



Kalamazoo County

Single Family Residential	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	330	393	+ 19.1%	1,954	2,179	+ 11.5%
Pending Sales	244	267	+ 9.4%	1,576	1,647	+ 4.5%
Closed Sales	271	268	- 1.1%	1,475	1,488	+ 0.9%
Days on Market Until Sale	16	20	+ 25.0%	26	26	0.0%
Median Sales Price*	\$272,000	\$275,000	+ 1.1%	\$265,000	\$275,000	+ 3.8%
Average Sales Price*	\$322,947	\$328,876	+ 1.8%	\$313,485	\$324,830	+ 3.6%
Percent of List Price Received*	99.3%	99.4%	+ 0.1%	99.2%	99.1%	- 0.1%
Inventory of Homes for Sale	354	457	+ 29.1%	—	—	—
Months Supply of Inventory	1.6	2.1	+ 31.3%	—	—	—

Condominium	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	41	39	- 4.9%	251	262	+ 4.4%
Pending Sales	37	28	- 24.3%	190	192	+ 1.1%
Closed Sales	38	27	- 28.9%	178	185	+ 3.9%
Days on Market Until Sale	44	71	+ 61.4%	41	58	+ 41.5%
Median Sales Price*	\$280,000	\$340,000	+ 21.4%	\$275,550	\$280,000	+ 1.6%
Average Sales Price*	\$289,967	\$361,360	+ 24.6%	\$284,017	\$296,485	+ 4.4%
Percent of List Price Received*	98.0%	98.0%	0.0%	98.4%	98.0%	- 0.4%
Inventory of Homes for Sale	76	84	+ 10.5%	—	—	—
Months Supply of Inventory	3.0	3.4	+ 13.3%	—	—	—

* 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.

