

Local Market Update – February 2026

A Research Tool Provided by the Michigan Regional Information Center



Kalamazoo County

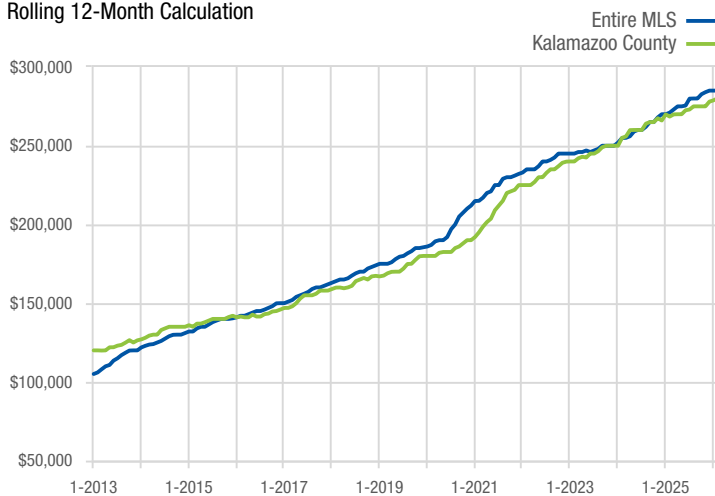
Single Family Residential	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	186	227	+ 22.0%	386	433	+ 12.2%
Pending Sales	175	193	+ 10.3%	330	364	+ 10.3%
Closed Sales	154	137	- 11.0%	290	276	- 4.8%
Days on Market Until Sale	35	44	+ 25.7%	36	36	0.0%
Median Sales Price*	\$240,000	\$287,900	+ 20.0%	\$250,000	\$280,250	+ 12.1%
Average Sales Price*	\$284,690	\$331,104	+ 16.3%	\$289,049	\$321,222	+ 11.1%
Percent of List Price Received*	98.3%	96.7%	- 1.6%	98.0%	97.6%	- 0.4%
Inventory of Homes for Sale	270	340	+ 25.9%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

Condominium	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	41	36	- 12.2%	66	69	+ 4.5%
Pending Sales	27	26	- 3.7%	45	49	+ 8.9%
Closed Sales	18	17	- 5.6%	36	40	+ 11.1%
Days on Market Until Sale	87	40	- 54.0%	68	38	- 44.1%
Median Sales Price*	\$258,000	\$280,000	+ 8.5%	\$211,000	\$280,000	+ 32.7%
Average Sales Price*	\$255,356	\$322,943	+ 26.5%	\$237,789	\$325,168	+ 36.7%
Percent of List Price Received*	97.9%	96.4%	- 1.5%	97.1%	96.6%	- 0.5%
Inventory of Homes for Sale	78	72	- 7.7%	—	—	—
Months Supply of Inventory	3.1	2.7	- 12.9%	—	—	—

* 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.

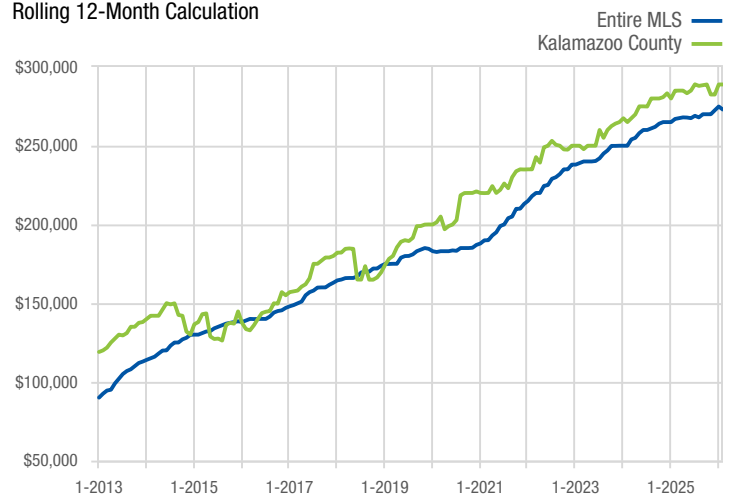
Median Sales Price - Single Family Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.