



Kalamazoo County

Single Family Residential	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	363	348	- 4.1%	1,284	1,303	+ 1.5%
Pending Sales	264	263	- 0.4%	1,071	1,080	+ 0.8%
Closed Sales	242	209	- 13.6%	901	939	+ 4.2%
Days on Market Until Sale	23	27	+ 17.4%	24	31	+ 29.2%
Median Sales Price*	\$250,000	\$271,000	+ 8.4%	\$240,000	\$259,450	+ 8.1%
Average Sales Price*	\$309,384	\$327,811	+ 6.0%	\$285,726	\$301,449	+ 5.5%
Percent of List Price Received*	101.2%	99.9%	- 1.3%	99.7%	98.9%	- 0.8%
Inventory of Homes for Sale	266	314	+ 18.0%	—	—	—
Months Supply of Inventory	1.1	1.4	+ 27.3%	—	—	—

Condominium	May			Year to Date		
Key Metrics	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	40	32	- 20.0%	166	178	+ 7.2%
Pending Sales	31	31	0.0%	119	122	+ 2.5%
Closed Sales	28	33	+ 17.9%	102	110	+ 7.8%
Days on Market Until Sale	27	49	+ 81.5%	32	40	+ 25.0%
Median Sales Price*	\$242,500	\$305,000	+ 25.8%	\$235,000	\$263,500	+ 12.1%
Average Sales Price*	\$302,421	\$319,660	+ 5.7%	\$268,963	\$280,194	+ 4.2%
Percent of List Price Received*	100.4%	98.5%	- 1.9%	99.4%	98.3%	- 1.1%
Inventory of Homes for Sale	57	81	+ 42.1%	—	—	—
Months Supply of Inventory	2.4	3.2	+ 33.3%	—	—	—

* 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.

