8.0	57	6.8	77	7.8
600,000 to 699,999	21	4.6	21	4.3	41	4.9	41	4.1
700,000 to 799,999	10	2.2	5	1.0	17	2.0	11	1.1
800,000 to 899,999	5	1.1	12	2.5	10	1.2	15	1.5
900,000 to 999,999	4	.9	3	.6	5	.6	4	.4
1,000,000 or over	8	1.7	9	1.8	13	1.6	17	1.7

Avg Months of Inventory



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

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