Local Market Update – January 2026

A Research Tool Provided by the Michigan Regional Information Center

Kalamazoo County
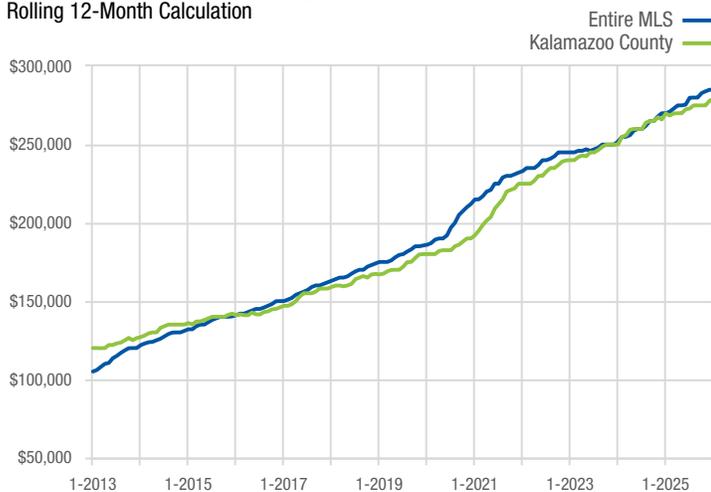
Single Family Residential

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	200	203	+ 1.5%	200	203	+ 1.5%
Pending Sales	155	177	+ 14.2%	155	177	+ 14.2%
Closed Sales	136	137	+ 0.7%	136	137	+ 0.7%
Days on Market Until Sale	37	29	- 21.6%	37	29	- 21.6%
Median Sales Price*	$268,250	$275,000	+ 2.5%	$268,250	$275,000	+ 2.5%
Average Sales Price*	$293,952	$312,531	+ 6.3%	$293,952	$312,531	+ 6.3%
Percent of List Price Received*	97.7%	98.4%	+ 0.7%	97.7%	98.4%	+ 0.7%
Inventory of Homes for Sale	299	335	+ 12.0%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Condominium

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	25	33	+ 32.0%	25	33	+ 32.0%
Pending Sales	18	23	+ 27.8%	18	23	+ 27.8%
Closed Sales	18	22	+ 22.2%	18	22	+ 22.2%
Days on Market Until Sale	50	38	- 24.0%	50	38	- 24.0%
Median Sales Price*	$207,500	$272,500	+ 31.3%	$207,500	$272,500	+ 31.3%
Average Sales Price*	$220,222	$313,626	+ 42.4%	$220,222	$313,626	+ 42.4%
Percent of List Price Received*	96.4%	96.6%	+ 0.2%	96.4%	96.6%	+ 0.2%
Inventory of Homes for Sale	78	74	- 5.1%	—	—	—
Months Supply of Inventory	3.2	2.7	- 15.6%	—	—	—

* 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.
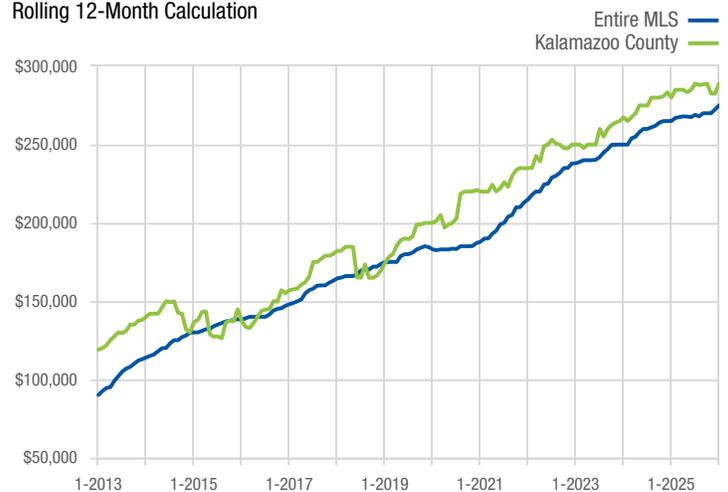
Median Sales Price - Single Family Residential
Rolling 12-Month Calculation

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.