

Greater Regional Alliance of REALTORS®
Comparative Activity Report
March 2025

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

March New Listings	2025	2024	% Chg	Current Listings	Avg DOM
Residential	719	636	13.1%	Residential	563 73
Multi-Family	37	15	146.7%	Multi-Family	49 74
Vacant Land	47	32	46.9%	Vacant Land	168 193
YTD New Listings				Total	780
Residential	1,714	1,534	11.7%		
Multi-Family	89	42	111.9%		
Vacant Land	133	122	9.0%		

Months of Inventory of Homes Based on Pending Sales .8

March CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Avg DOM	Units	2024 Volume	Avg DOM
Residential	489	10.9%	190,482,059	18.1%	31	441	161,276,963	23
Multi-Family	18	38.5%	5,471,000	51.5%	47	13	3,610,677	23
Vacant Land	21	16.7%	3,521,740	-40.0%	95	18	5,868,148	99
Total All Sales	528	11.9%	199,474,799	16.8%		472	170,755,788	

Year-to-Date CLOSED Sales	Units	% Chg	2025 Volume	% Chg	Units	2024 Volume
Residential	1,326	9.4%	500,579,184	11.4%	1,212	449,539,329
Multi-Family	53	26.2%	17,039,500	33.5%	42	12,762,875
Vacant Land	53	-1.9%	10,756,470	-18.7%	54	13,226,548
Total All Sales	1,432	9.5%	528,375,154	11.1%	1,308	475,528,752

Stats based on CLOSED Sales	2025	March	2024	% Chg	YEAR-TO-DATE	2025	2024	% Chg
Avg Home Sale	389,534		365,707	6.5%		377,511	370,907	1.8%
Avg Sale Overall	377,793		361,771	4.4%		368,977	363,554	1.5%

March Pending Sales

	2025			2024		
	Units	% Chg	Volume	% Chg	Avg DOM	
Residential	688	19.4%	270,937,789	15.9%	27	21
Multi-Family	24	14.3%	9,038,500	36.6%	36	23
Vacant Land	29	31.8%	5,018,290	68.1%	71	131
Total All Sales	741	19.7%	284,994,579	17.1%		

Year-to-Date PENDING Sales

	2025			2024		
	Units	% Chg	Volume	% Chg		
Residential	1,676	17.0%	644,324,399	17.0%	1,433	550,880,925
Multi-Family	73	65.9%	26,985,699	102.1%	44	13,351,997
Vacant Land	81	-1.2%	18,481,500	22.5%	82	15,087,088
Total All Sales	1,830	17.4%	689,791,598	19.1%	1,559	579,320,010

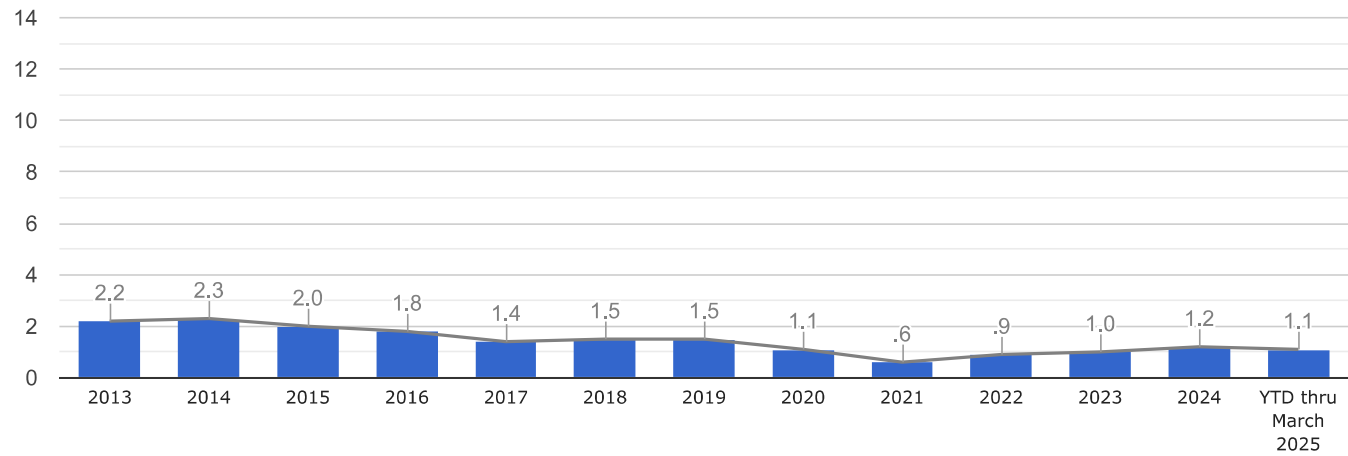
Stats based on PENDING Sales

	March			YEAR-TO-DATE		
	2025	2024	% Chg	2025	2024	% Chg
Avg Home Sale	393,805	405,907	-3.0%	384,442	384,425	.0%
Avg Sale Overall	384,608	393,221	-2.2%	376,935	371,597	1.4%

2025 Sales of Residential Single Family Homes by Price Class

	March				YTD			
	Closed	%	Pending	%	Closed	%	Pending	%
Under to 19,999	0	.0	0	.0	0	.0	0	.0
20,000 to 29,999	0	.0	1	.1	0	.0	2	.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	0	.0	1	.1	2	.2	2	.1
60,000 to 69,999	0	.0	1	.1	3	.2	2	.1
70,000 to 79,999	0	.0	2	.3	0	.0	6	.4
80,000 to 89,999	0	.0	1	.1	3	.2	2	.1
90,000 to 99,999	1	.2	5	.7	2	.2	5	.3
100,000 to 119,999	1	.2	0	.0	4	.3	3	.2
120,000 to 139,999	5	1.0	4	.6	10	.8	12	.7
140,000 to 159,999	4	.8	7	1.0	8	.6	14	.8
160,000 to 179,999	6	1.2	10	1.5	19	1.4	25	1.5
180,000 to 199,999	13	2.7	27	3.9	32	2.4	67	4.0
200,000 to 249,999	60	12.3	84	12.2	214	16.1	246	14.7
250,000 to 299,999	88	18.0	117	17.0	237	17.9	290	17.3
300,000 to 399,999	154	31.5	209	30.4	383	28.9	470	28.0
400,000 to 499,999	71	14.5	89	12.9	180	13.6	235	14.0
500,000 to 599,999	39	8.0	54	7.8	96	7.2	131	7.8
600,000 to 699,999	18	3.7	22	3.2	59	4.4	63	3.8
700,000 to 799,999	10	2.0	23	3.3	27	2.0	34	2.0
800,000 to 899,999	7	1.4	13	1.9	17	1.3	28	1.7
900,000 to 999,999	2	.4	6	.9	7	.5	10	.6
1,000,000 or over	10	2.0	12	1.7	23	1.7	29	1.7

Avg Months of Inventory



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

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