Monthly Indicators

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings decreased 2.9 percent for Single Family and 12.2 percent for Townhouse-Condo. Pending Sales decreased 25.4 percent for Single Family and 25.7 percent for Townhouse-Condo. Inventory increased 9.8 percent for Single Family and 10.8 percent for Townhouse-Condo.

Median Sales Price increased 2.6 percent to $307,750 for Single Family and 15.5 percent to $337,450 for Townhouse-Condo. Days on Market decreased 2.9 percent for Single Family but increased 37.1 percent for Townhouse-Condo. Months Supply of Inventory increased 14.3 percent for Single Family and 14.7 percent for Townhouse-Condo.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

- 18.3%	+ 3.6%	+ 9.8%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

Residential activity in the Greater Grand Rapids area composed of residential properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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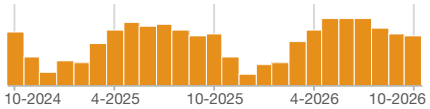
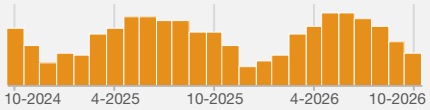
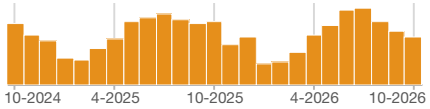
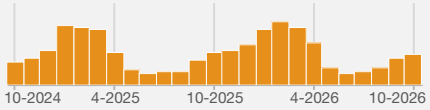
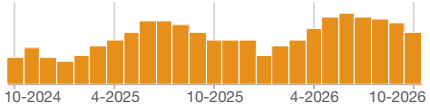
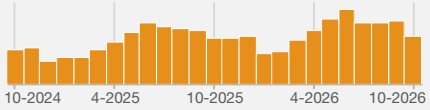
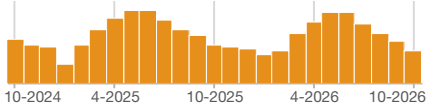
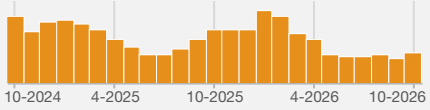
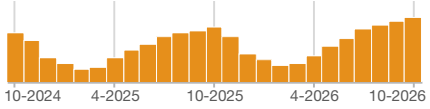
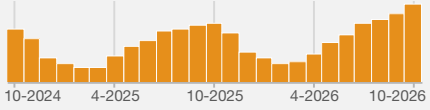
Current as of November 8, 2026. All data from the Greater Regional Alliance of REALTORS® MLS. Report © 2026 ShowingTime Plus, LLC.

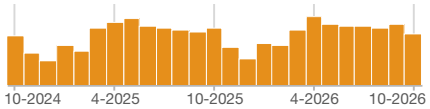
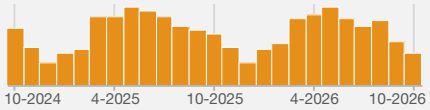
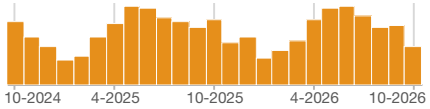
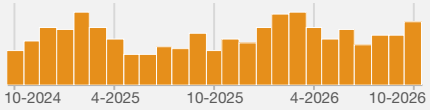
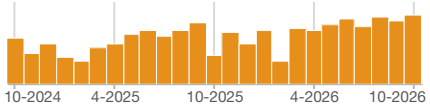
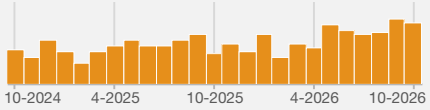
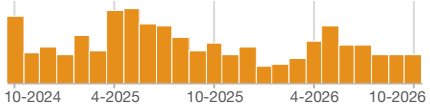
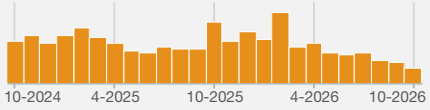
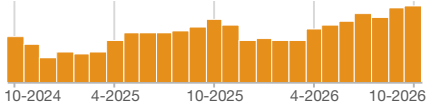
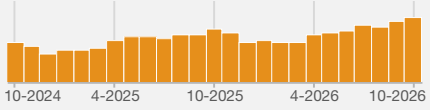
Single Family Overview

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

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		3,893	**3,779**	- 2.9%	37,020	**38,082**	+ 2.9%
Pending Sales		2,812	**2,097**	- 25.4%	28,359	**27,169**	- 4.2%
Closed Sales		3,079	**2,568**	- 16.6%	27,482	**26,697**	- 2.9%
Days on Market Until Sale		34	**33**	- 2.9%	33	**33**	0.0%
Median Sales Price		$300,000	**$307,750**	+ 2.6%	$305,000	**$319,500**	+ 4.8%
Average Sales Price		$363,278	**$366,755**	+ 1.0%	$365,376	**$379,957**	+ 4.0%
Percent of List Price Received		98.2%	**97.9%**	- 0.3%	99.0%	**98.9%**	- 0.1%
Housing Affordability Index		120	**107**	- 10.8%	118	**103**	- 12.7%
Inventory of Homes for Sale		7,641	**8,392**	+ 9.8%	—	**—**	—
Months Supply of Inventory		2.8	**3.2**	+ 14.3%	—	**—**	—

Townhouse-Condo Overview

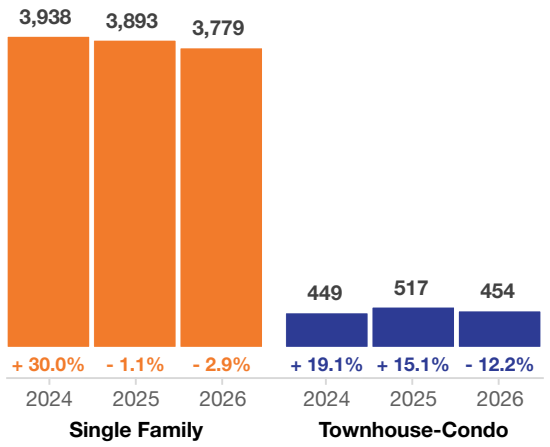
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse-Condo properties only.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		517	**454**	- 12.2%	4,859	**4,944**	+ 1.7%
Pending Sales		334	**248**	- 25.7%	3,654	**3,491**	- 4.5%
Closed Sales		392	**272**	- 30.6%	3,532	**3,446**	- 2.4%
Days on Market Until Sale		35	**48**	+ 37.1%	39	**44**	+ 12.8%
Median Sales Price		$292,250	**$337,450**	+ 15.5%	$307,900	**$325,000**	+ 5.6%
Average Sales Price		$336,126	**$388,947**	+ 15.7%	$347,785	**$368,916**	+ 6.1%
Percent of List Price Received		98.6%	**98.3%**	- 0.3%	98.9%	**98.5%**	- 0.4%
Housing Affordability Index		124	**98**	- 21.0%	117	**102**	- 12.8%
Inventory of Homes for Sale		1,154	**1,279**	+ 10.8%	—	**—**	—
Months Supply of Inventory		3.4	**3.9**	+ 14.7%	—	**—**	—

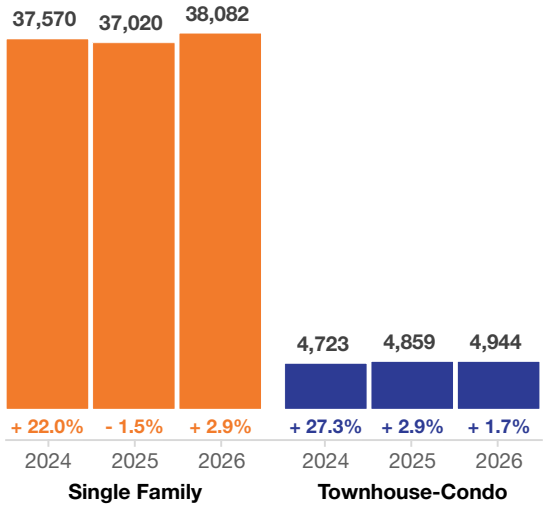
New Listings

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

October

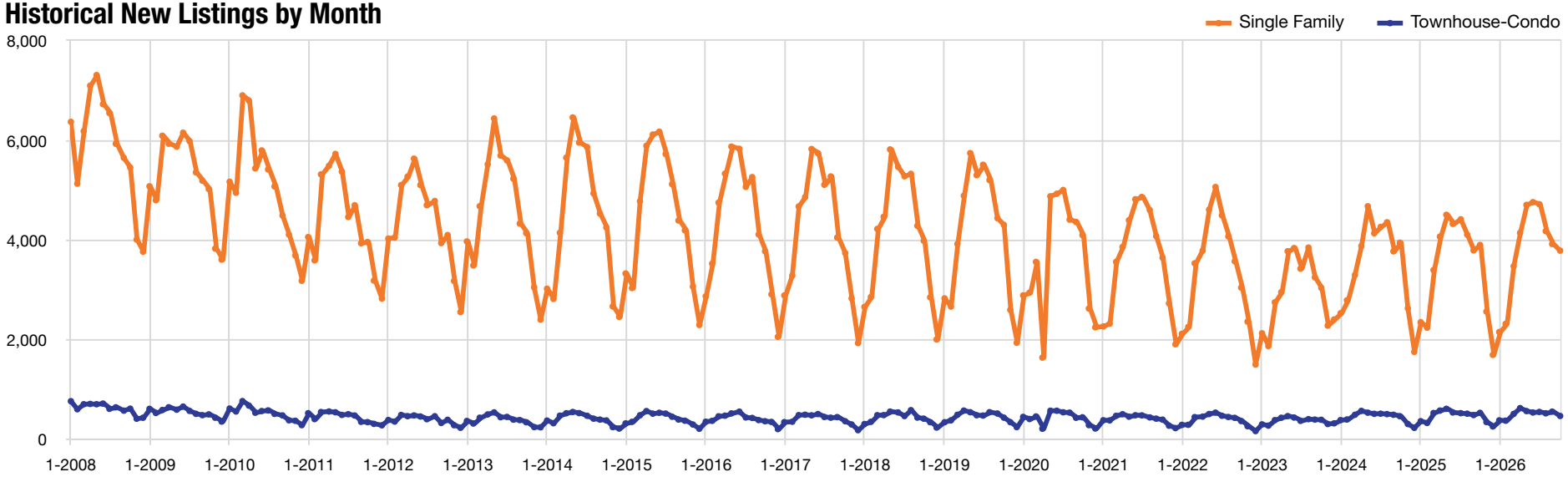


Year to Date



New Listings	Single Family	Percent Change	Townhouse-Condo	Percent Change
Nov-2025	2,554	- 2.5%	332	+ 13.7%
Dec-2025	1,683	- 3.4%	243	+ 13.0%
Jan-2026	2,143	- 8.4%	366	+ 4.9%
Feb-2026	2,307	+ 3.5%	359	+ 14.7%
Mar-2026	3,466	+ 2.3%	495	- 3.5%
Apr-2026	4,137	+ 1.9%	612	+ 8.7%
May-2026	4,699	+ 4.4%	552	- 7.7%
Jun-2026	4,754	+ 10.1%	523	- 0.2%
Jul-2026	4,712	+ 6.9%	535	+ 4.9%
Aug-2026	4,172	+ 1.7%	507	+ 1.4%
Sep-2026	3,913	+ 3.4%	541	+ 14.6%
Oct-2026	**3,779**	**- 2.9%**	**454**	**- 12.2%**
12-Month Avg	3,527	+ 2.3%	460	+ 2.9%

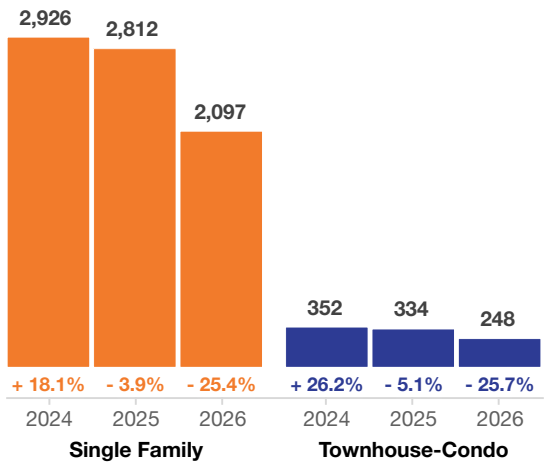
Historical New Listings by Month



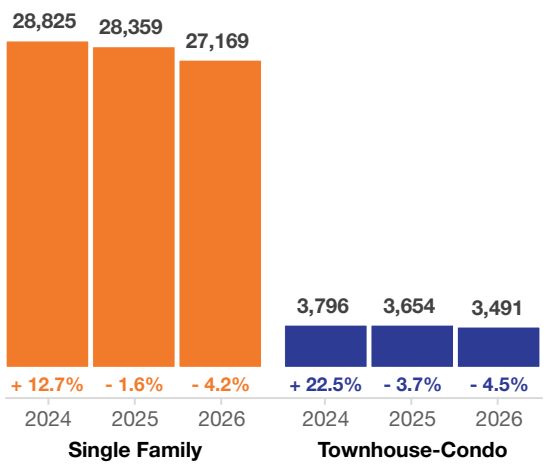
Pending Sales

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

October

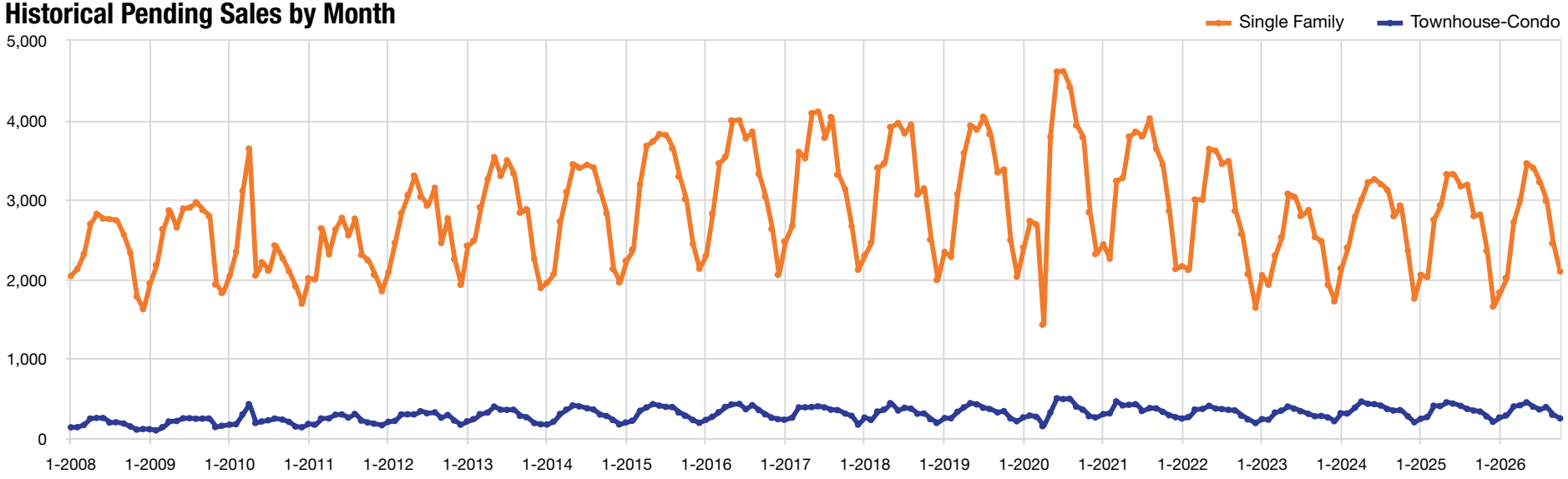


Year to Date



Pending Sales	Single Family	Percent Change	Townhouse-Condo	Percent Change
Nov-2025	2,355	- 0.1%	273	- 0.4%
Dec-2025	1,655	- 5.7%	205	+ 3.0%
Jan-2026	1,832	- 10.8%	259	+ 6.6%
Feb-2026	2,014	- 0.5%	284	+ 7.2%
Mar-2026	2,718	- 1.1%	398	- 2.2%
Apr-2026	2,991	+ 2.1%	413	+ 2.5%
May-2026	3,457	+ 4.1%	450	0.0%
Jun-2026	3,401	+ 2.4%	395	- 9.0%
Jul-2026	3,223	+ 1.7%	360	- 11.1%
Aug-2026	2,986	- 6.3%	390	+ 6.3%
Sep-2026	2,450	- 12.3%	294	- 15.0%
Oct-2026	**2,097**	**- 25.4%**	**248**	**- 25.7%**
12-Month Avg	2,598	- 4.0%	331	- 3.8%

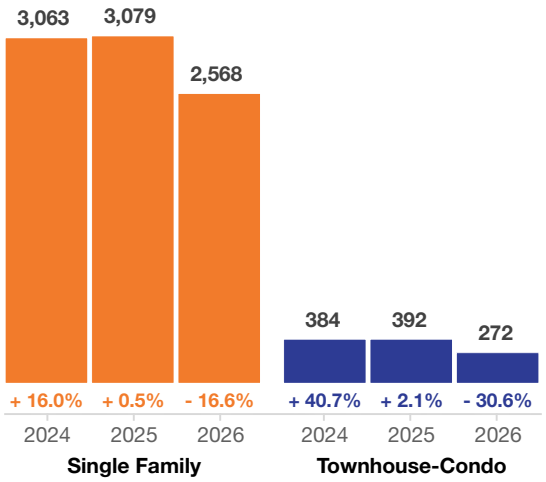
Historical Pending Sales by Month



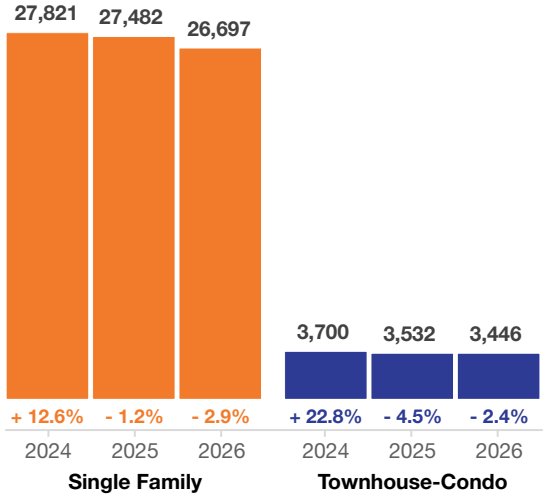
Closed Sales

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

October

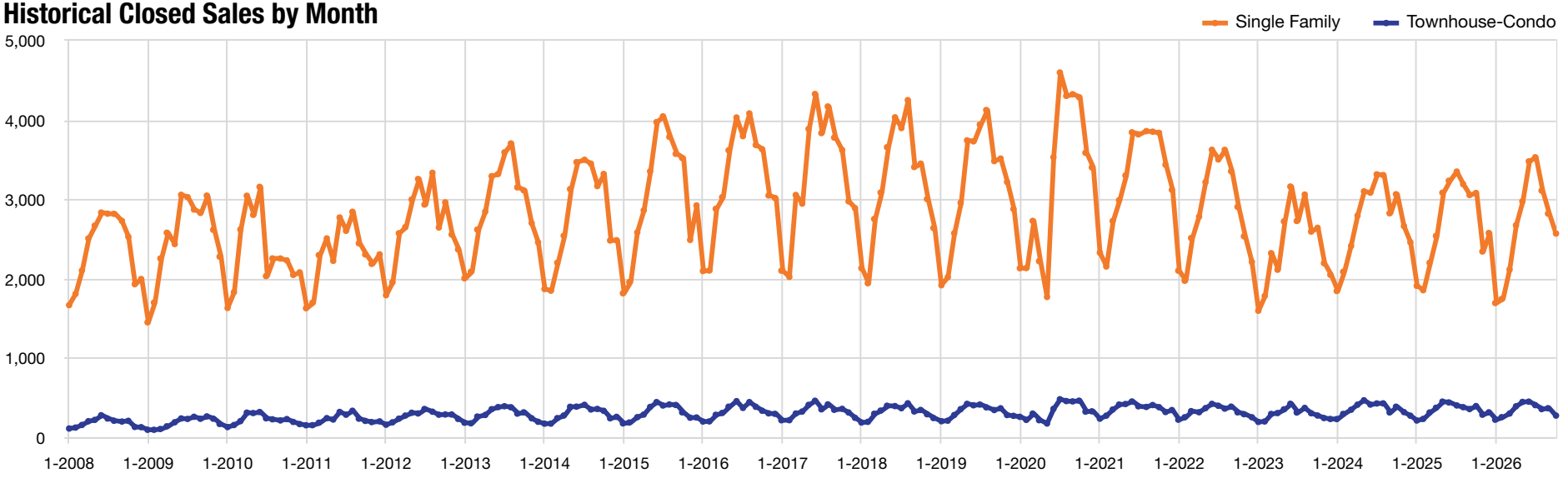


Year to Date



Closed Sales	Single Family	Percent Change	Townhouse-Condo	Percent Change
Nov-2025	2,341	- 12.1%	283	- 10.4%
Dec-2025	2,575	+ 4.8%	313	+ 15.5%
Jan-2026	1,692	- 11.3%	220	+ 4.8%
Feb-2026	1,742	- 6.0%	252	+ 9.6%
Mar-2026	2,114	- 3.9%	298	- 4.2%
Apr-2026	2,673	+ 5.4%	389	+ 4.9%
May-2026	2,974	- 3.5%	444	- 0.9%
Jun-2026	3,478	+ 7.6%	448	+ 2.3%
Jul-2026	3,529	+ 5.4%	404	+ 1.0%
Aug-2026	3,108	- 2.5%	354	- 6.3%
Sep-2026	2,819	- 7.7%	365	+ 3.1%
Oct-2026	**2,568**	**- 16.6%**	**272**	**- 30.6%**
12-Month Avg	2,634	- 3.1%	337	- 1.7%

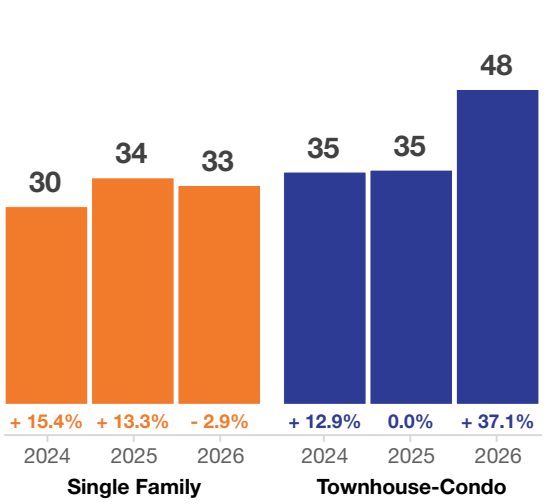
Historical Closed Sales by Month



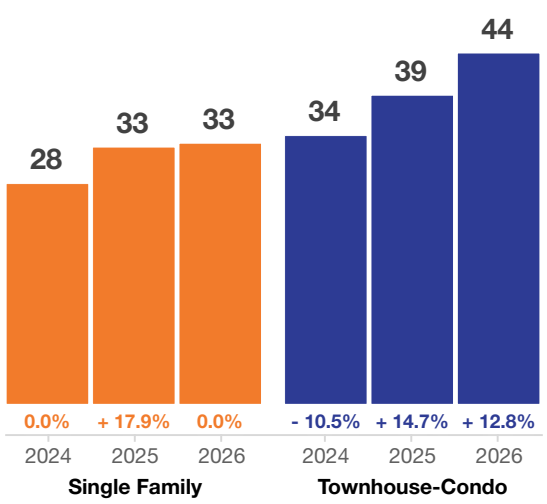
Days on Market Until Sale

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

October



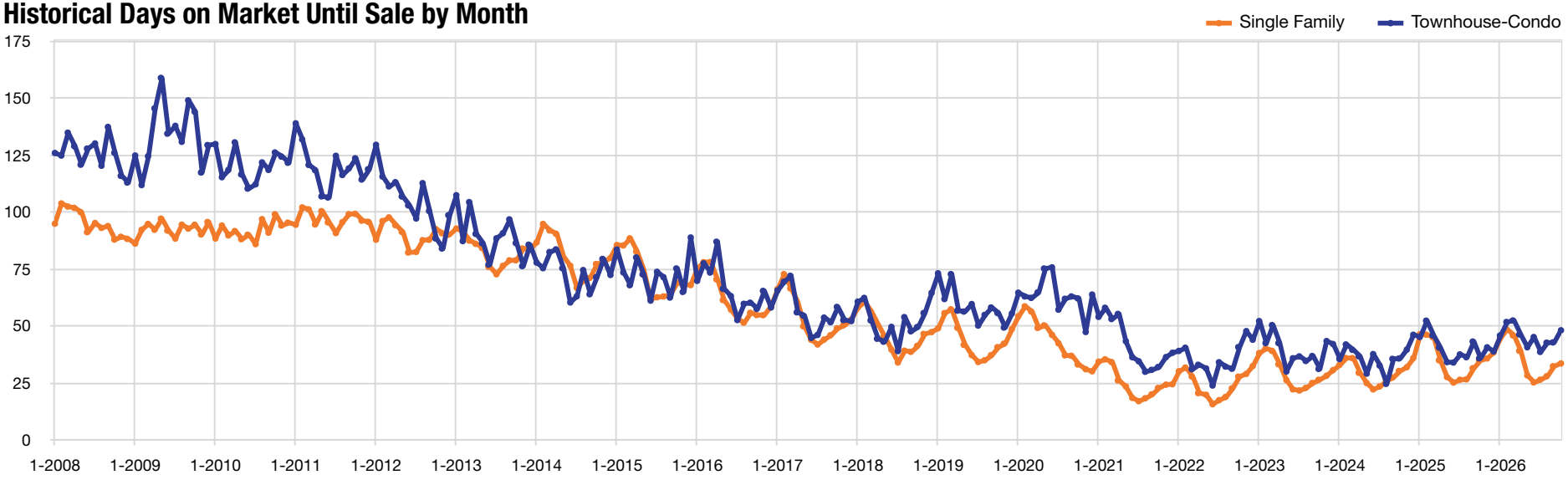
Year to Date



Days on Market	Single Family	Percent Change	Townhouse-Condo	Percent Change
Nov-2025	35	+ 9.4%	40	+ 2.6%
Dec-2025	38	+ 5.6%	38	- 17.4%
Jan-2026	44	- 4.3%	45	0.0%
Feb-2026	48	+ 4.3%	51	- 1.9%
Mar-2026	46	+ 2.2%	52	+ 13.0%
Apr-2026	39	+ 11.4%	46	+ 15.0%
May-2026	28	+ 3.7%	40	+ 17.6%
Jun-2026	25	0.0%	45	+ 32.4%
Jul-2026	26	0.0%	38	+ 2.7%
Aug-2026	28	+ 7.7%	42	+ 16.7%
Sep-2026	32	+ 3.2%	42	- 2.3%
Oct-2026	**33**	**- 2.9%**	**48**	**+ 37.1%**
12-Month Avg*	34	+ 2.7%	44	+ 10.7%

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

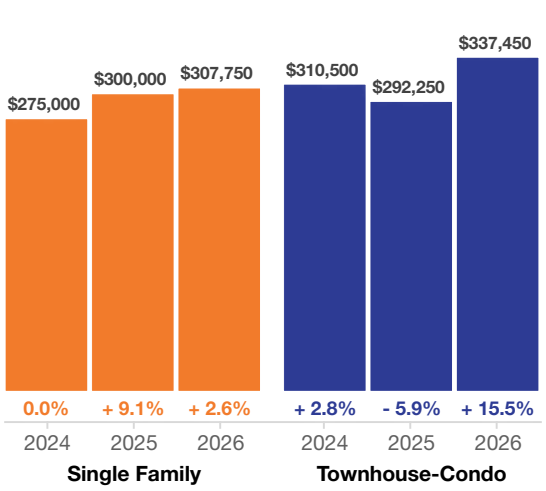
Historical Days on Market Until Sale by Month



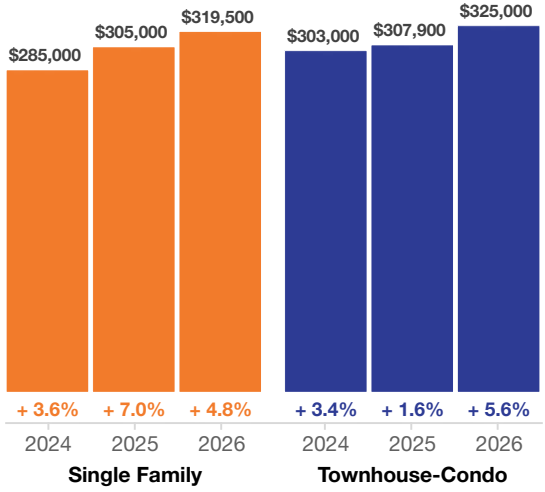
Median Sales Price

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

October



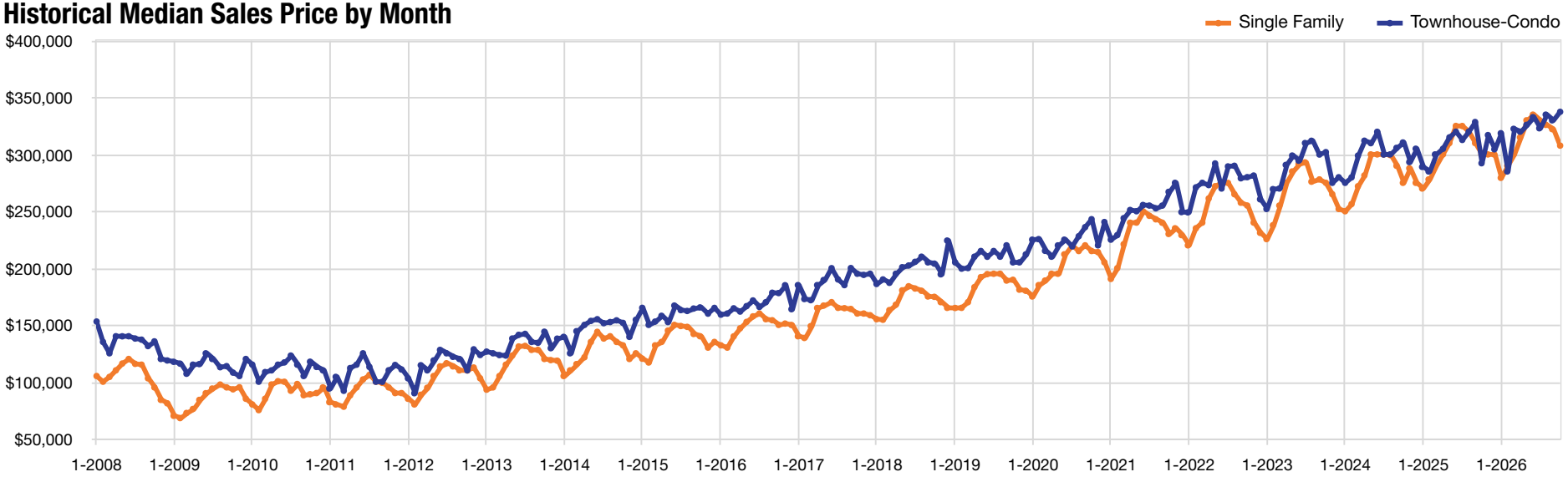
Year to Date



Median Sales Price	Single Family	Percent Change	Townhouse-Condo	Percent Change
Nov-2025	$300,000	+ 4.3%	$317,000	+ 8.1%
Dec-2025	$299,900	+ 9.1%	$304,500	- 0.2%
Jan-2026	$279,400	+ 3.5%	$318,628	+ 10.3%
Feb-2026	$290,000	+ 4.3%	$285,000	0.0%
Mar-2026	$300,000	+ 3.5%	$322,500	+ 7.5%
Apr-2026	$315,000	+ 5.0%	$320,000	+ 4.9%
May-2026	$330,000	+ 6.5%	$326,000	+ 3.5%
Jun-2026	$335,000	+ 3.1%	$332,750	+ 4.0%
Jul-2026	$330,000	+ 1.5%	$323,000	+ 3.3%
Aug-2026	$326,000	+ 1.9%	$335,000	+ 4.7%
Sep-2026	$322,250	+ 4.0%	$330,000	+ 0.5%
Oct-2026	**$307,750**	**+ 2.6%**	**$337,450**	**+ 15.5%**
12-Month Avg*	$315,000	+ 5.0%	$322,000	+ 5.6%

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

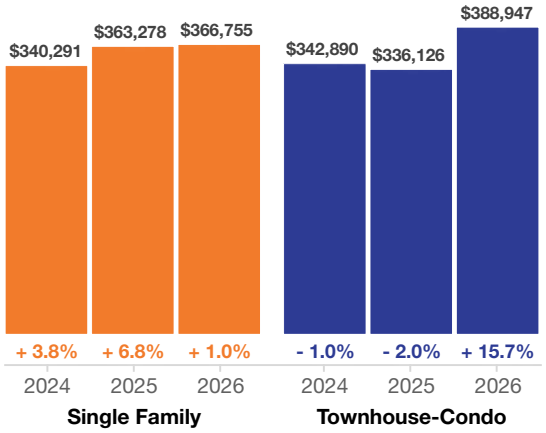
Historical Median Sales Price by Month



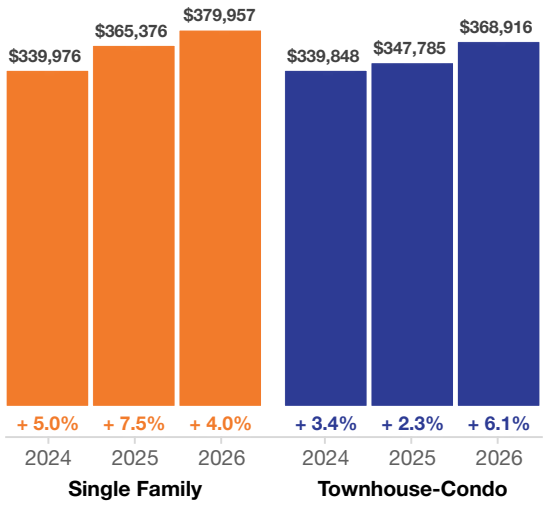
Average Sales Price

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

October



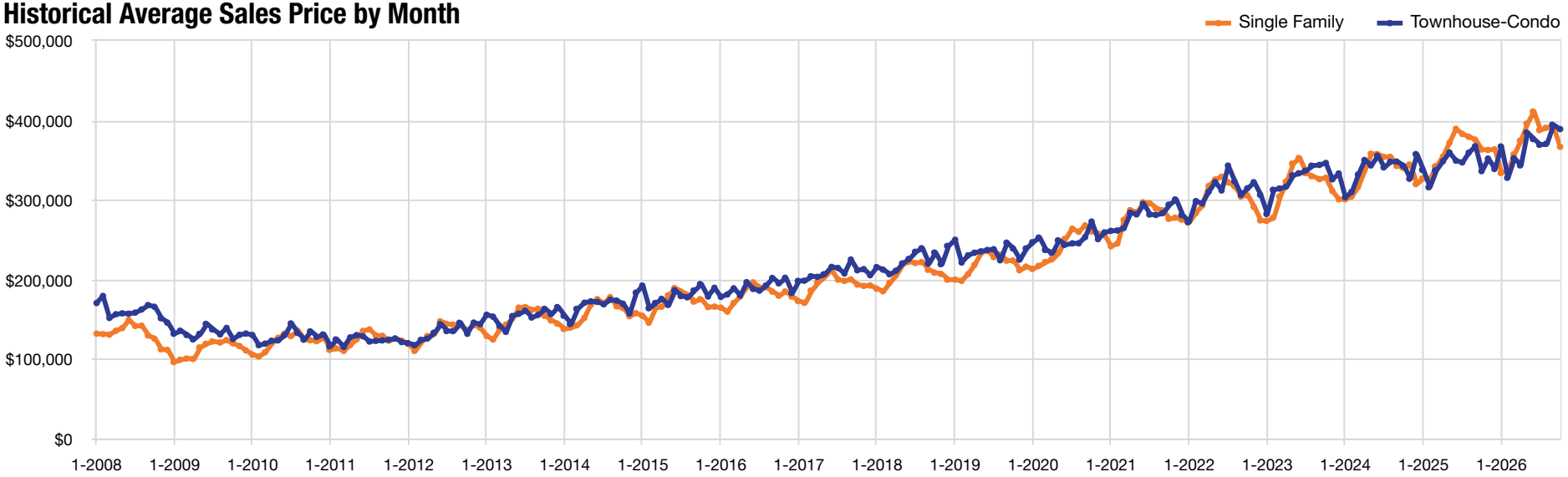
Year to Date



Avg. Sales Price	Single Family	Percent Change	Townhouse-Condo	Percent Change
Nov-2025	$362,764	+ 5.3%	$351,835	+ 7.7%
Dec-2025	$363,460	+ 13.6%	$338,849	- 5.2%
Jan-2026	$333,781	+ 2.1%	$367,095	+ 8.7%
Feb-2026	$337,092	+ 3.3%	$327,743	+ 3.7%
Mar-2026	$357,235	+ 4.4%	$352,341	+ 4.5%
Apr-2026	$374,441	+ 5.6%	$343,347	- 1.5%
May-2026	$395,800	+ 6.5%	$384,621	+ 7.0%
Jun-2026	$411,066	+ 5.6%	$376,515	+ 7.8%
Jul-2026	$387,695	+ 1.3%	$369,241	+ 6.4%
Aug-2026	$390,630	+ 3.0%	$370,342	+ 3.1%
Sep-2026	$391,844	+ 4.3%	$394,335	+ 7.3%
Oct-2026	**$366,755**	**+ 1.0%**	**$388,947**	**+ 15.7%**
12-Month Avg*	$377,344	+ 4.7%	$365,389	+ 5.4%

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

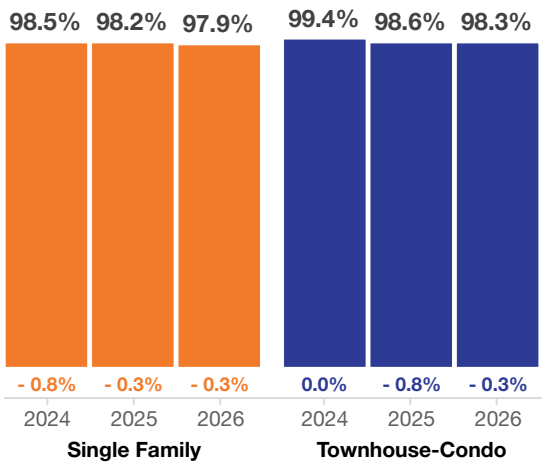
Historical Average Sales Price by Month



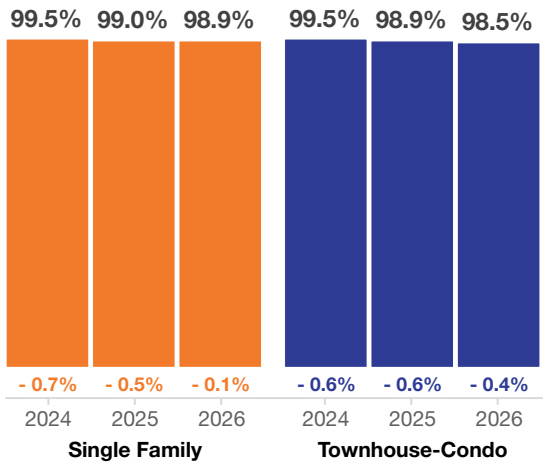
Percent of List Price Received

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.

October



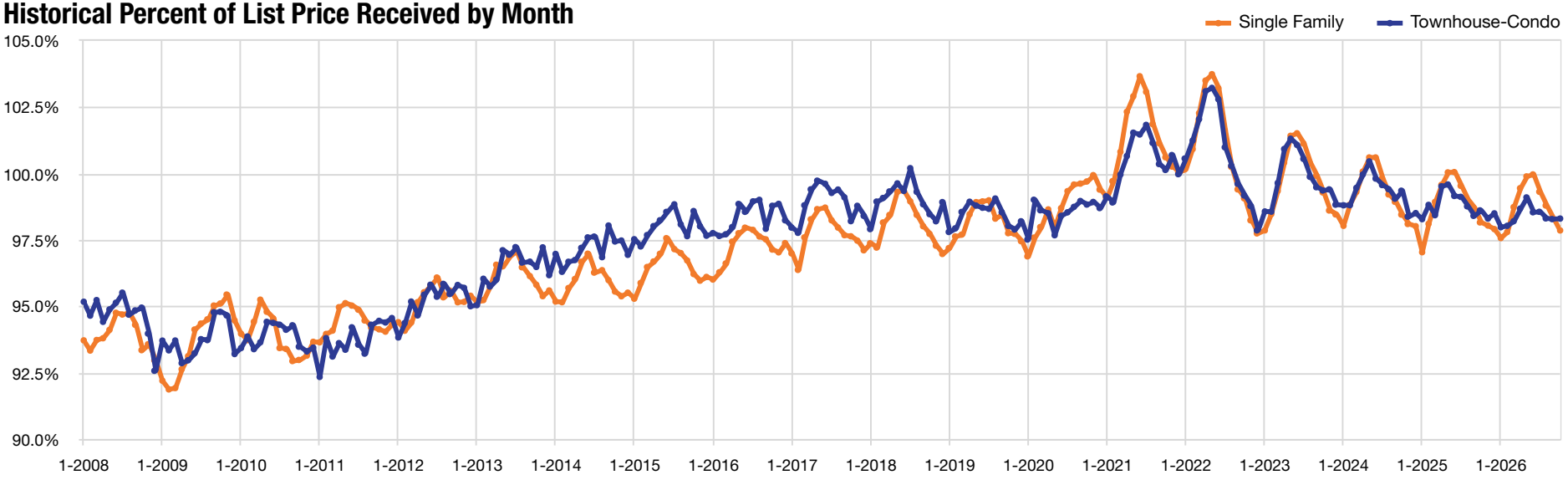
Year to Date



Pct. of List Price Received	Single Family	Percent Change	Townhouse-Condo	Percent Change
Nov-2025	98.0%	- 0.1%	98.3%	- 0.1%
Dec-2025	97.9%	- 0.1%	98.5%	0.0%
Jan-2026	97.6%	+ 0.6%	98.0%	- 0.3%
Feb-2026	97.8%	- 0.3%	98.0%	- 0.8%
Mar-2026	98.7%	- 0.2%	98.2%	- 0.2%
Apr-2026	99.4%	- 0.2%	98.7%	- 0.8%
May-2026	99.9%	- 0.1%	99.1%	- 0.5%
Jun-2026	100.0%	- 0.1%	98.5%	- 0.7%
Jul-2026	99.3%	- 0.2%	98.6%	- 0.5%
Aug-2026	98.8%	- 0.2%	98.3%	- 0.5%
Sep-2026	98.3%	- 0.4%	98.3%	- 0.1%
Oct-2026	**97.9%**	**- 0.3%**	**98.3%**	**- 0.3%**
12-Month Avg*	98.8%	- 0.1%	98.5%	- 0.4%

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

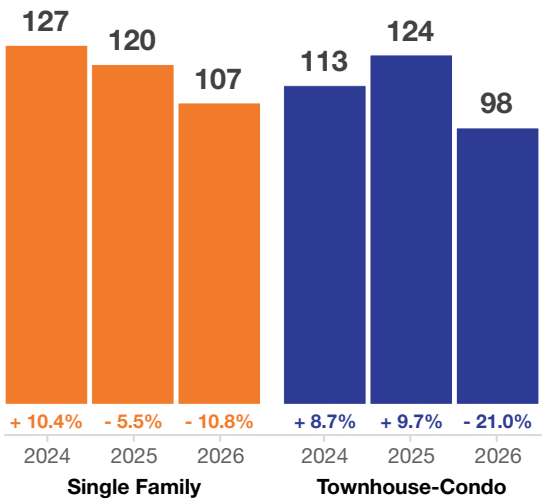
Historical Percent of List Price Received by Month



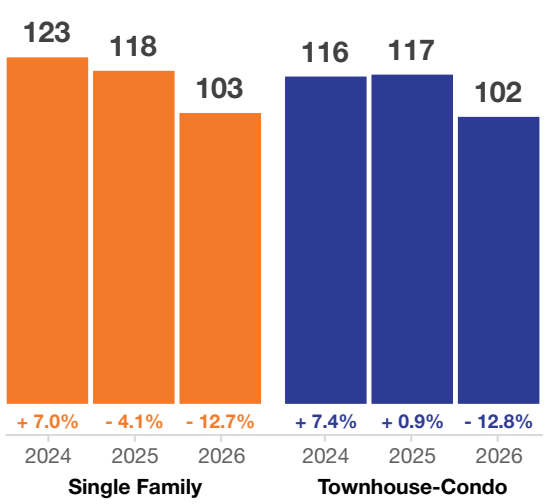
Housing Affordability Index

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.

October

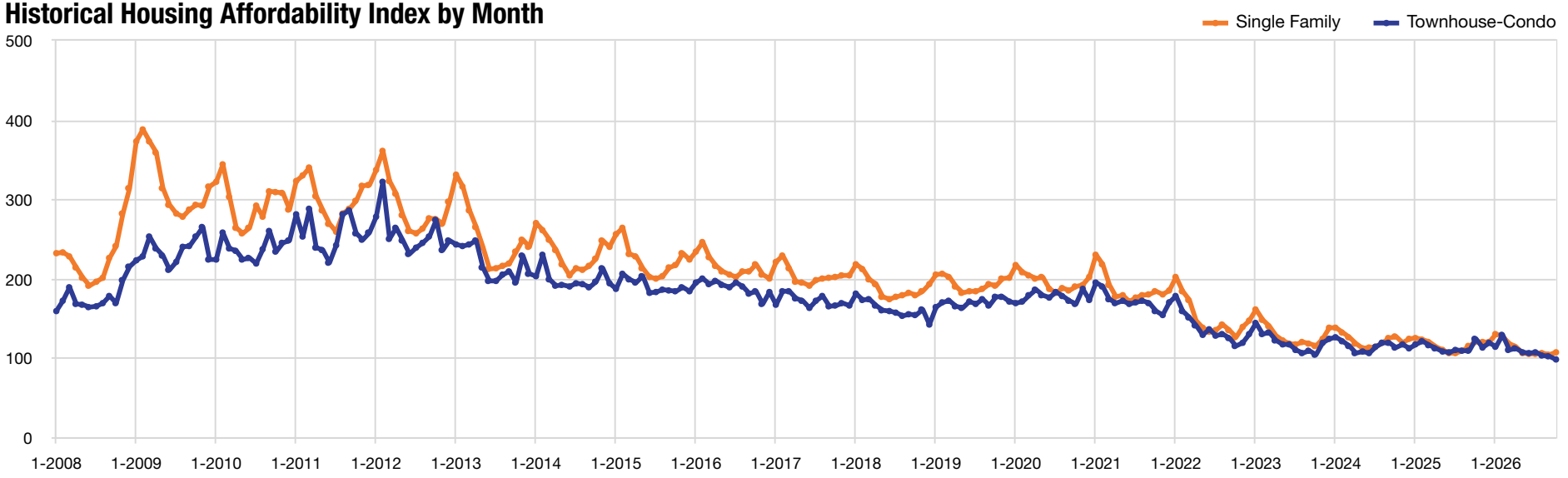


Year to Date



Affordability Index	Single Family	Percent Change	Townhouse-Condo	Percent Change
Nov-2025	120	+ 0.8%	113	- 3.4%
Dec-2025	120	- 3.2%	119	+ 6.3%
Jan-2026	130	+ 4.0%	114	- 2.6%
Feb-2026	127	+ 3.3%	129	+ 6.6%
Mar-2026	118	- 1.7%	110	- 5.2%
Apr-2026	114	0.0%	112	0.0%
May-2026	106	- 3.6%	107	- 0.9%
Jun-2026	105	- 0.9%	106	- 0.9%
Jul-2026	105	- 0.9%	107	- 2.7%
Aug-2026	106	- 2.8%	103	- 5.5%
Sep-2026	104	- 9.6%	102	- 6.4%
Oct-2026	**107**	**- 10.8%**	**98**	**- 21.0%**
12-Month Avg	114	- 1.7%	110	- 3.5%

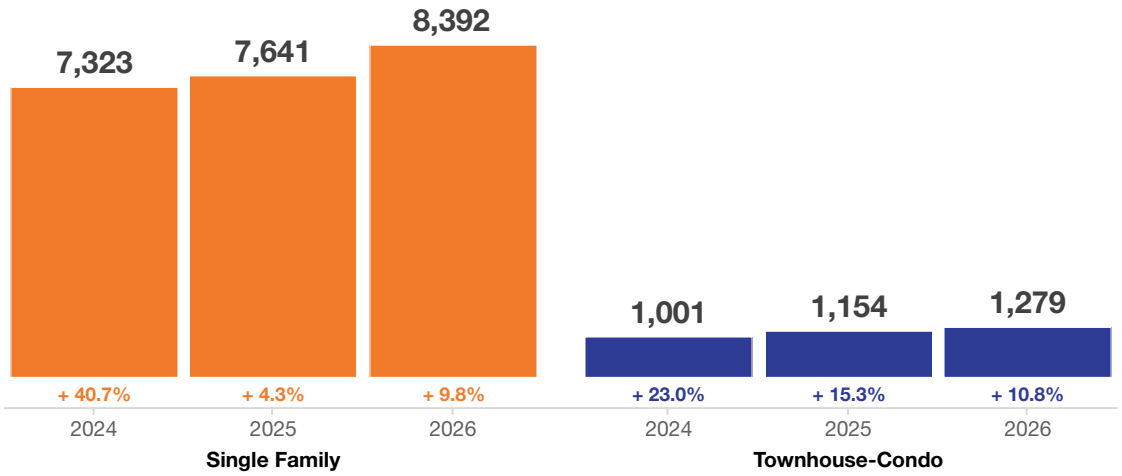
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

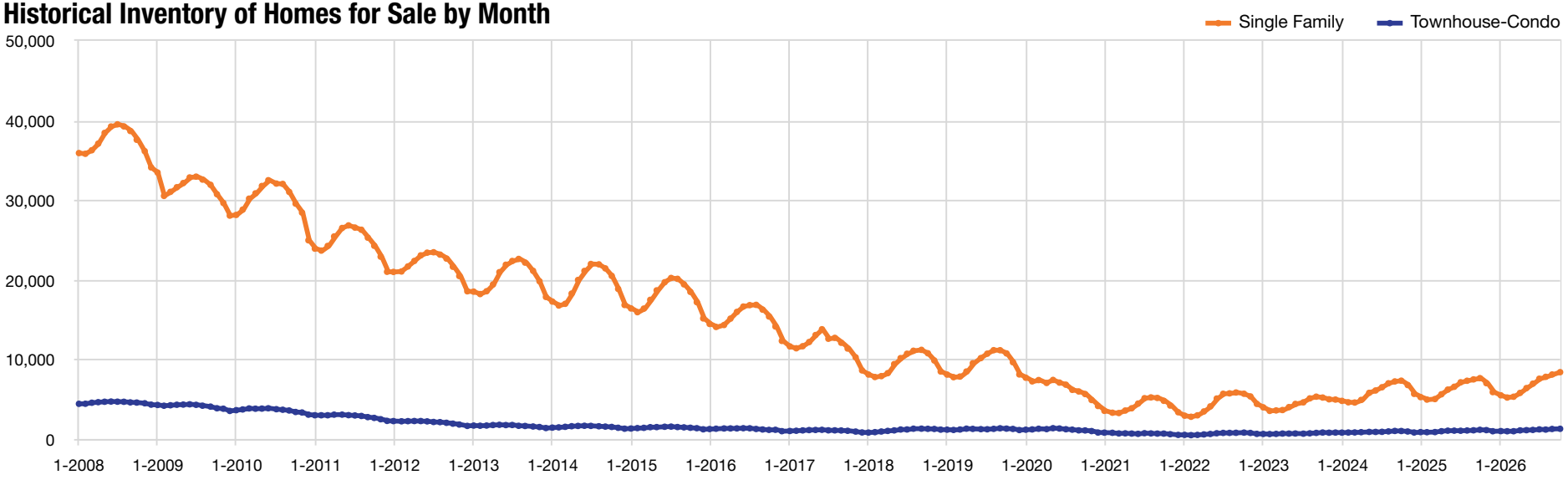
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	Single Family	Percent Change	Townhouse-Condo	Percent Change
Nov-2025	7,010	+ 3.5%	1,114	+ 18.3%
Dec-2025	5,885	+ 3.9%	973	+ 19.4%
Jan-2026	5,488	+ 4.4%	991	+ 14.4%
Feb-2026	5,205	+ 5.2%	973	+ 13.9%
Mar-2026	5,307	+ 5.8%	975	+ 12.5%
Apr-2026	5,784	+ 3.0%	1,081	+ 10.9%
May-2026	6,393	+ 3.1%	1,109	+ 6.2%
Jun-2026	6,948	+ 5.9%	1,139	+ 8.9%
Jul-2026	7,568	+ 6.3%	1,205	+ 16.4%
Aug-2026	7,806	+ 6.7%	1,182	+ 10.8%
Sep-2026	8,099	+ 8.2%	1,259	+ 15.3%
Oct-2026	**8,392**	**+ 9.8%**	**1,279**	**+ 10.8%**
12-Month Avg	6,657	+ 5.7%	1,107	+ 13.0%

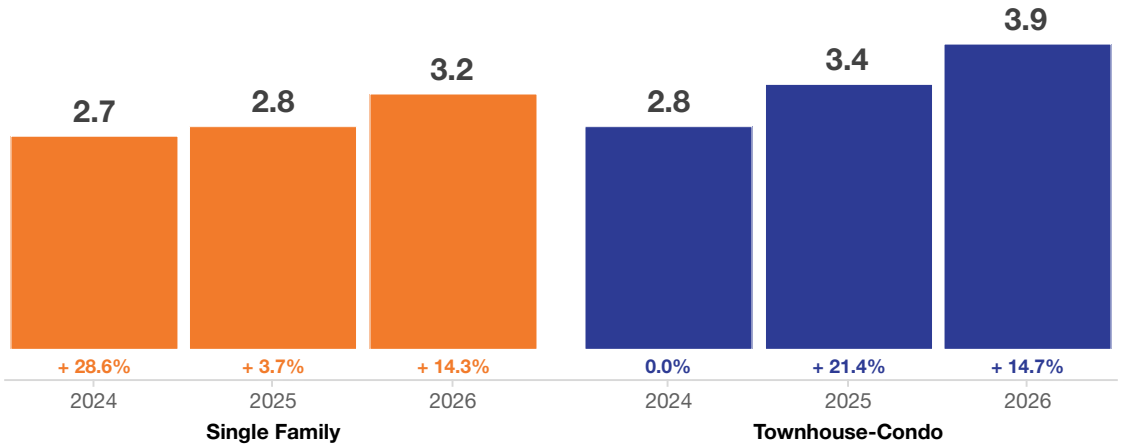
Historical Inventory of Homes for Sale by Month



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.

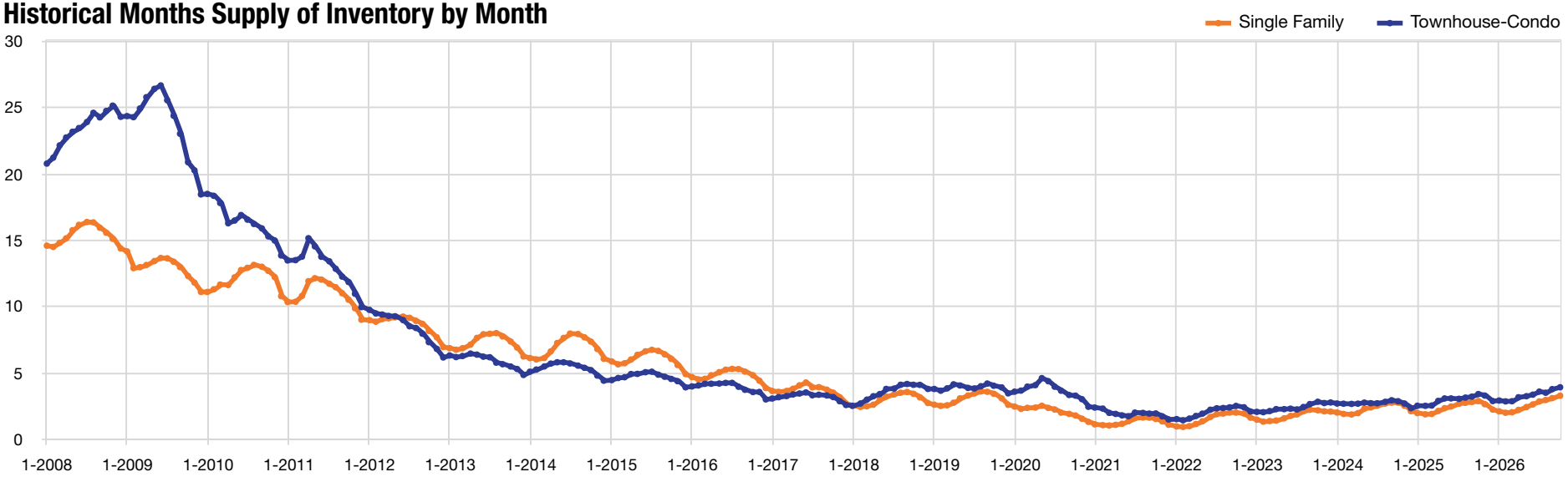
October



Months Supply	Single Family	Percent Change	Townhouse-Condo	Percent Change
Nov-2025	2.6	+ 4.0%	3.2	+ 23.1%
Dec-2025	2.2	+ 4.8%	2.8	+ 21.7%
Jan-2026	2.0	+ 5.3%	2.9	+ 16.0%
Feb-2026	1.9	+ 5.6%	2.8	+ 12.0%
Mar-2026	2.0	+ 5.3%	2.8	+ 12.0%
Apr-2026	2.2	+ 4.8%	3.1	+ 10.7%
May-2026	2.4	+ 4.3%	3.2	+ 6.7%
Jun-2026	2.6	+ 8.3%	3.3	+ 10.0%
Jul-2026	2.8	+ 7.7%	3.5	+ 16.7%
Aug-2026	2.9	+ 7.4%	3.5	+ 12.9%
Sep-2026	3.0	+ 7.1%	3.7	+ 15.6%
Oct-2026	**3.2**	**+ 14.3%**	**3.9**	**+ 14.7%**
12-Month Avg*	2.5	+ 7.2%	3.2	+ 14.5%

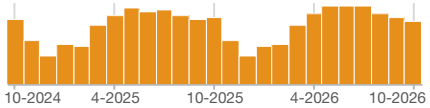
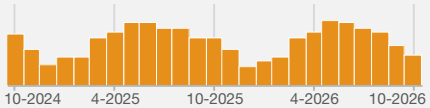
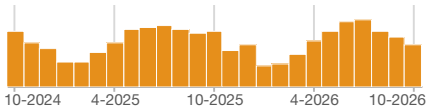
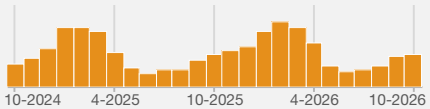
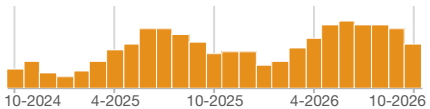
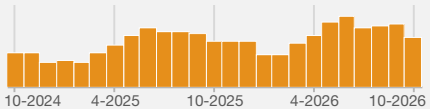
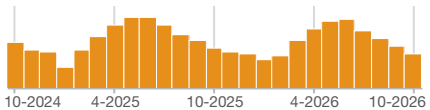
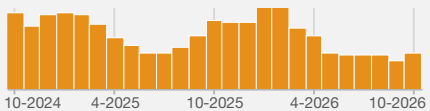
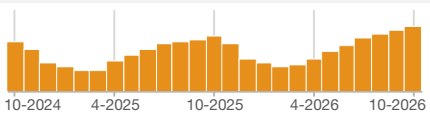
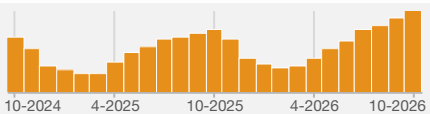
* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Properties include Single Family, Townhouse-Condo, Farm and Stock Cooperative.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		4,424	**4,252**	- 3.9%	42,089	**43,197**	+ 2.6%
Pending Sales		3,159	**2,361**	- 25.3%	32,135	**30,754**	- 4.3%
Closed Sales		3,488	**2,850**	- 18.3%	31,129	**30,228**	- 2.9%
Days on Market Until Sale		35	**35**	0.0%	33	**34**	+ 3.0%
Median Sales Price		$299,250	**$310,000**	+ 3.6%	$305,000	**$320,000**	+ 4.9%
Average Sales Price		$360,522	**$369,165**	+ 2.4%	$363,787	**$379,029**	+ 4.2%
Percent of List Price Received		98.2%	**97.9%**	- 0.3%	99.0%	**98.9%**	- 0.1%
Housing Affordability Index		121	**106**	- 12.4%	118	**103**	- 12.7%
Inventory of Homes for Sale		8,870	**9,743**	+ 9.8%	—	**—**	—
Months Supply of Inventory		2.9	**3.3**	+ 13.8%	—	**—**	—