



Grand Rapids Area Market Report

July/2019 through September/2019

Community	Under \$100,000			\$100,000-\$199,999			\$200,000-\$299,999			\$300,000-\$399,999			\$400,000-\$499,999			\$500,000-\$599,999			\$600,000 +			Total		
	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup	Sales	For Sale	Mths Sup
ADA	0	0	0.0	3	0*	0.0	18	5	1.0	26	16	2.3	28	17	2.3	13	12	3.5	12	54	16.9	100	104	3.9
ALLENDALE/COOPERSVILLE/NUNICA	0	0	0.0	1	0*	0.0	0	1*	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	1	1	3.7
ALTO/LOWELL	1	0*	0.0	25	8	1.2	34	17	1.9	27	20	2.8	9	13	5.4	8	4	1.9	1	14	52.4	105	76	2.7
BELDING	0	1*	0.0	3	1	1.3	3	2	2.5	0	2*	0.0	1	0*	0.0	0	0	0.0	0	1*	0.0	7	7	3.7
BELMONT/COMSTOCK PARK/ROCKFORD	0	0	0.0	68	18	1.0	122	62	1.9	64	72	4.2	30	37	4.6	12	10	3.1	9	15	6.2	305	214	2.6
BLANCHARD	0	0	0.0	0	1*	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	1*	0.0
BYRON CENTER/CALEDONIA	0	0	0.0	28	13	1.7	81	41	1.9	75	57	2.9	24	33	5.2	11	14	4.8	2	19	35.6	221	177	3.0
CARSON CITY/GOWEN/GREENVILLE/SHERIDAN	26	14	2.0	80	38	1.8	29	26	3.4	6	9	5.6	0	3*	0.0	1	1	3.7	0	2*	0.0	142	93	2.5
CEDAR LAKE/CRYSTAL/EDMORE/LAKEVIEW/PIERSON	13	13	3.7	18	18	3.7	7	9	4.8	0	6*	0.0	0	2*	0.0	1	2	7.5	1	1	3.7	40	51	4.8
CEDAR SPRINGS/KENT CITY/SPARTA/CASNOVIA	11	8	2.7	63	28	1.7	69	50	2.7	7	16	8.6	7	1	0.5	0	3*	0.0	1	4	15.0	158	110	2.6
CORAL/HOWARD CITY/SAND LAKE	9	4	1.7	19	15	3.0	8	14	6.6	8	4	1.9	2	2	3.7	0	1*	0.0	0	0	0.0	46	40	3.3
DORR/MIDDLEVILLE/WAYLAND	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	1*	0.0	0	0	0.0	0	1*	0.0	0	2*	0.0
EAST GRAND RAPIDS	0	0	0.0	0	0	0.0	15	3	0.8	15	12	3.0	6	6	3.7	4	9	8.4	16	20	4.7	56	50	3.3
FENWICK/MCBRIDE/SIDNEY	5	0*	0.0	3	1	1.3	1	1	3.7	0	1*	0.0	0	0	0.0	0	0	0.0	0	0	0.0	9	3	1.3
FREEPORT	0	0	0.0	0	0	0.0	1	0*	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	1	0*	0.0
GEORGETOWN/HUDSONVILLE/JENISON	2	1	1.9	66	6	0.3	157	47	1.1	48	39	3.0	15	26	6.5	3	2	2.5	2	3	5.6	293	124	1.6
GRAND RAPIDS	48	15	1.2	636	213	1.3	333	149	1.7	99	94	3.6	52	46	3.3	16	33	7.7	18	62	12.9	1202	612	1.9
GRANDVILLE	0	0	0.0	40	5	0.5	42	11	1.0	10	10	3.7	4	5	4.7	1	4	15.0	2	8	15.0	99	43	1.6
KENTWOOD	4	1	0.9	80	13	0.6	98	29	1.1	5	3	2.3	1	0*	0.0	0	1*	0.0	0	0	0.0	188	47	0.9
MARINE/WALKER	0	0	0.0	16	1	0.2	11	5	1.7	10	2	0.8	0	0	0.0	0	2*	0.0	0	7*	0.0	37	17	1.7
MORLEY	0	1*	0.0	1	0*	0.0	0	1*	0.0	0	0	0.0	0	0	0.0	0	1*	0.0	0	0	0.0	1	3	11.2

Seller's Market

2 months or less supply of homes

Normal Market

3-6 months supply of homes

Buyer's Market

Over 6 months supply of homes

In a Seller's market, Buyers must still be willing to act quickly with a strong offer. For sellers, gauge your negotiating strength by the number of showings you are getting.

Watch market conditions. Normal markets tend to be a short term transition towards either a buyer or seller market. Reevaluate your marketing strategy and price every 30 days.

In a Buyer's market, balance the best combination of price and terms to insure your home is sold in an acceptable time frame. If there is an 18 month supply of homes, make sure your home sells in month 1 not month 18.

Months Supply Computed With A Seasonal Multiplier

The Months Supply number is naturally higher in the slower months (winter) and lower in the spring and summer. To smooth out those fluctuations, the Months Supply number is seasonally adjusted for "apples to apples" quarterly comparisons.

* Seller's Market - None for sale this period in area and price range

* Buyer's Market - No sales this period in area and price range



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NEWAYGO	0	0	0.0	0	0	0.0	0	0	0.0	0	1	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	1	* 0.0
RIVERDALE/SIX LAKES/STANTON/TRUFANT/VEST ABURGH	17	12	2.6	23	19	3.1	6	11	6.9	1	0	* 0.0	0	0	0.0	0	1	* 0.0	0	1	* 0.0	47	44	3.5
WYOMING	9	3	1.3	222	38	0.6	52	17	1.2	20	15	2.8	8	3	1.4	0	1	* 0.0	1	0	* 0.0	312	77	0.9
ZEELAND	0	0	0.0	0	0	0.0	0	1	* 0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0	1	* 0.0
Total:	145	73	1.9	1395	436	1.2	1087	502	1.7	421	379	3.4	187	195	3.9	70	101	5.4	65	212	12.2	3370	1898	2.1
Previous Year:	226	122	2.0	1495	443	1.1	864	462	2.0	365	377	3.9	136	212	5.8	65	89	5.1	71	170	9.0	3222	1875	2.2

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