



Kalamazoo County

Single Family Residential	July			Year to Date		
Key Metrics	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	363	316	- 12.9%	2,010	1,938	- 3.6%
Pending Sales	275	247	- 10.2%	1,622	1,582	- 2.5%
Closed Sales	253	255	+ 0.8%	1,431	1,454	+ 1.6%
Days on Market Until Sale	14	16	+ 14.3%	20	26	+ 30.0%
Median Sales Price*	\$260,000	\$275,000	+ 5.8%	\$250,000	\$265,000	+ 6.0%
Average Sales Price*	\$305,790	\$328,928	+ 7.6%	\$298,540	\$314,354	+ 5.3%
Percent of List Price Received*	101.1%	99.5%	- 1.6%	100.3%	99.3%	- 1.0%
Inventory of Homes for Sale	337	336	- 0.3%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

Condominium	July			Year to Date		
Key Metrics	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	37	41	+ 10.8%	238	251	+ 5.5%
Pending Sales	34	36	+ 5.9%	192	189	- 1.6%
Closed Sales	31	37	+ 19.4%	172	176	+ 2.3%
Days on Market Until Sale	23	39	+ 69.6%	27	40	+ 48.1%
Median Sales Price*	\$300,000	\$280,000	- 6.7%	\$267,450	\$275,000	+ 2.8%
Average Sales Price*	\$316,759	\$285,923	- 9.7%	\$284,178	\$281,970	- 0.8%
Percent of List Price Received*	98.9%	97.9%	- 1.0%	99.4%	98.3%	- 1.1%
Inventory of Homes for Sale	44	77	+ 75.0%	—	—	—
Months Supply of Inventory	1.7	3.1	+ 82.4%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

