

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

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

February New Listings	2025	2024	% Chg	Current Listings	Avg DOM	
Residential	159	207	-23.2%	Residential	295	140
Multi-Family	3	10	-70.0%	Multi-Family	18	84
Vacant Land	25	34	-26.5%	Vacant Land	144	283
YTD New Listings				Total	457	
Residential	325	378	-14.0%			
Multi-Family	12	16	-25.0%			
Vacant Land	48	61	-21.3%			

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	153	-9.5%	43,624,713	23.9%	52	169	35,210,813	29
Multi-Family	4	.0%	808,300	-2.7%	2	4	830,500	76
Vacant Land	12	-40.0%	1,158,300	-53.6%	91	20	2,498,899	382
Total All Sales	169	-12.4%	45,591,313	18.3%		193	38,540,212	

Year-to-Date CLOSED Sales	2025			2024		
	Units	% Chg	Volume	% Chg	Units	Volume
Residential	285	-5.6%	74,601,656	18.8%	302	62,772,068
Multi-Family	5	-37.5%	998,200	-27.3%	8	1,372,500
Vacant Land	25	-19.4%	2,299,880	-29.6%	31	3,268,149
Total All Sales	315	-7.6%	77,899,736	15.6%	341	67,412,717

Stats based on CLOSED Sales	February			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	285,129	208,348	36.9%	261,760	207,855	25.9%
Avg Sale Overall	269,771	199,690	35.1%	247,301	197,691	25.1%

February Pending Sales

	2025			2024				
	Units	% Chg	Volume	% Chg	Avg DOM	Units	Volume	Avg DOM
Residential	177	-18.4%	43,443,292	-8.8%	48	217	47,635,732	39
Multi-Family	2	-50.0%	320,000	-59.5%	176	4	790,300	17
Vacant Land	14	-51.7%	1,168,050	-48.9%	121	29	2,285,000	355
Total All Sales	193	-22.8%	44,931,342	-11.4%		250	50,711,032	

Year-to-Date PENDING Sales

	2025			2024	
	Units	% Chg	Volume	Units	Volume
Residential	334	-6.4%	84,266,453	357	79,989,844
Multi-Family	6	-25.0%	1,129,700	8	1,562,100
Vacant Land	27	-44.9%	2,507,240	49	4,832,859
Total All Sales	367	-11.4%	87,903,393	414	86,384,803

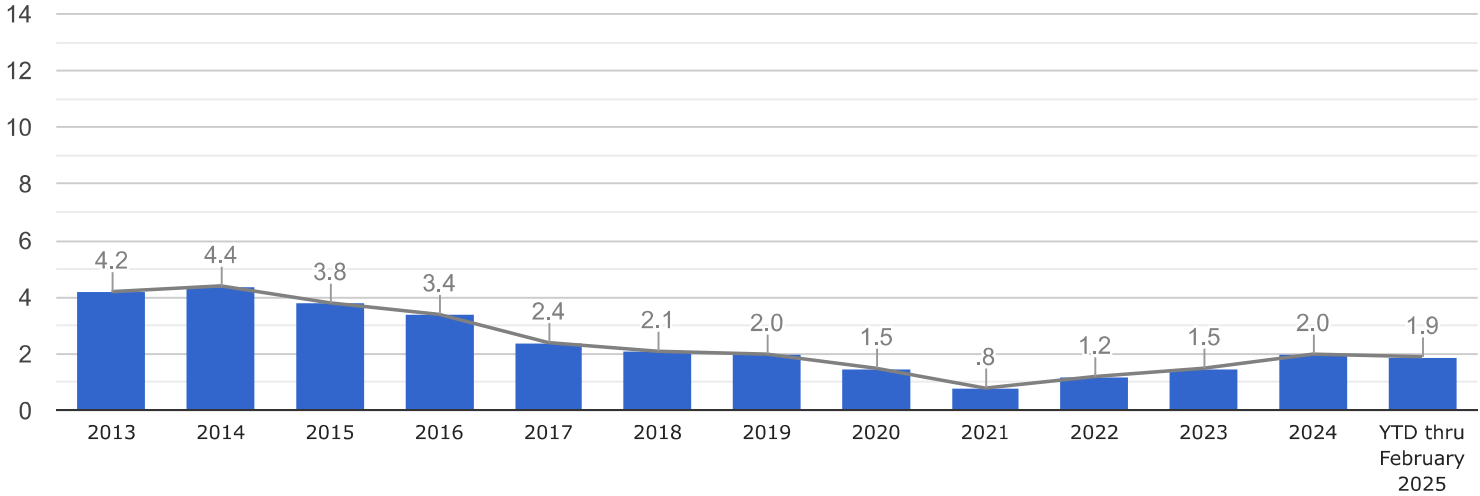
Stats based on PENDING Sales

	February			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	245,442	219,520	11.8%	252,295	224,061	12.6%
Avg Sale Overall	232,805	202,844	14.8%	239,519	208,659	14.8%

2025 Sales of Residential Single Family Homes by Price Class

	February				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	1	.7	1	.6	1	.4	1	.3
20,000 to 29,999	0	.0	1	.6	0	.0	1	.3
30,000 to 39,999	2	1.3	1	.6	4	1.4	3	.9
40,000 to 49,999	1	.7	3	1.7	3	1.1	3	.9
50,000 to 59,999	2	1.3	4	2.3	5	1.8	5	1.5
60,000 to 69,999	2	1.3	2	1.1	5	1.8	3	.9
70,000 to 79,999	1	.7	1	.6	2	.7	2	.6
80,000 to 89,999	0	.0	6	3.4	3	1.1	8	2.4
90,000 to 99,999	1	.7	1	.6	3	1.1	4	1.2
100,000 to 119,999	10	6.5	9	5.1	18	6.3	16	4.8
120,000 to 139,999	11	7.2	13	7.3	18	6.3	25	7.5
140,000 to 159,999	13	8.5	12	6.8	22	7.7	27	8.1
160,000 to 179,999	8	5.2	15	8.5	17	6.0	30	9.0
180,000 to 199,999	13	8.5	10	5.6	22	7.7	24	7.2
200,000 to 249,999	26	17.0	28	15.8	45	15.8	54	16.2
250,000 to 299,999	18	11.8	26	14.7	36	12.6	46	13.8
300,000 to 399,999	21	13.7	25	14.1	48	16.8	44	13.2
400,000 to 499,999	11	7.2	10	5.6	16	5.6	19	5.7
500,000 to 599,999	4	2.6	6	3.4	7	2.5	10	3.0
600,000 to 699,999	2	1.3	0	.0	4	1.4	3	.9
700,000 to 799,999	0	.0	0	.0	0	.0	0	.0
800,000 to 899,999	1	.7	1	.6	1	.4	2	.6
900,000 to 999,999	1	.7	0	.0	1	.4	0	.0
1,000,000 or over	4	2.6	2	1.1	4	1.4	4	1.2

Avg Months of Inventory



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

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