

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

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

February New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	46	52	-11.5%	Residential	96	90
Multi-Family	2	0	.0%	Multi-Family	1	28
Vacant Land	7	8	-12.5%	Vacant Land	51	165
YTD New Listings				Total	148	
Residential	112	90	24.4%			
Multi-Family	5	0	.0%			
Vacant Land	13	23	-43.5%			

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	40	33.3%	9,225,500	20.0%	26	30	7,685,075	32
Multi-Family	0	.0%	0	.0%	0	0	0	0
Vacant Land	3	-25.0%	242,500	-74.7%	56	4	958,000	38
Total All Sales	43	26.5%	9,468,000	9.5%		34	8,643,075	

Year-to-Date CLOSED Sales	2025				2024	
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	92	37.3%	21,306,620	31.3%	67	16,226,425
Multi-Family	1	.0%	230,000	.0%	0	0
Vacant Land	8	-20.0%	586,700	-68.4%	10	1,856,000
Total All Sales	101	31.2%	22,123,320	22.3%	77	18,082,425

Stats based on CLOSED Sales	February			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
	Avg Home Sale	230,638	256,169	-10.0%	231,594	242,185
Avg Sale Overall	220,186	254,208	-13.4%	219,043	234,837	-6.7%

February Pending Sales

	2025			2024				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	55	31.0%	15,242,800	54.7%	59	42	9,850,949	48
Multi-Family	2	.0%	490,000	19.5%	22	2	409,900	117
Vacant Land	6	-14.3%	879,500	57.4%	95	7	558,800	38
Total All Sales	63	23.5%	16,612,300	53.5%		51	10,819,649	

Year-to-Date PENDING Sales

	2025			2024	
	Units	% Chg	Volume	Units	Volume
Residential	101	14.8%	25,470,219	88	20,834,514
Multi-Family	4	100.0%	779,900	2	409,900
Vacant Land	10	-9.1%	1,158,500	11	1,398,100
Total All Sales	115	13.9%	27,408,619	101	22,642,514

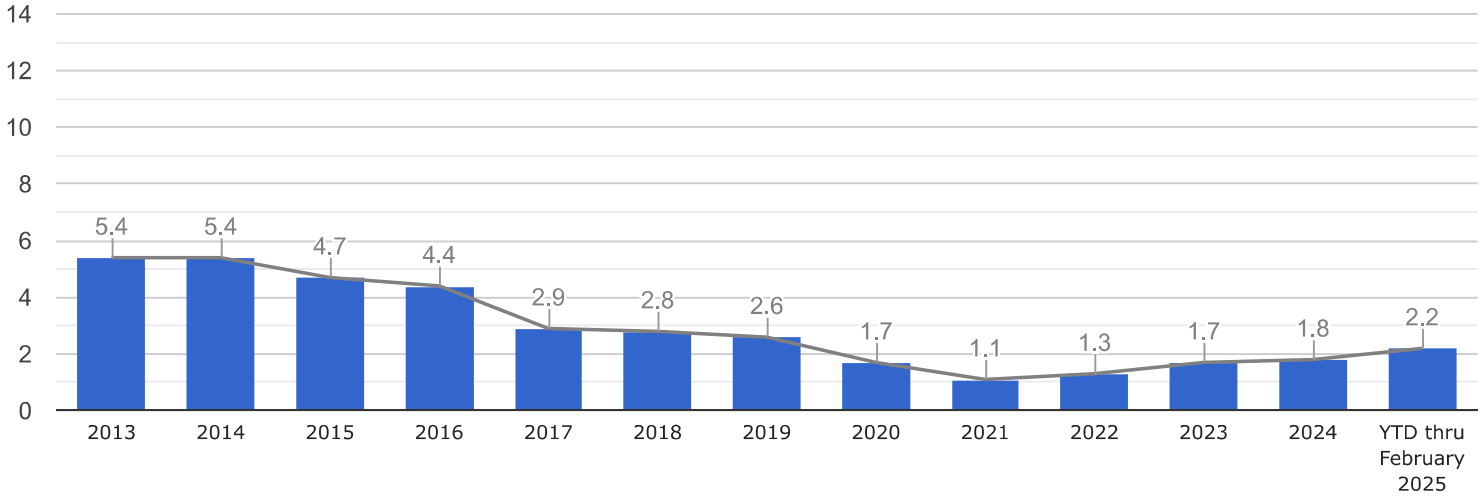
Stats based on PENDING Sales

	February			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	277,142	234,546	18.2%	252,180	236,756	6.5%
Avg Sale Overall	263,687	212,150	24.3%	238,336	224,183	6.3%

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	2.5	1	1.8	2	2.2	1	1.0
40,000 to 49,999	0	.0	2	3.6	0	.0	3	3.0
50,000 to 59,999	0	.0	0	.0	0	.0	0	.0
60,000 to 69,999	0	.0	1	1.8	0	.0	1	1.0
70,000 to 79,999	0	.0	0	.0	1	1.1	1	1.0
80,000 to 89,999	0	.0	1	1.8	1	1.1	1	1.0
90,000 to 99,999	0	.0	0	.0	0	.0	1	1.0
100,000 to 119,999	1	2.5	0	.0	1	1.1	1	1.0
120,000 to 139,999	3	7.5	3	5.5	4	4.3	5	5.0
140,000 to 159,999	6	15.0	3	5.5	11	12.0	5	5.0
160,000 to 179,999	3	7.5	1	1.8	7	7.6	11	10.9
180,000 to 199,999	2	5.0	6	10.9	10	10.9	11	10.9
200,000 to 249,999	10	25.0	10	18.2	24	26.1	17	16.8
250,000 to 299,999	6	15.0	12	21.8	14	15.2	19	18.8
300,000 to 399,999	7	17.5	10	18.2	14	15.2	18	17.8
400,000 to 499,999	0	.0	2	3.6	1	1.1	2	2.0
500,000 to 599,999	1	2.5	1	1.8	1	1.1	1	1.0
600,000 to 699,999	0	.0	0	.0	1	1.1	1	1.0
700,000 to 799,999	0	.0	1	1.8	0	.0	1	1.0
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	1	1.8	0	.0	1	1.0

Avg Months of Inventory



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

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