Kalamazoo County

Single Family Residential

Key Metrics	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	433	347	- 19.9%	2,362	1,951	- 17.4%
Pending Sales	313	281	- 10.2%	1,965	1,601	- 18.5%
Closed Sales	323	237	- 26.6%	1,826	1,394	- 23.7%
Days on Market Until Sale	9	14	+ 55.6%	12	19	+ 58.3%
Median Sales Price*	$245,000	$265,000	+ 8.2%	$237,123	$250,000	+ 5.4%
Average Sales Price*	$289,560	$308,062	+ 6.4%	$282,513	$298,981	+ 5.8%
Percent of List Price Received*	102.2%	101.2%	- 1.0%	102.3%	100.3%	- 2.0%
Inventory of Homes for Sale	366	303	- 17.2%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

Condominium

Key Metrics	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	20	35	+ 75.0%	246	233	- 5.3%
Pending Sales	26	32	+ 23.1%	195	189	- 3.1%
Closed Sales	29	28	- 3.4%	188	167	- 11.2%
Days on Market Until Sale	20	24	+ 20.0%	25	27	+ 8.0%
Median Sales Price*	$214,100	$300,000	+ 40.1%	$248,900	$265,000	+ 6.5%
Average Sales Price*	$273,338	$311,768	+ 14.1%	$267,029	$283,735	+ 6.3%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	100.2%	99.3%	- 0.9%
Inventory of Homes for Sale	50	42	- 16.0%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

* 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
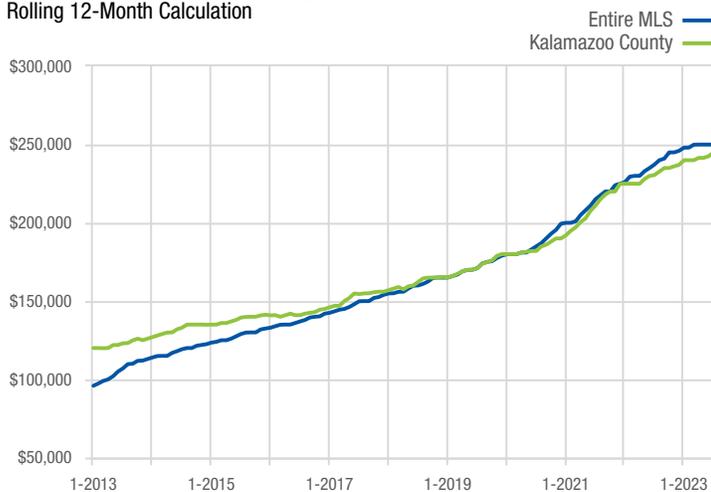
Median Sales Price - Condominium
Rolling 12-Month Calculation
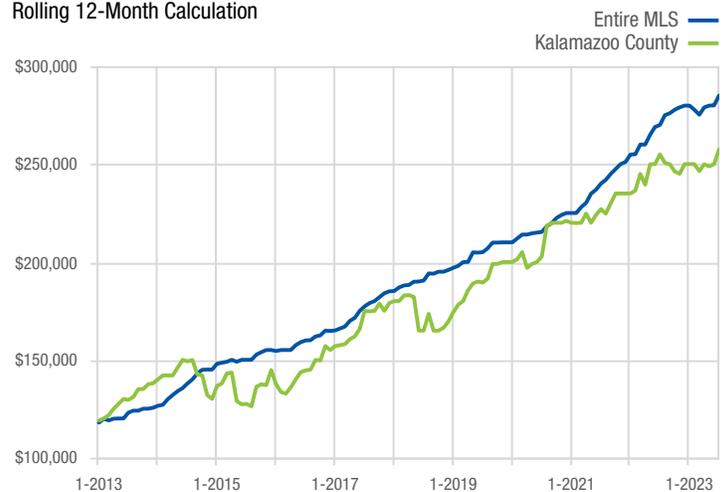
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.