Local Market Update – October 2026

A Research Tool Provided by the Michigan Regional Information Center

Kalamazoo County

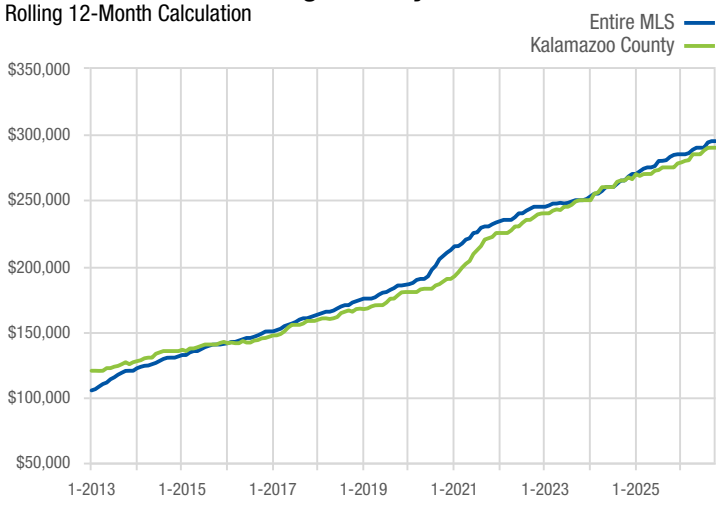
Single Family Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	352	**330**	- 6.3%	3,154	**3,283**	+ 4.1%
Pending Sales	239	**179**	- 25.1%	2,351	**2,334**	- 0.7%
Closed Sales	240	**214**	- 10.8%	2,268	**2,281**	+ 0.6%
Days on Market Until Sale	27	**29**	+ 7.4%	26	**26**	0.0%
Median Sales Price*	$269,000	**$280,000**	+ 4.1%	$279,000	**$295,000**	+ 5.7%
Average Sales Price*	$319,631	**$350,397**	+ 9.6%	$331,170	**$346,342**	+ 4.6%
Percent of List Price Received*	98.3%	**97.4%**	- 0.9%	99.0%	**98.5%**	- 0.5%
Inventory of Homes for Sale	480	**605**	+ 26.0%	—	**—**	—
Months Supply of Inventory	2.1	**2.8**	+ 33.3%	—	**—**	—

Condominium	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	46	**46**	0.0%	394	**420**	+ 6.6%
Pending Sales	22	**13**	- 40.9%	279	**271**	- 2.9%
Closed Sales	32	**22**	- 31.3%	274	**272**	- 0.7%
Days on Market Until Sale	67	**46**	- 31.3%	57	**50**	- 12.3%
Median Sales Price*	$301,500	**$344,750**	+ 14.3%	$286,950	**$300,000**	+ 4.5%
Average Sales Price*	$307,389	**$348,784**	+ 13.5%	$300,857	**$309,676**	+ 2.9%
Percent of List Price Received*	97.6%	**95.9%**	- 1.7%	98.0%	**97.0%**	- 1.0%
Inventory of Homes for Sale	91	**117**	+ 28.6%	—	**—**	—
Months Supply of Inventory	3.5	**4.5**	+ 28.6%	—	**—**	—

* 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.

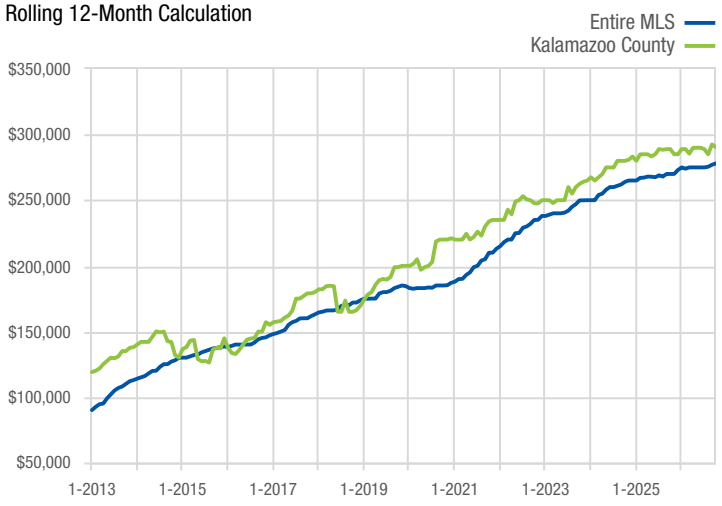
Median Sales Price - Single Family Residential

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.

Current as of November 9, 2026. All data from the Michigan Regional Information Center. Report © 2026 ShowingTime Plus, LLC.