



Kalamazoo County

Single Family Residential			March			Year to Date		
Key Metrics			2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings			274	258	- 5.8%	681	642	- 5.7%
Pending Sales			232	229	- 1.3%	598	557	- 6.9%
Closed Sales			201	166	- 17.4%	504	455	- 9.7%
Days on Market Until Sale			36	36	0.0%	35	36	+ 2.9%
Median Sales Price*			\$257,400	\$269,000	+ 4.5%	\$250,000	\$260,000	+ 4.0%
Average Sales Price*			\$296,581	\$321,033	+ 8.2%	\$281,908	\$300,887	+ 6.7%
Percent of List Price Received*			98.3%	99.0%	+ 0.7%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale			266	253	- 4.9%	—	—	—
Months Supply of Inventory			1.2	1.2	0.0%	—	—	—

Condominium			March			Year to Date		
Key Metrics			2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings			44	40	- 9.1%	110	103	- 6.4%
Pending Sales			26	25	- 3.8%	60	68	+ 13.3%
Closed Sales			20	26	+ 30.0%	58	61	+ 5.2%
Days on Market Until Sale			38	36	- 5.3%	36	56	+ 55.6%
Median Sales Price*			\$258,750	\$289,000	+ 11.7%	\$240,000	\$275,000	+ 14.6%
Average Sales Price*			\$280,150	\$273,405	- 2.4%	\$269,125	\$253,589	- 5.8%
Percent of List Price Received*			97.8%	97.5%	- 0.3%	98.0%	97.2%	- 0.8%
Inventory of Homes for Sale			82	82	0.0%	—	—	—
Months Supply of Inventory			3.2	3.3	+ 3.1%	—	—	—

* 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.

