

Local Market Update – November 2025

A Research Tool Provided by the Michigan Regional Information Center

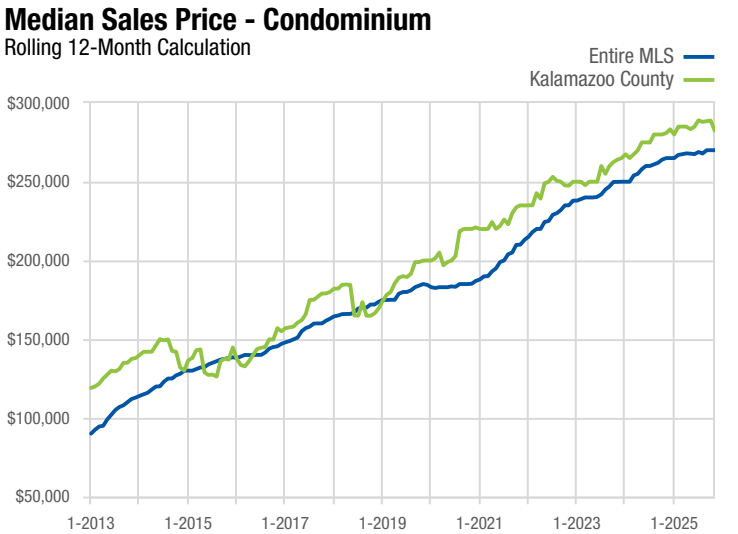
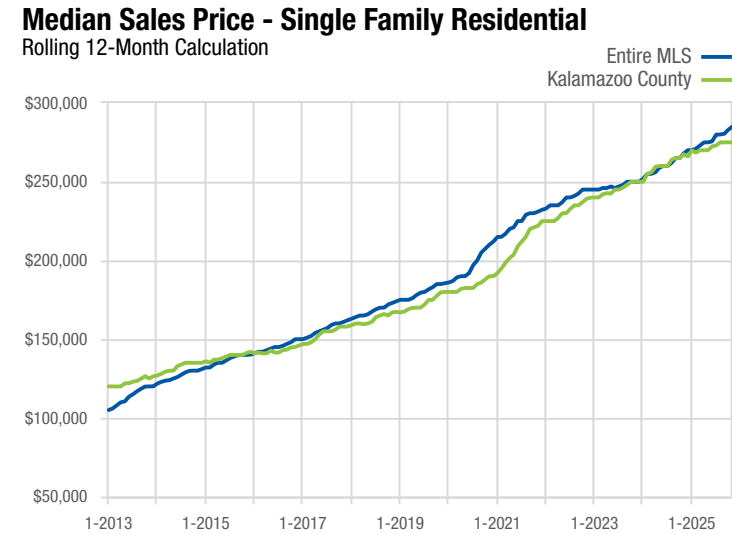


Kalamazoo County

Single Family Residential			November			Year to Date		
Key Metrics			2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings			221	238	+ 7.7%	3,116	3,390	+ 8.8%
Pending Sales			188	183	- 2.7%	2,403	2,541	+ 5.7%
Closed Sales			211	179	- 15.2%	2,364	2,439	+ 3.2%
Days on Market Until Sale			24	31	+ 29.2%	24	26	+ 8.3%
Median Sales Price*			\$270,000	\$272,500	+ 0.9%	\$270,000	\$277,900	+ 2.9%
Average Sales Price*			\$305,514	\$300,689	- 1.6%	\$312,261	\$328,576	+ 5.2%
Percent of List Price Received*			97.9%	98.3%	+ 0.4%	99.0%	99.0%	0.0%
Inventory of Homes for Sale			377	435	+ 15.4%	—	—	—
Months Supply of Inventory			1.8	1.9	+ 5.6%	—	—	—

Condominium			November			Year to Date		
Key Metrics			2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings			32	23	- 28.1%	375	416	+ 10.9%
Pending Sales			13	23	+ 76.9%	273	302	+ 10.6%
Closed Sales			19	24	+ 26.3%	282	297	+ 5.3%
Days on Market Until Sale			50	29	- 42.0%	42	55	+ 31.0%
Median Sales Price*			\$310,486	\$266,500	- 14.2%	\$284,900	\$285,000	+ 0.0%
Average Sales Price*			\$307,460	\$287,328	- 6.5%	\$288,321	\$299,632	+ 3.9%
Percent of List Price Received*			97.0%	98.4%	+ 1.4%	98.1%	98.0%	- 0.1%
Inventory of Homes for Sale			97	79	- 18.6%	—	—	—
Months Supply of Inventory			4.0	2.9	- 27.5%	—	—	—

* 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.



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.