

Local Market Update – September 2025

A Research Tool Provided by the Michigan Regional Information Center

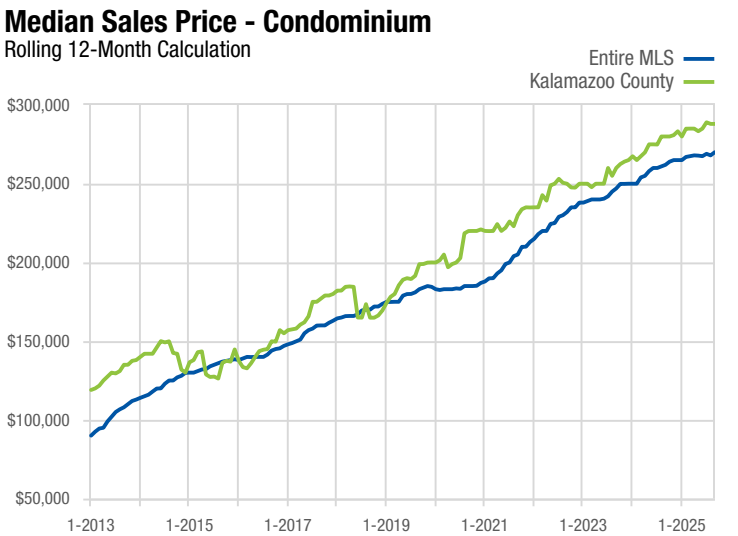
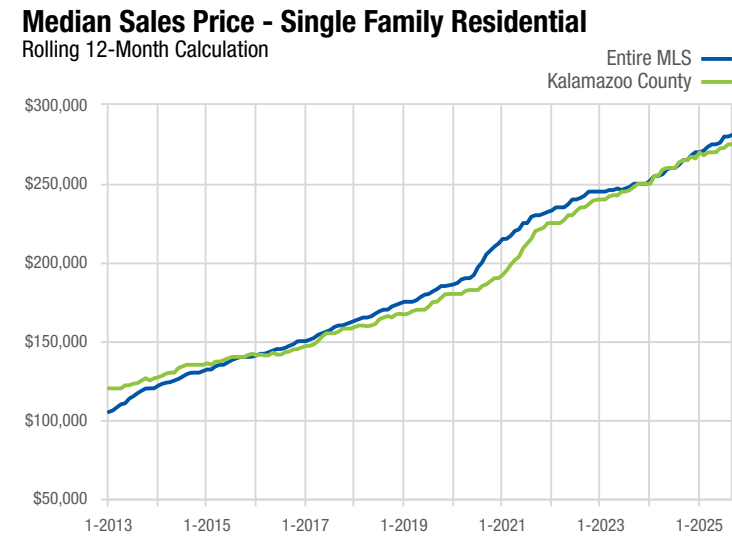


Kalamazoo County

Single Family Residential			September			Year to Date		
Key Metrics			2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings			292	271	- 7.2%	2,582	2,796	+ 8.3%
Pending Sales			200	226	+ 13.0%	1,991	2,126	+ 6.8%
Closed Sales			199	241	+ 21.1%	1,932	2,006	+ 3.8%
Days on Market Until Sale			18	24	+ 33.3%	24	25	+ 4.2%
Median Sales Price*			\$280,000	\$291,250	+ 4.0%	\$270,495	\$279,900	+ 3.5%
Average Sales Price*			\$311,268	\$335,500	+ 7.8%	\$314,902	\$330,472	+ 4.9%
Percent of List Price Received*			99.7%	99.4%	- 0.3%	99.2%	99.1%	- 0.1%
Inventory of Homes for Sale			405	448	+ 10.6%	—	—	—
Months Supply of Inventory			1.9	2.0	+ 5.3%	—	—	—

Condominium			September			Year to Date		
Key Metrics			2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings			36	40	+ 11.1%	317	346	+ 9.1%
Pending Sales			24	29	+ 20.8%	242	257	+ 6.2%
Closed Sales			23	34	+ 47.8%	238	240	+ 0.8%
Days on Market Until Sale			44	47	+ 6.8%	41	55	+ 34.1%
Median Sales Price*			\$277,500	\$273,875	- 1.3%	\$280,000	\$280,000	0.0%
Average Sales Price*			\$269,351	\$298,900	+ 11.0%	\$286,378	\$298,410	+ 4.2%
Percent of List Price Received*			97.4%	98.3%	+ 0.9%	98.2%	98.0%	- 0.2%
Inventory of Homes for Sale			80	78	- 2.5%	—	—	—
Months Supply of Inventory			3.2	3.0	- 6.3%	—	—	—

* 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.



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.