Local Market Update – October 2026

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

Kent County

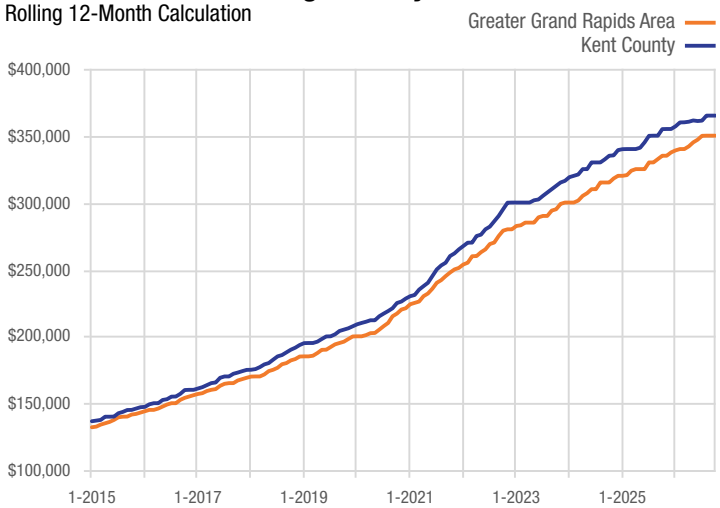
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	739	**671**	- 9.2%	6,652	**6,655**	+ 0.0%
Pending Sales	557	**451**	- 19.0%	5,558	**5,266**	- 5.3%
Closed Sales	565	**437**	- 22.7%	5,365	**5,122**	- 4.5%
Days on Market Until Sale	23	**24**	+ 4.3%	22	**22**	0.0%
Median Sales Price*	$355,000	**$359,000**	+ 1.1%	$359,900	**$370,000**	+ 2.8%
Average Sales Price*	$424,011	**$431,891**	+ 1.9%	$425,144	**$445,212**	+ 4.7%
Percent of List Price Received*	100.1%	**99.3%**	- 0.8%	101.1%	**100.7%**	- 0.4%
Inventory of Homes for Sale	1,005	**1,110**	+ 10.4%	—	**—**	—
Months Supply of Inventory	1.9	**2.2**	+ 15.8%	—	**—**	—

Townhouse-Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	153	**122**	- 20.3%	1,290	**1,293**	+ 0.2%
Pending Sales	87	**90**	+ 3.4%	1,039	**1,054**	+ 1.4%
Closed Sales	128	**81**	- 36.7%	1,006	**1,032**	+ 2.6%
Days on Market Until Sale	34	**38**	+ 11.8%	40	**40**	0.0%
Median Sales Price*	$258,750	**$319,000**	+ 23.3%	$305,000	**$330,000**	+ 8.2%
Average Sales Price*	$308,117	**$351,686**	+ 14.1%	$333,135	**$358,199**	+ 7.5%
Percent of List Price Received*	98.9%	**98.5%**	- 0.4%	99.2%	**99.0%**	- 0.2%
Inventory of Homes for Sale	264	**256**	- 3.0%	—	**—**	—
Months Supply of Inventory	2.7	**2.5**	- 7.4%	—	**—**	—

* 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.

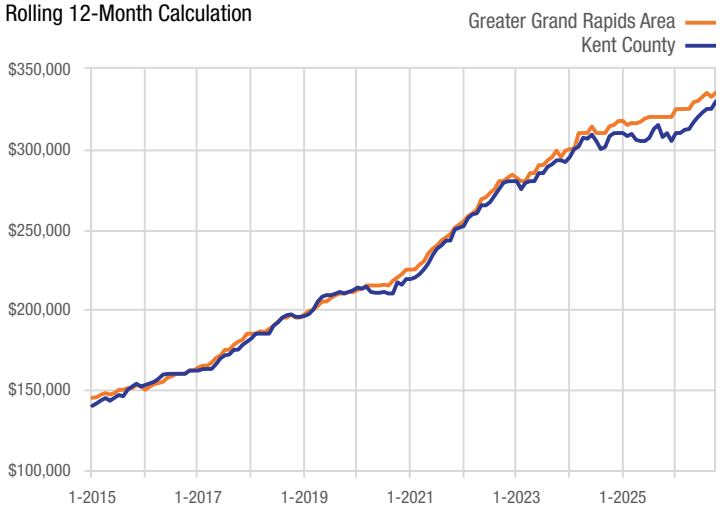
Median Sales Price - Single Family

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.