

Local Market Update – February 2025

A Research Tool Provided by the Michigan Regional Information Center



Kalamazoo County

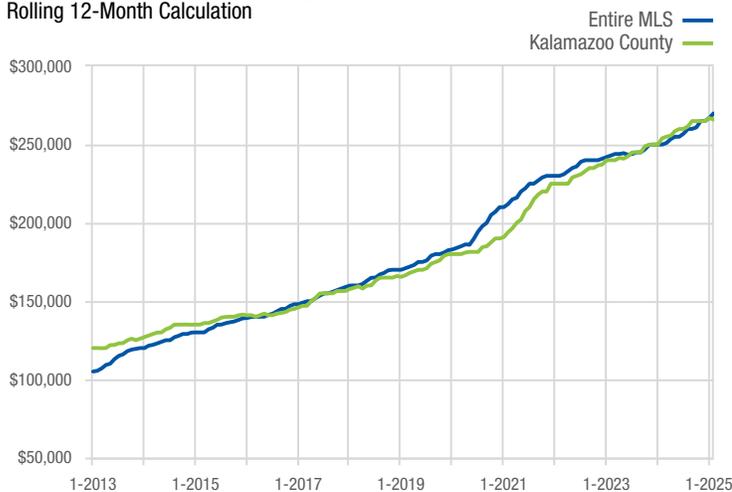
Single Family Residential	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	213	181	- 15.0%	413	380	- 8.0%
Pending Sales	197	178	- 9.6%	370	332	- 10.3%
Closed Sales	155	148	- 4.5%	303	283	- 6.6%
Days on Market Until Sale	34	35	+ 2.9%	35	36	+ 2.9%
Median Sales Price*	\$256,600	\$239,900	- 6.5%	\$250,000	\$250,000	0.0%
Average Sales Price*	\$268,931	\$282,603	+ 5.1%	\$272,174	\$288,326	+ 5.9%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	98.3%	97.8%	- 0.5%
Inventory of Homes for Sale	261	261	0.0%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	35	39	+ 11.4%	66	63	- 4.5%
Pending Sales	15	26	+ 73.3%	34	45	+ 32.4%
Closed Sales	20	17	- 15.0%	38	35	- 7.9%
Days on Market Until Sale	38	92	+ 142.1%	35	70	+ 100.0%
Median Sales Price*	\$240,000	\$290,000	+ 20.8%	\$237,500	\$212,000	- 10.7%
Average Sales Price*	\$257,001	\$258,612	+ 0.6%	\$263,322	\$238,869	- 9.3%
Percent of List Price Received*	98.2%	97.7%	- 0.5%	98.2%	97.0%	- 1.2%
Inventory of Homes for Sale	72	76	+ 5.6%	—	—	—
Months Supply of Inventory	2.9	3.0	+ 3.4%	—	—	—

* 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.

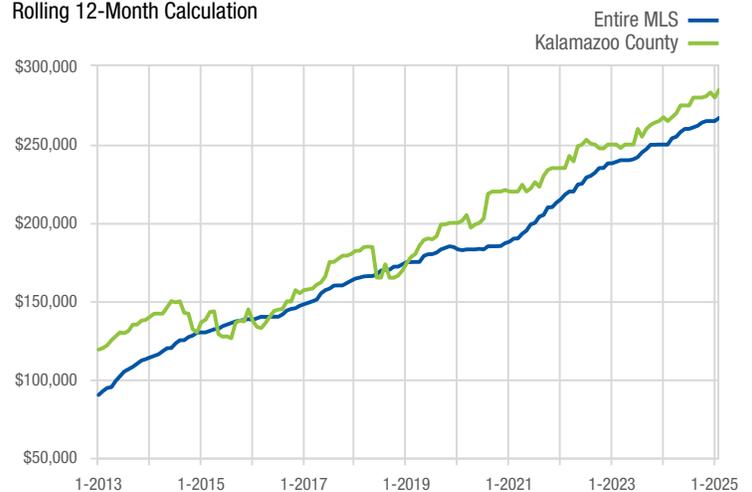
Median Sales Price - Single Family Residential

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.