

# Monthly Indicators



## April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings decreased 1.6 percent for Single Family Residence homes but increased 2.9 percent for Condominium homes. Pending Sales increased 7.0 percent for Single Family Residence homes and 3.1 percent for Condominium homes. Inventory increased 12.2 percent for Single Family Residence homes but remained flat for Condominium homes.

Median Sales Price increased 5.6 percent to \$285,000 for Single Family Residence homes and 15.1 percent to \$305,000 for Condominium homes. Days on Market increased 9.7 percent for Single Family Residence homes but decreased 43.5 percent for Condominium homes. Months Supply of Inventory remained flat for Single Family Residence homes but decreased 6.5 percent for Condominium properties.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

## Quick Facts

**+ 3.6%**

Change in  
**Closed Sales**  
All Properties

**+ 5.6%**

Change in  
**Median Sales Price**  
All Properties

**+ 10.4%**

Change in  
**Homes for Sale**  
All Properties

Report provided by the Michigan Regional Information Center for the Greater Kalamazoo Association of REALTORS service area. Residential real estate activity is composed of single-family properties and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Residential Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family Residence properties only.



Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		507	<b>499</b>	- 1.6%	1,405	<b>1,542</b>	+ 9.8%
<b>Pending Sales</b>		369	<b>395</b>	+ 7.0%	1,142	<b>1,260</b>	+ 10.3%
<b>Closed Sales</b>		281	<b>287</b>	+ 2.1%	933	<b>995</b>	+ 6.6%
<b>Days on Market Until Sale</b>		31	<b>34</b>	+ 9.7%	36	<b>38</b>	+ 5.6%
<b>Median Sales Price</b>		\$270,000	<b>\$285,000</b>	+ 5.6%	\$269,000	<b>\$280,000</b>	+ 4.1%
<b>Average Sales Price</b>		\$306,846	<b>\$329,307</b>	+ 7.3%	\$303,435	<b>\$315,364</b>	+ 3.9%
<b>Percent of List Price Received</b>		98.6%	<b>98.9%</b>	+ 0.3%	98.4%	<b>98.1%</b>	- 0.3%
<b>Housing Affordability Index</b>		128	<b>127</b>	- 0.8%	128	<b>129</b>	+ 0.8%
<b>Inventory of Homes for Sale</b>		485	<b>544</b>	+ 12.2%	—	—	—
<b>Months Supply of Inventory</b>		1.7	<b>1.7</b>	0.0%	—	—	—

# Condominium Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condominium properties only.



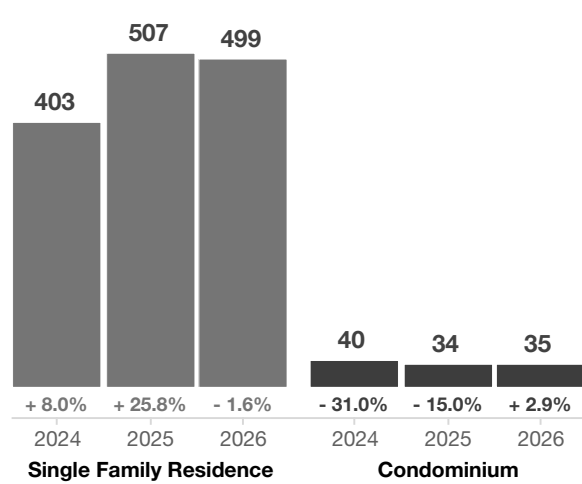
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		34	<b>35</b>	+ 2.9%	154	<b>160</b>	+ 3.9%
<b>Pending Sales</b>		32	<b>33</b>	+ 3.1%	113	<b>114</b>	+ 0.9%
<b>Closed Sales</b>		28	<b>33</b>	+ 17.9%	96	<b>102</b>	+ 6.3%
<b>Days on Market Until Sale</b>		69	<b>39</b>	- 43.5%	59	<b>48</b>	- 18.6%
<b>Median Sales Price</b>		\$264,900	<b>\$305,000</b>	+ 15.1%	\$276,000	<b>\$300,000</b>	+ 8.7%
<b>Average Sales Price</b>		\$271,695	<b>\$289,027</b>	+ 6.4%	\$274,281	<b>\$302,788</b>	+ 10.4%
<b>Percent of List Price Received</b>		98.6%	<b>97.3%</b>	- 1.3%	97.9%	<b>96.9%</b>	- 1.0%
<b>Housing Affordability Index</b>		124	<b>120</b>	- 3.2%	119	<b>122</b>	+ 2.5%
<b>Inventory of Homes for Sale</b>		83	<b>83</b>	0.0%	—	—	—
<b>Months Supply of Inventory</b>		3.1	<b>2.9</b>	- 6.5%	—	—	—

# New Listings

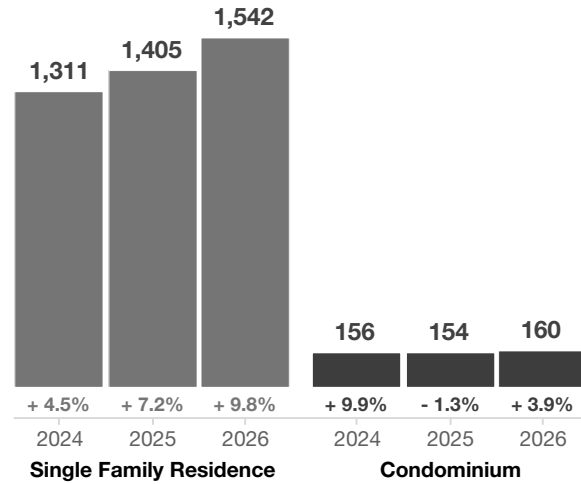
A count of the properties that have been newly listed on the market in a given month.



## April

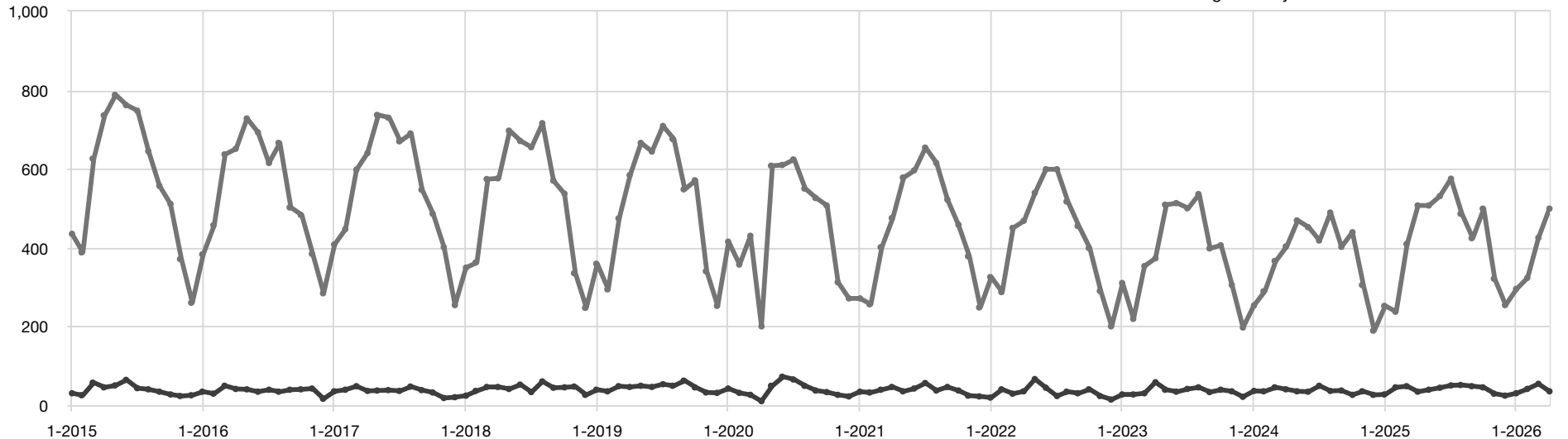


## Year to Date



New Listings	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	507	+ 8.1%	39	+ 11.4%
Jun-2025	531	+ 17.5%	44	+ 29.4%
Jul-2025	575	+ 37.6%	50	+ 2.0%
Aug-2025	486	- 0.6%	51	+ 41.7%
Sep-2025	424	+ 5.5%	48	+ 29.7%
Oct-2025	499	+ 13.7%	45	+ 73.1%
Nov-2025	321	+ 5.2%	29	- 17.1%
Dec-2025	254	+ 34.4%	24	- 7.7%
Jan-2026	295	+ 17.1%	30	+ 11.1%
Feb-2026	323	+ 36.3%	41	- 8.9%
Mar-2026	425	+ 3.9%	54	+ 12.5%
<b>Apr-2026</b>	<b>499</b>	<b>- 1.6%</b>	<b>35</b>	<b>+ 2.9%</b>
12-Month Avg	428	+ 12.3%	41	+ 13.9%

## Historical New Listings by Month

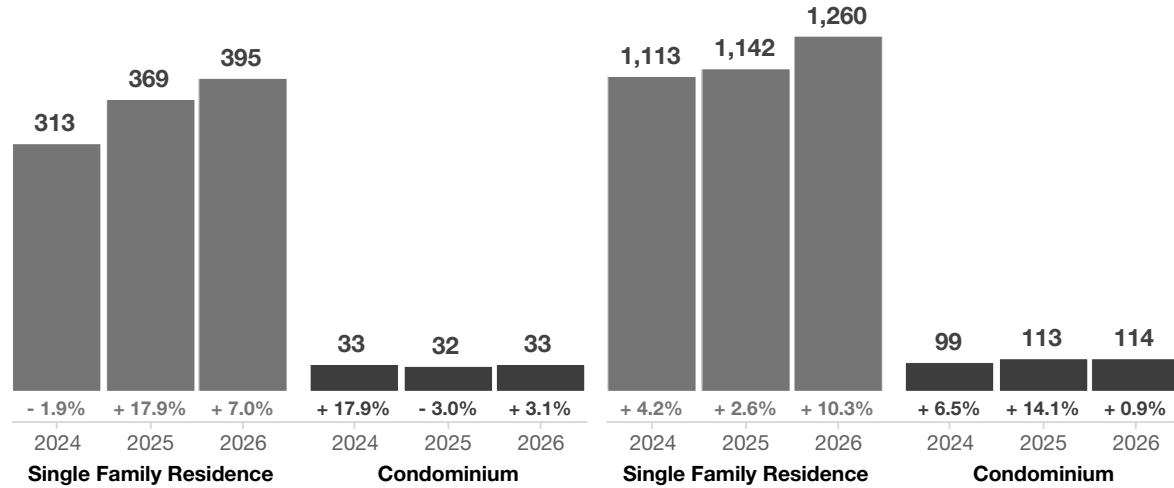


# Pending Sales

A count of the properties on which offers have been accepted in a given month.

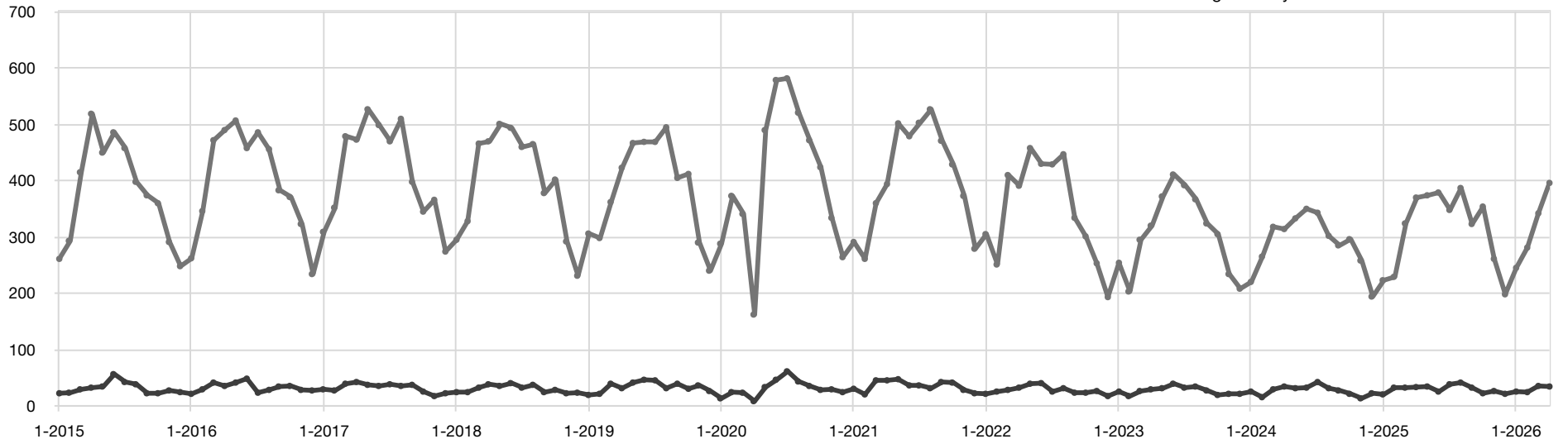


## April



Pending Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	373	+ 12.3%	33	+ 10.0%
Jun-2025	378	+ 8.3%	24	- 22.6%
Jul-2025	347	+ 1.5%	37	- 9.8%
Aug-2025	386	+ 28.2%	40	+ 33.3%
Sep-2025	322	+ 13.4%	31	+ 19.2%
Oct-2025	353	+ 19.7%	21	+ 5.0%
Nov-2025	260	+ 1.2%	25	+ 108.3%
Dec-2025	197	+ 2.1%	20	- 4.8%
Jan-2026	244	+ 9.9%	24	+ 26.3%
Feb-2026	280	+ 22.8%	23	- 25.8%
Mar-2026	341	+ 5.6%	34	+ 9.7%
<b>Apr-2026</b>	<b>395</b>	<b>+ 7.0%</b>	<b>33</b>	<b>+ 3.1%</b>
12-Month Avg	323	+ 11.0%	29	+ 7.4%

## Historical Pending Sales by Month

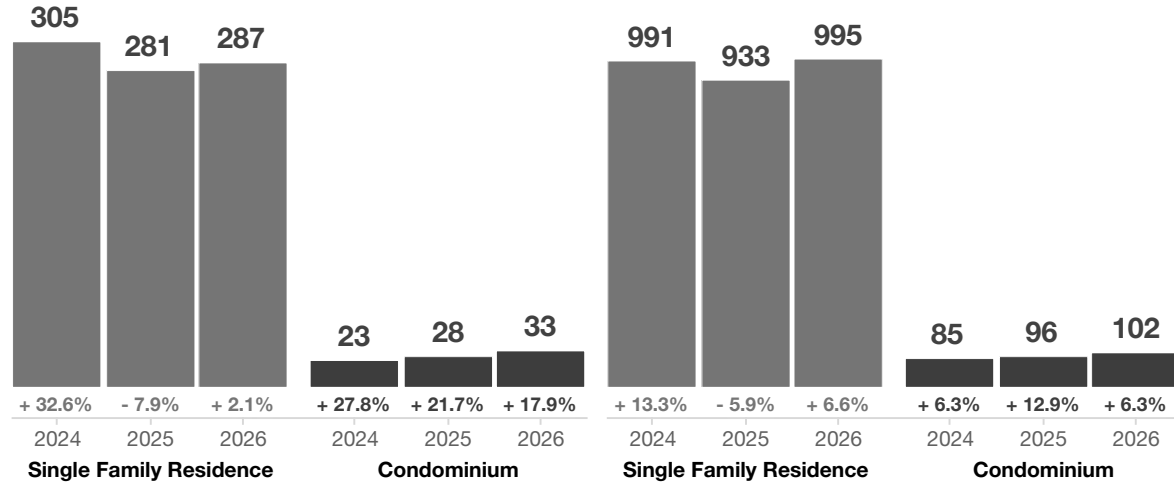


# Closed Sales

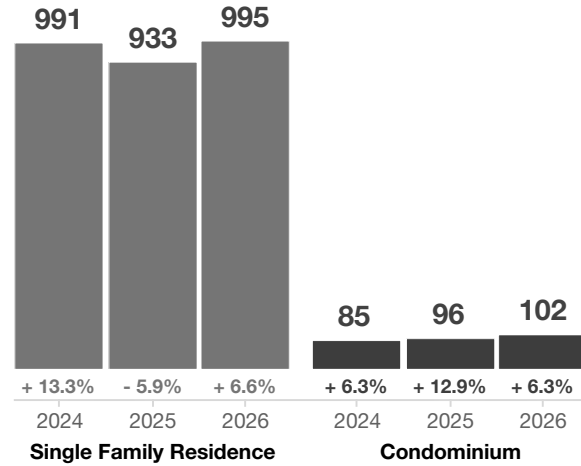
A count of the actual sales that closed in a given month.



## April

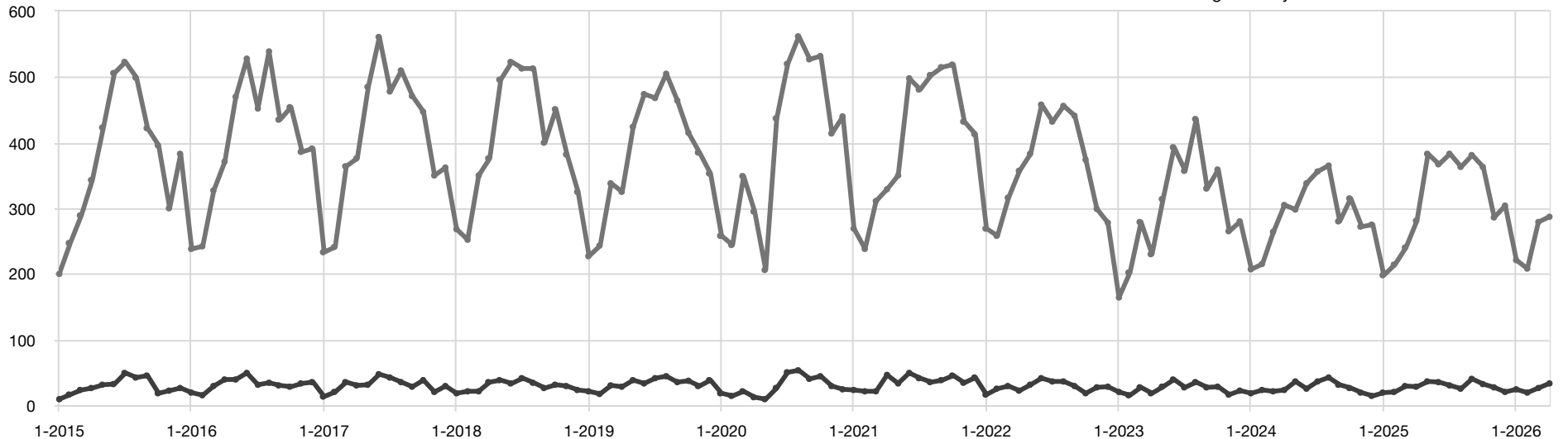


## Year to Date



Closed Sales	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	383	+ 28.5%	36	0.0%
Jun-2025	367	+ 8.6%	35	+ 40.0%
Jul-2025	383	+ 7.6%	30	- 16.7%
Aug-2025	363	- 0.5%	25	- 40.5%
Sep-2025	381	+ 36.1%	40	+ 29.0%
Oct-2025	363	+ 15.2%	32	+ 23.1%
Nov-2025	286	+ 5.1%	27	+ 42.1%
Dec-2025	304	+ 10.5%	20	+ 42.9%
Jan-2026	221	+ 11.6%	24	+ 26.3%
Feb-2026	208	- 2.8%	19	- 5.0%
Mar-2026	279	+ 16.3%	26	- 10.3%
<b>Apr-2026</b>	<b>287</b>	<b>+ 2.1%</b>	<b>33</b>	<b>+ 17.9%</b>
12-Month Avg	319	+ 11.5%	29	+ 7.4%

## Historical Closed Sales by Month



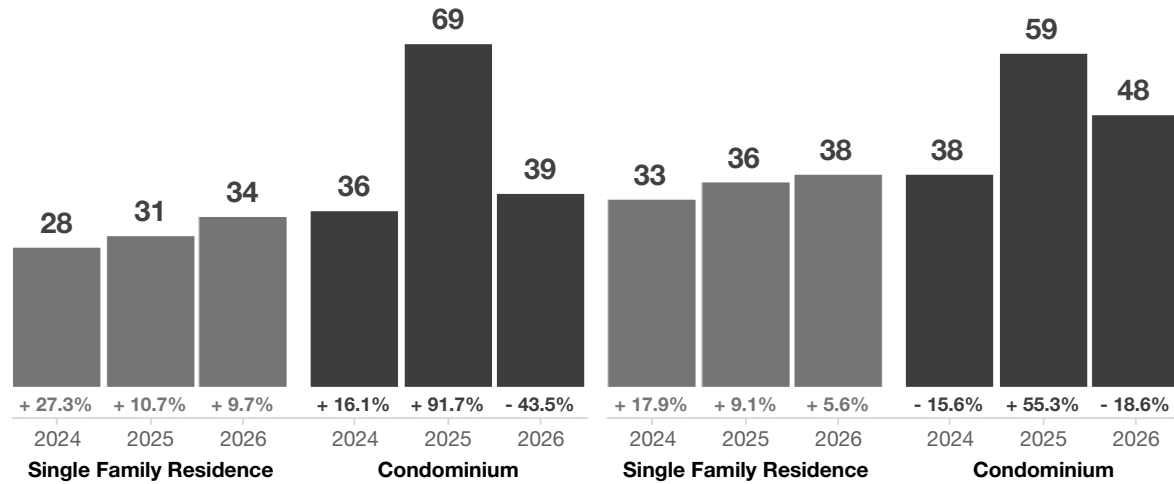
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



## April

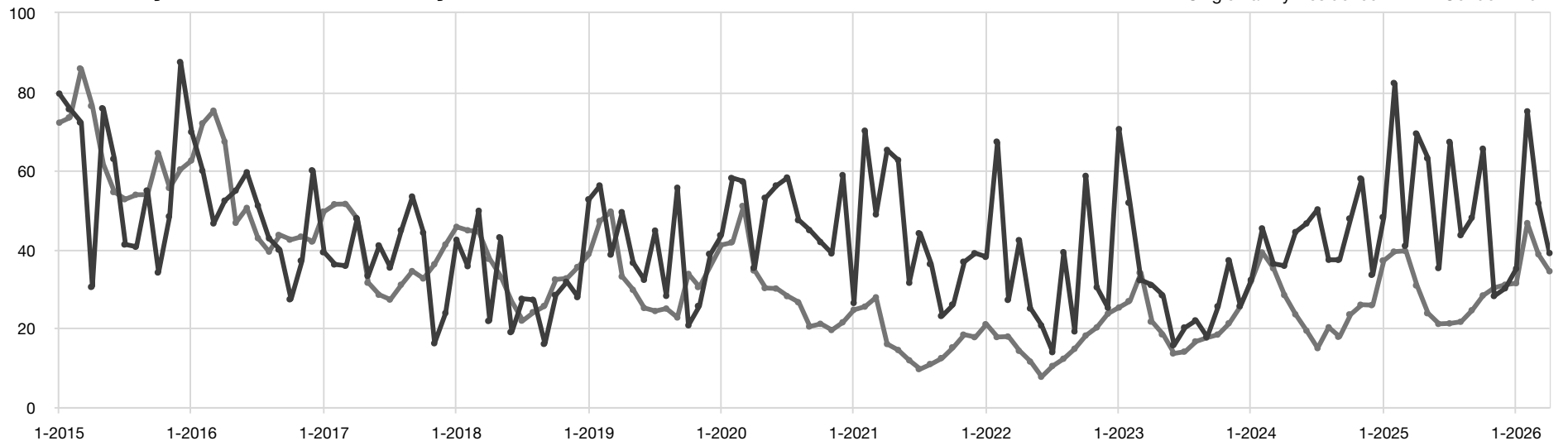
## Year to Date



Days on Market	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	24	0.0%	63	+ 43.2%
Jun-2025	21	+ 10.5%	35	- 25.5%
Jul-2025	21	+ 40.0%	67	+ 34.0%
Aug-2025	22	+ 10.0%	44	+ 18.9%
Sep-2025	25	+ 38.9%	48	+ 29.7%
Oct-2025	28	+ 16.7%	66	+ 37.5%
Nov-2025	30	+ 15.4%	28	- 51.7%
Dec-2025	31	+ 19.2%	30	- 11.8%
Jan-2026	31	- 16.2%	35	- 27.1%
Feb-2026	47	+ 20.5%	75	- 8.5%
Mar-2026	39	- 2.5%	52	+ 26.8%
<b>Apr-2026</b>	<b>34</b>	<b>+ 9.7%</b>	<b>39</b>	<b>- 43.5%</b>
12-Month Avg*	28	+ 11.5%	49	+ 0.2%

\* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month



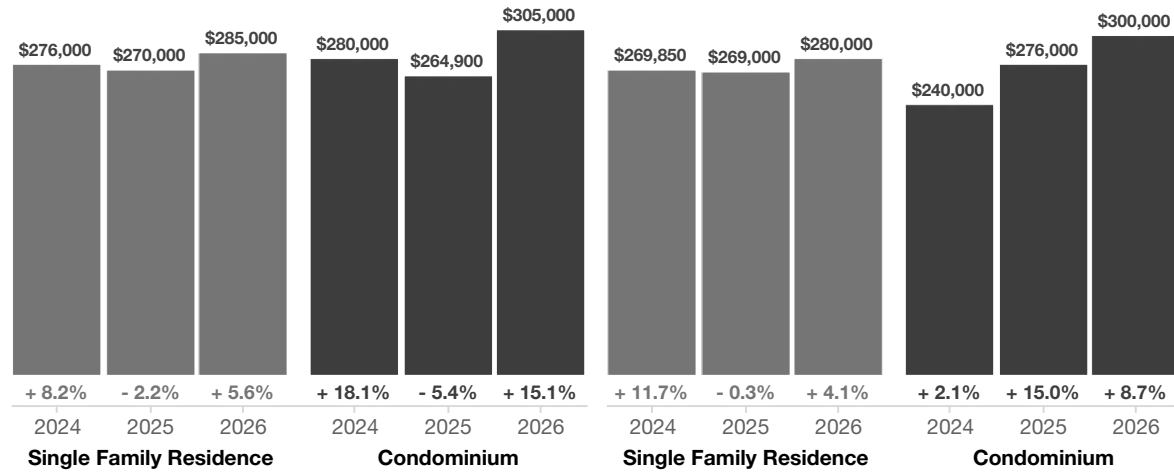
# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## April

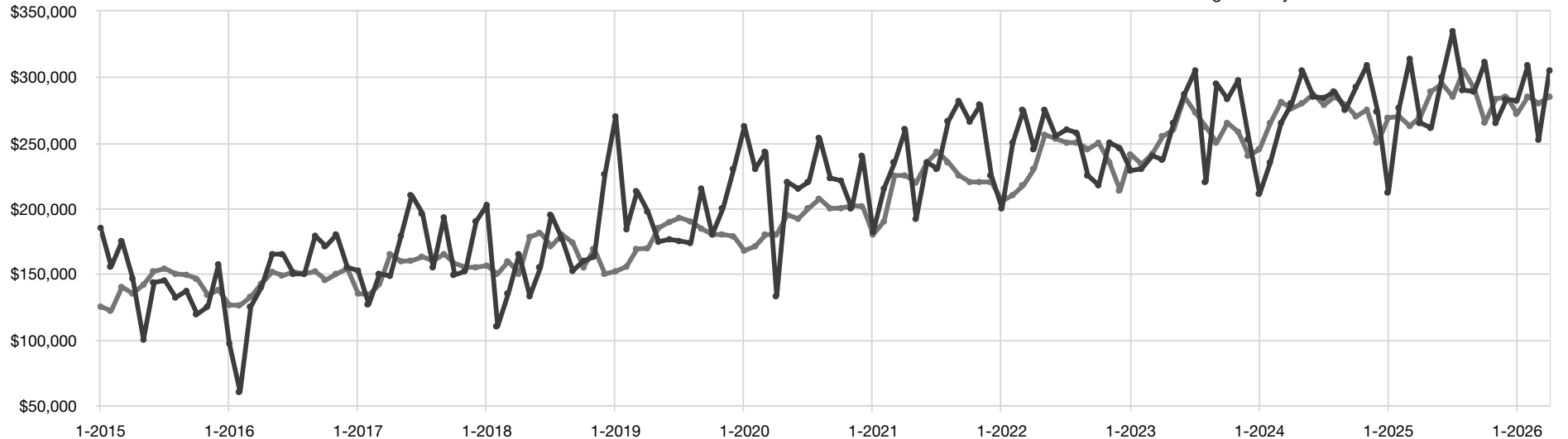
## Year to Date



Median Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	\$289,000	+ 3.2%	\$261,250	- 14.3%
Jun-2025	\$295,000	+ 2.8%	\$299,900	+ 5.2%
Jul-2025	\$285,000	+ 2.2%	\$334,950	+ 17.9%
Aug-2025	\$305,000	+ 7.0%	\$290,000	+ 0.3%
Sep-2025	\$291,250	+ 4.4%	\$288,950	+ 5.1%
Oct-2025	\$265,250	- 1.8%	\$311,500	+ 6.5%
Nov-2025	\$283,250	+ 3.0%	\$265,000	- 14.2%
Dec-2025	\$285,000	+ 14.0%	\$282,950	+ 3.4%
Jan-2026	\$272,000	+ 1.1%	\$282,000	+ 33.0%
Feb-2026	\$285,000	+ 5.6%	\$309,000	+ 11.8%
Mar-2026	\$280,000	+ 6.6%	\$252,250	- 19.6%
<b>Apr-2026</b>	<b>\$285,000</b>	<b>+ 5.6%</b>	<b>\$305,000</b>	<b>+ 15.1%</b>
12-Month Avg*	\$285,000	+ 3.6%	\$294,000	+ 3.2%

\* Median Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

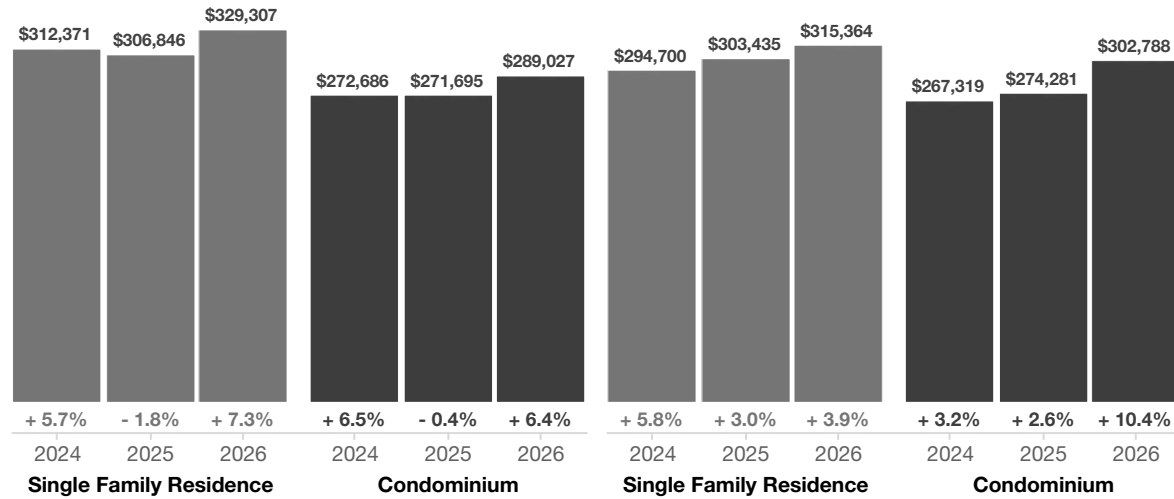


# Average Sales Price

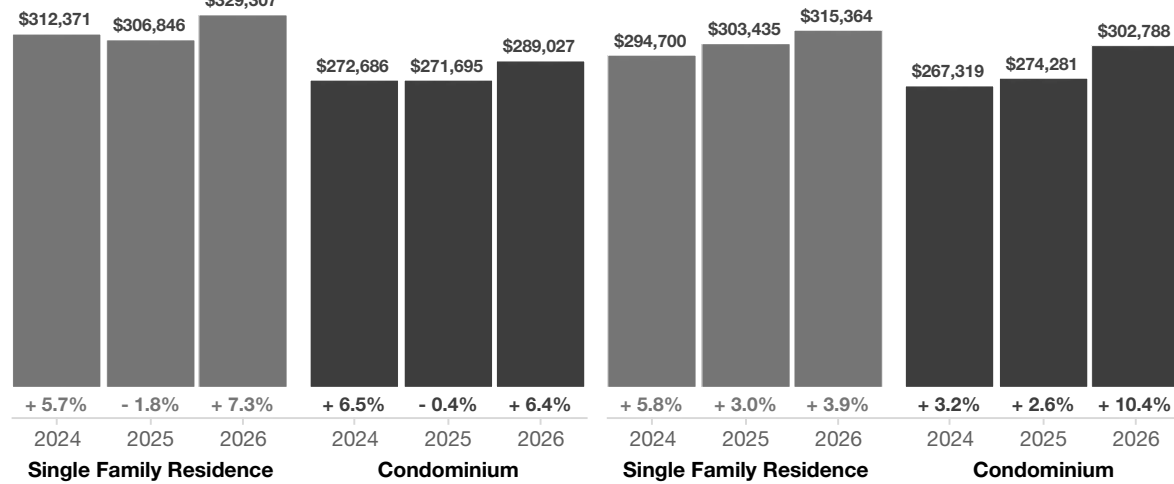
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## April



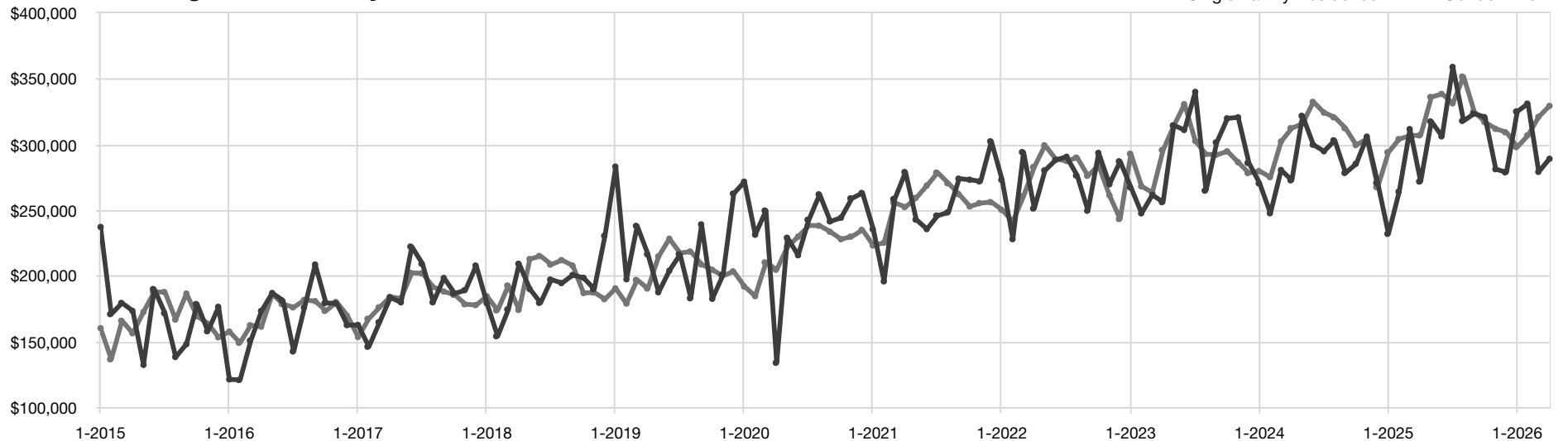
## Year to Date



Avg. Sales Price	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	\$336,068	+ 6.4%	\$317,435	- 1.3%
Jun-2025	\$338,438	+ 1.8%	\$306,126	+ 2.1%
Jul-2025	\$331,252	+ 2.2%	\$358,978	+ 21.8%
Aug-2025	\$351,658	+ 9.7%	\$317,944	+ 4.9%
Sep-2025	\$324,815	+ 4.0%	\$323,440	+ 16.2%
Oct-2025	\$316,973	+ 5.8%	\$320,733	+ 12.5%
Nov-2025	\$311,840	+ 2.5%	\$281,144	- 8.1%
Dec-2025	\$309,262	+ 15.6%	\$278,740	+ 3.0%
Jan-2026	\$297,978	+ 1.4%	\$325,028	+ 40.1%
Feb-2026	\$306,856	+ 0.9%	\$331,049	+ 25.4%
Mar-2026	\$320,950	+ 4.6%	\$279,073	- 10.5%
<b>Apr-2026</b>	<b>\$329,307</b>	<b>+ 7.3%</b>	<b>\$289,027</b>	<b>+ 6.4%</b>
12-Month Avg*	\$325,042	+ 5.2%	\$311,559	+ 7.2%

\* Avg. Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



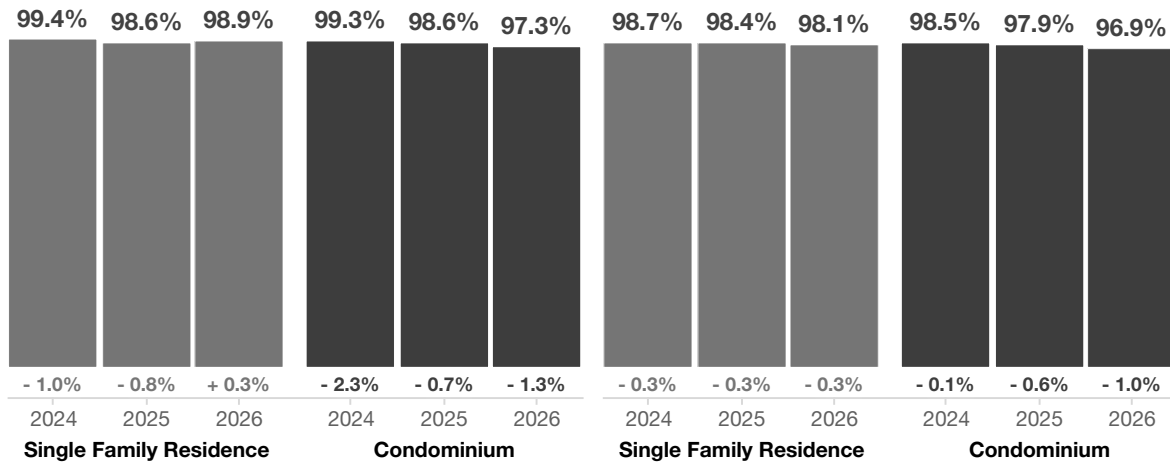
# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## April

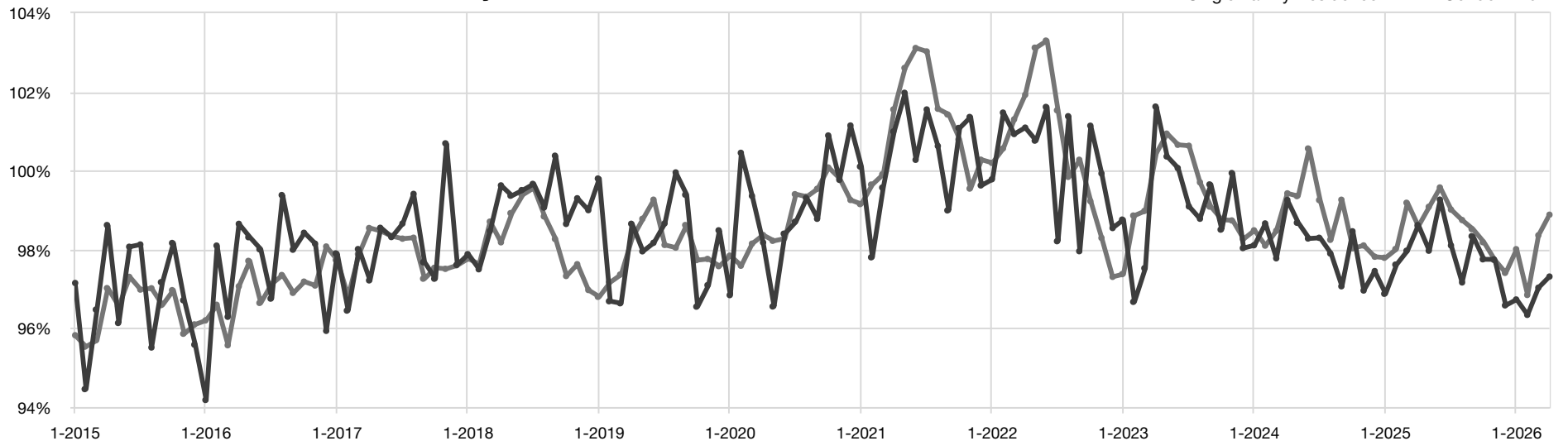
## Year to Date



Pct. of List Price Received	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	99.1%	- 0.3%	98.0%	- 0.7%
Jun-2025	99.6%	- 1.0%	99.3%	+ 1.0%
Jul-2025	99.0%	- 0.3%	98.1%	- 0.2%
Aug-2025	98.7%	+ 0.5%	97.2%	- 0.7%
Sep-2025	98.5%	- 0.8%	98.3%	+ 1.2%
Oct-2025	98.2%	+ 0.2%	97.8%	- 0.7%
Nov-2025	97.7%	- 0.4%	97.7%	+ 0.7%
Dec-2025	97.4%	- 0.4%	96.6%	- 0.9%
Jan-2026	98.0%	+ 0.2%	96.7%	- 0.2%
Feb-2026	96.8%	- 1.2%	96.3%	- 1.3%
Mar-2026	98.4%	- 0.8%	97.0%	- 1.0%
<b>Apr-2026</b>	<b>98.9%</b>	<b>+ 0.3%</b>	<b>97.3%</b>	<b>- 1.3%</b>
12-Month Avg*	98.5%	- 0.3%	97.7%	- 0.3%

\* Pct. of List Price Received for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

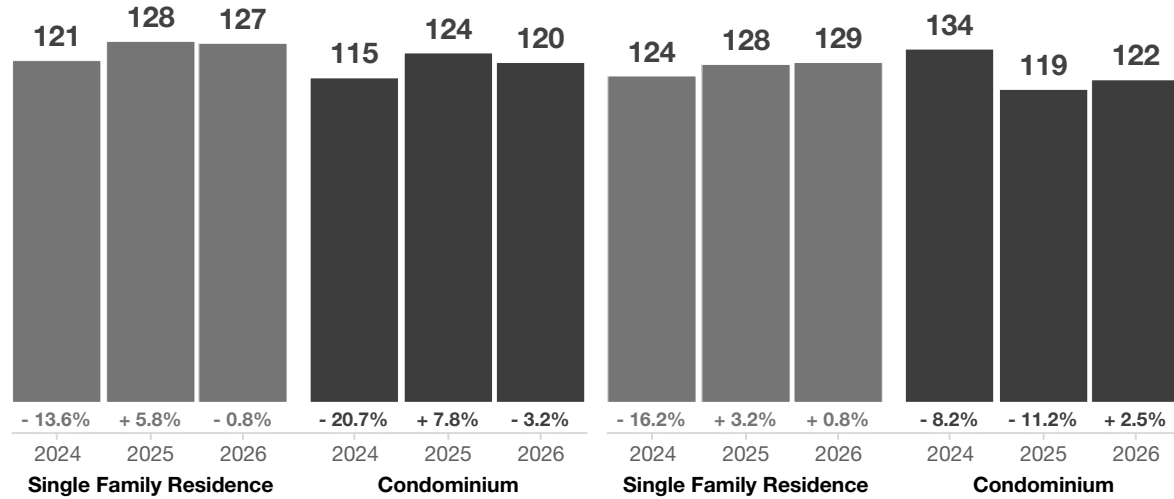


# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

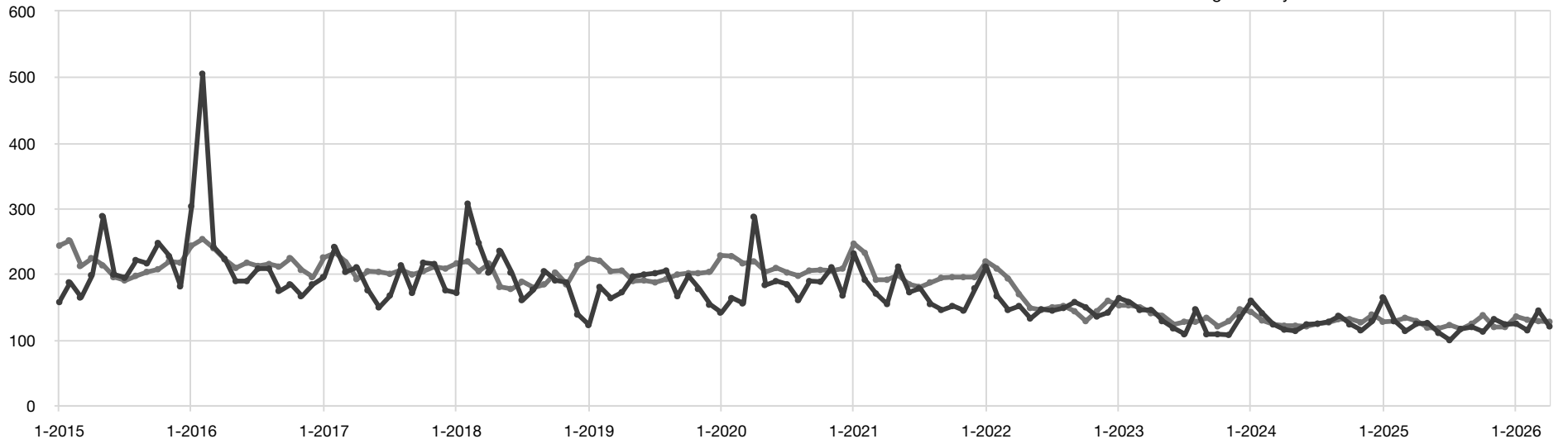


## April



Affordability Index	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	118	-2.5%	125	+10.6%
Jun-2025	117	-2.5%	110	-10.6%
Jul-2025	122	-1.6%	99	-20.2%
Aug-2025	116	-7.9%	116	-8.7%
Sep-2025	124	-5.3%	119	-12.5%
Oct-2025	137	+4.6%	112	-8.9%
Nov-2025	119	-5.6%	131	+14.9%
Dec-2025	119	-13.8%	123	-3.9%
Jan-2026	135	+6.3%	124	-24.4%
Feb-2026	130	+1.6%	114	-10.9%
Mar-2026	128	-3.8%	144	+27.4%
<b>Apr-2026</b>	<b>127</b>	<b>-0.8%</b>	<b>120</b>	<b>-3.2%</b>
12-Month Avg	124	-3.1%	120	-4.8%

## Historical Housing Affordability Index by Month

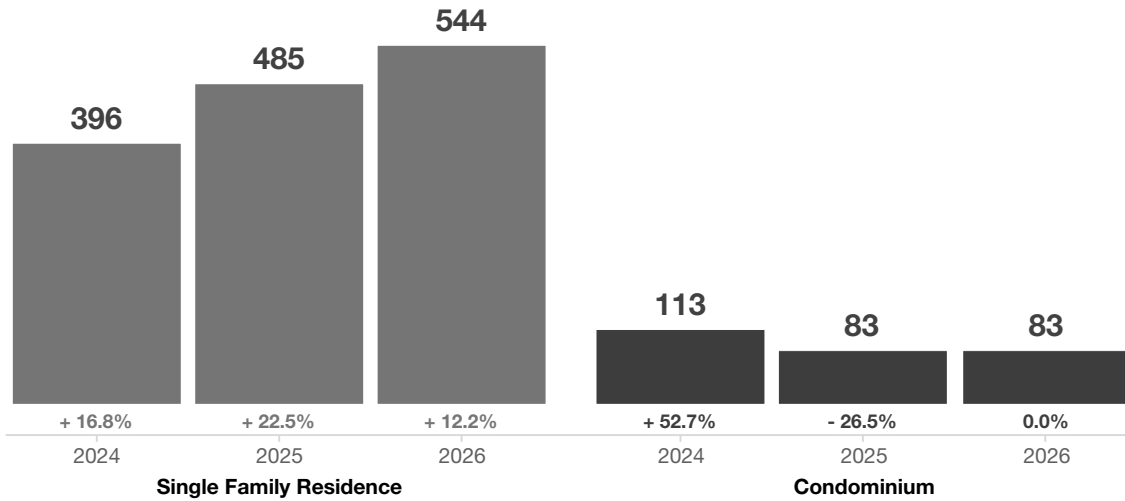


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

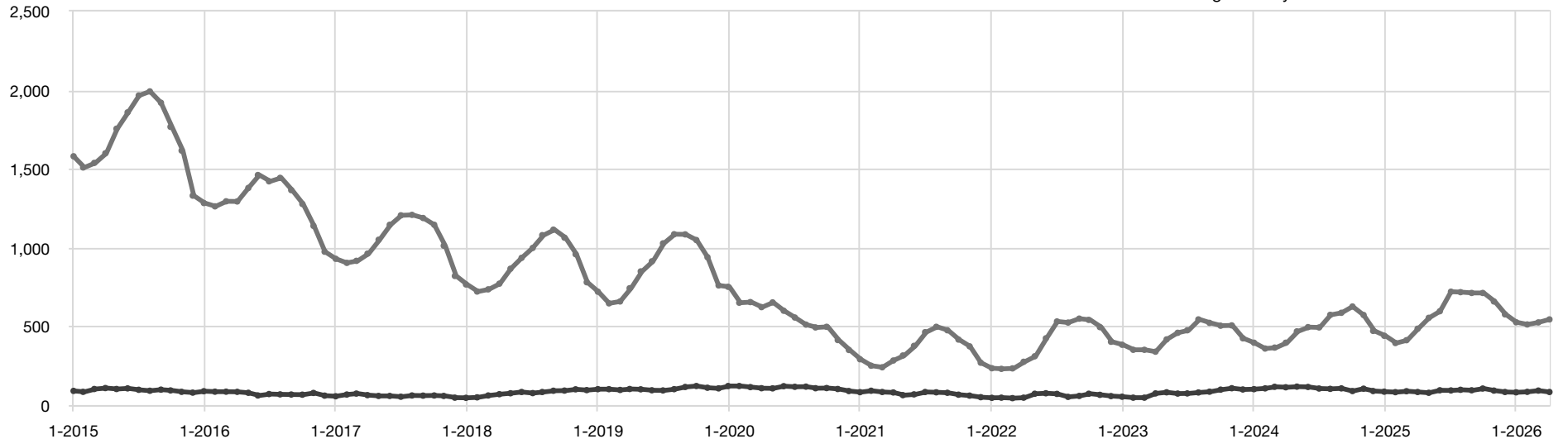


## April



Homes for Sale	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	554	+ 18.4%	78	- 33.3%
Jun-2025	596	+ 20.4%	94	- 18.3%
Jul-2025	720	+ 46.0%	93	- 11.4%
Aug-2025	717	+ 25.1%	97	- 5.8%
Sep-2025	712	+ 21.5%	94	- 11.3%
Oct-2025	712	+ 13.7%	105	+ 18.0%
Nov-2025	658	+ 15.0%	92	- 11.5%
Dec-2025	576	+ 22.3%	83	- 6.7%
Jan-2026	526	+ 19.5%	81	- 4.7%
Feb-2026	512	+ 29.9%	84	+ 2.4%
Mar-2026	525	+ 27.4%	92	+ 4.5%
<b>Apr-2026</b>	<b>544</b>	<b>+ 12.2%</b>	<b>83</b>	<b>0.0%</b>
12-Month Avg	613	+ 22.4%	90	- 7.2%

## Historical Inventory of Homes for Sale by Month

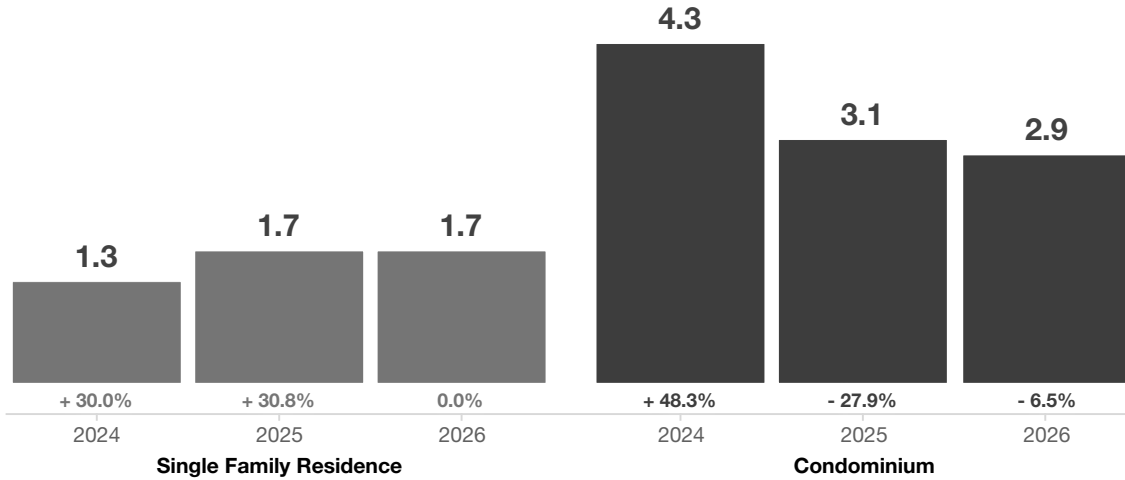


# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



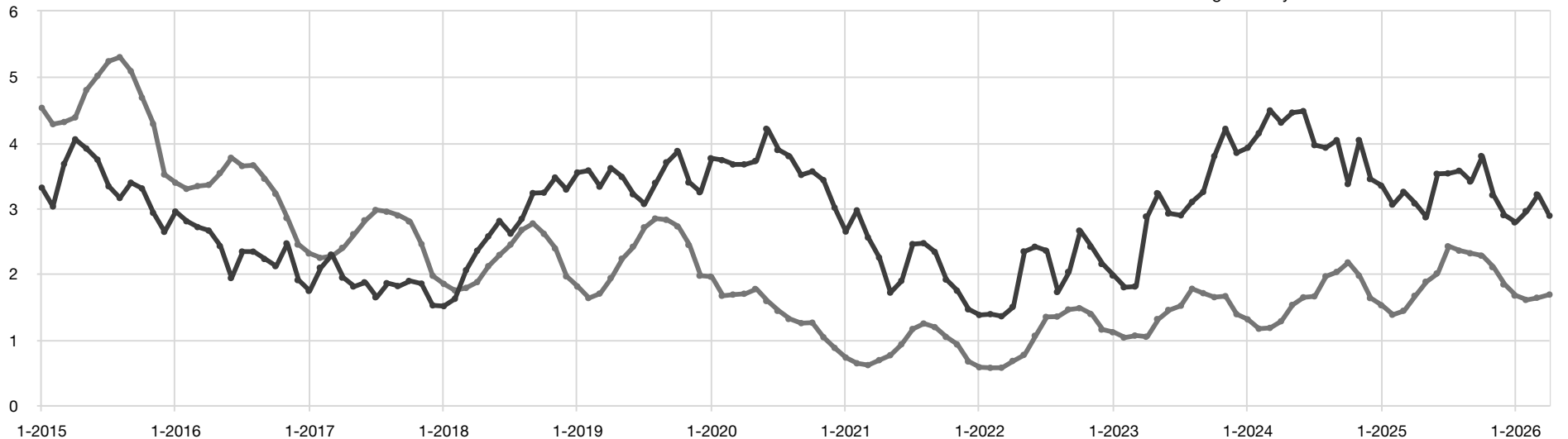
## April



Months Supply	Single Family Residence	Year-Over-Year Change	Condominium	Year-Over-Year Change
May-2025	1.9	+ 26.7%	2.9	- 35.6%
Jun-2025	2.0	+ 25.0%	3.5	- 22.2%
Jul-2025	2.4	+ 41.2%	3.5	- 12.5%
Aug-2025	2.4	+ 20.0%	3.6	- 7.7%
Sep-2025	2.3	+ 15.0%	3.4	- 15.0%
Oct-2025	2.3	+ 4.5%	3.8	+ 11.8%
Nov-2025	2.1	+ 5.0%	3.2	- 20.0%
Dec-2025	1.8	+ 12.5%	2.9	- 14.7%
Jan-2026	1.7	+ 13.3%	2.8	- 15.2%
Feb-2026	1.6	+ 14.3%	3.0	- 3.2%
Mar-2026	1.6	+ 14.3%	3.2	0.0%
<b>Apr-2026</b>	<b>1.7</b>	<b>0.0%</b>	<b>2.9</b>	<b>- 6.5%</b>
12-Month Avg*	2.0	+ 15.5%	3.2	- 13.1%

\* Months Supply for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		541	<b>534</b>	- 1.3%	1,559	<b>1,702</b>	+ 9.2%
<b>Pending Sales</b>		401	<b>428</b>	+ 6.7%	1,255	<b>1,374</b>	+ 9.5%
<b>Closed Sales</b>		309	<b>320</b>	+ 3.6%	1,029	<b>1,097</b>	+ 6.6%
<b>Days on Market Until Sale</b>		34	<b>35</b>	+ 2.9%	39	<b>39</b>	0.0%
<b>Median Sales Price</b>		\$269,900	<b>\$285,000</b>	+ 5.6%	\$269,650	<b>\$280,000</b>	+ 3.8%
<b>Average Sales Price</b>		\$303,660	<b>\$325,153</b>	+ 7.1%	\$300,712	<b>\$314,192</b>	+ 4.5%
<b>Percent of List Price Received</b>		98.6%	<b>98.7%</b>	+ 0.1%	98.4%	<b>98.0%</b>	- 0.4%
<b>Housing Affordability Index</b>		128	<b>127</b>	- 0.8%	128	<b>129</b>	+ 0.8%
<b>Inventory of Homes for Sale</b>		568	<b>627</b>	+ 10.4%	—	—	—
<b>Months Supply of Inventory</b>		1.8	<b>1.8</b>	0.0%	—	—	—