Local Market Update – October 2026

A Research Tool Provided by the Greater Regional Alliance of REALTORS®

City of Grand Rapids

Includes City of Grand Rapids

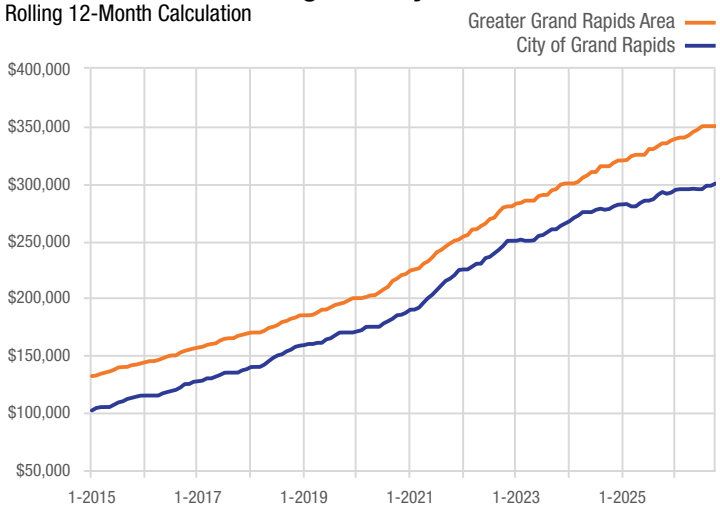
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	220	**188**	- 14.5%	1,955	**1,916**	- 2.0%
Pending Sales	175	**131**	- 25.1%	1,618	**1,513**	- 6.5%
Closed Sales	151	**134**	- 11.3%	1,560	**1,473**	- 5.6%
Days on Market Until Sale	16	**19**	+ 18.8%	17	**19**	+ 11.8%
Median Sales Price*	$295,000	**$300,000**	+ 1.7%	$295,000	**$300,000**	+ 1.7%
Average Sales Price*	$322,817	**$323,656**	+ 0.3%	$312,777	**$322,746**	+ 3.2%
Percent of List Price Received*	99.9%	**99.5%**	- 0.4%	102.0%	**101.5%**	- 0.5%
Inventory of Homes for Sale	281	**302**	+ 7.5%	—	**—**	—
Months Supply of Inventory	1.8	**2.1**	+ 16.7%	—	**—**	—

Townhouse-Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	39	**28**	- 28.2%	387	**358**	- 7.5%
Pending Sales	14	**19**	+ 35.7%	279	**259**	- 7.2%
Closed Sales	42	**20**	- 52.4%	281	**250**	- 11.0%
Days on Market Until Sale	38	**32**	- 15.8%	47	**46**	- 2.1%
Median Sales Price*	$231,000	**$353,450**	+ 53.0%	$265,000	**$316,500**	+ 19.4%
Average Sales Price*	$252,857	**$337,765**	+ 33.6%	$312,997	**$354,822**	+ 13.4%
Percent of List Price Received*	98.7%	**98.9%**	+ 0.2%	98.8%	**98.2%**	- 0.6%
Inventory of Homes for Sale	98	**90**	- 8.2%	—	**—**	—
Months Supply of Inventory	3.7	**3.6**	- 2.7%	—	**—**	—

* 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.

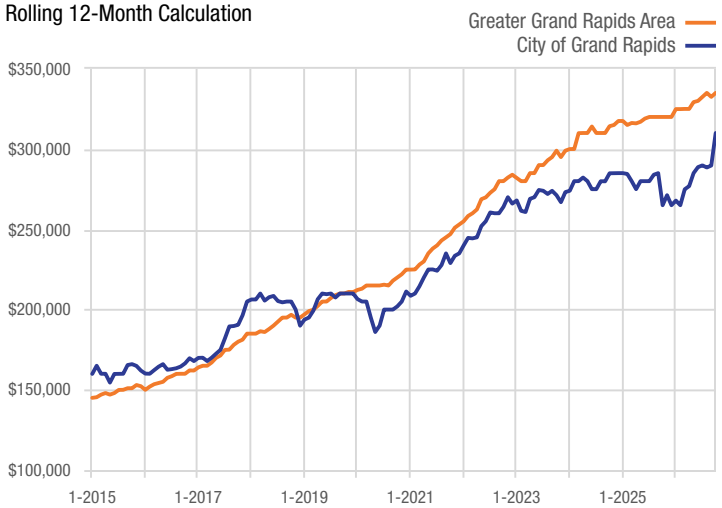
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

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 8, 2026. All data from the Greater Regional Alliance of REALTORS® MLS. Report © 2026 ShowingTime Plus, LLC.