

# Report provided for the Michigan Regional Information Center.

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RESIDENTIAL REAL ESTATE ACTIVITY IN MICHIGAN REGIONAL INFORMATION CENTER SERVICE AREA



# 2020

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**The 2020 housing market** was unexpectedly turbulent towards the end of the first quarter due to the pandemic that spread across the country. As the first wave of COVID-19 hit in the spring, housing market activity slowed substantially before staging a dramatic comeback just a couple months later.

Buyer activity was the leader again in 2020. With mortgage interest rates setting record lows multiple times throughout the year and a strong drive by many buyers to secure a better housing situation - in part due to the new realities brought on by COVID-19 - many segments of the market experienced a multiple-offer frenzy not seen in the last 15 years or more.

While markedly improved from their COVID-19 spring lows, seller activity continued to lag buyer demand, which had strengthened the ongoing seller's market for most housing segments as inventories remain at record lows.

**Sales:** Pending sales increased 3.8 percent, closing 2020 at 36,734. Closed sales were up 3.0 percent to finish the year at 36,220.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 12.0 percent to \$204,900 for the year. Single Family Residence prices were up 11.1 percent compared to last year, and Condominium home prices were up 7.1 percent.

**Listings:** Year-over-year, the number of homes available for sale was down 54.1 percent. There were 3,481 active listings at the end of 2020. New listings decreased by 11.3 percent to finish the year at 40,314.

**Sales by Property Type:** Days on Market for Single Family Residence were down to 39 days, and Condominium was up to 60 days. Percent of list price received was up to 99.1 percent for Single Family Residence and up 98.7 percent for Condominium.

**Sales by Price Range:** The number of homes sold in the \$73,999 or Less price range fell 25.4 percent to 2,227 homes. Homes sold in the \$231,000 or more price range were up 26.4 percent to 1 4,535 homes.

**Sales by Bedrooms:** Increases in the number of homes sold occurred across homes of all sizes over the last year. Homes with 2,500 sq. ft or more were up 8.5 percent from 2019. Homes with 1,501 - 2,000 sq. ft. were up 1.0 percent.

The housing market in 2020 proved to be incredibly resilient, ending the year on a high note. Home sales and prices were higher than 2019 across most market segments and across most of the country. Seller activity recovered significantly from the COVID-19 spring decline, but overall activity was still insufficient to build up the supply of homes for sale.

As we look to 2021, signals suggest buyer demand will remain elevated and tight inventory will continue to invite multiple offers and higher prices across much of the housing inventory. Mortgage rates are expected to remain low, helping buyers manage some of the increases in home prices and keep them motivated to lock in their housing costs for the long term. These factors will provide substantial tailwinds for the housing market into the new year.

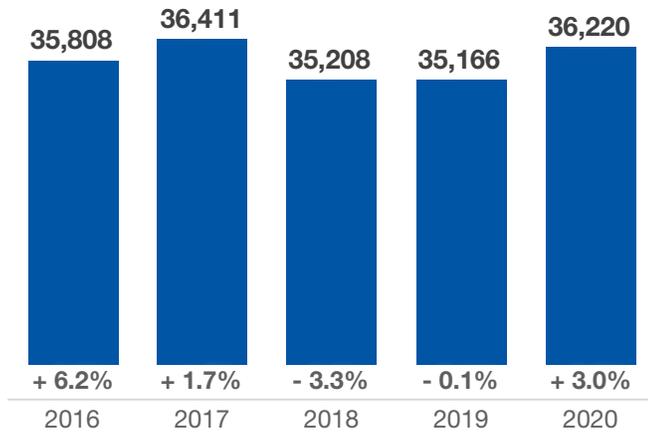
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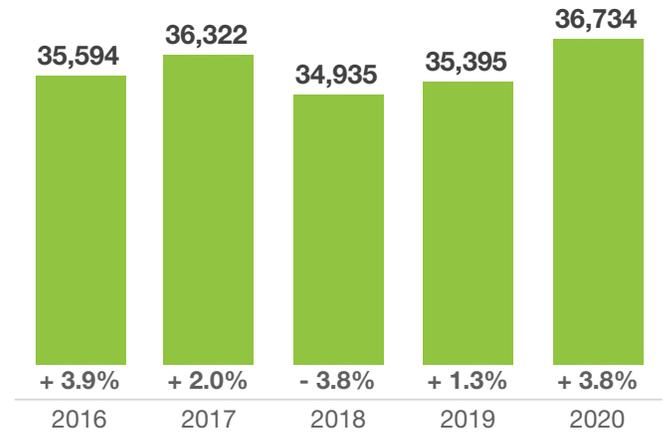


# Quick Facts

## Closed Sales



## Pending Sales



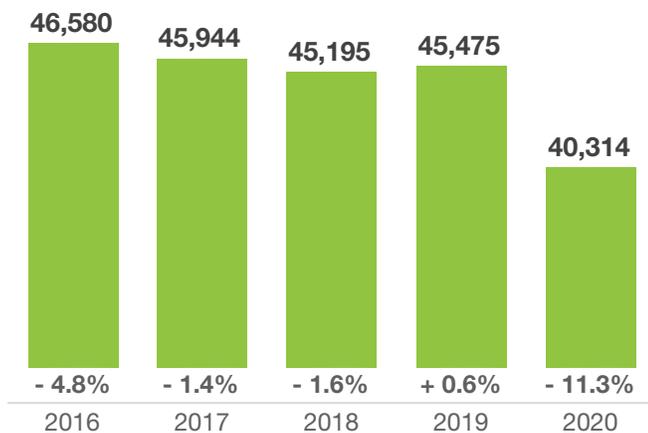
### Top 10 Areas: Change in Closed Sales from 2019

|                            |         |
|----------------------------|---------|
| Northeast Lake County      | + 94.4% |
| Pentwater                  | + 69.6% |
| Southeast Osceola County   | + 62.5% |
| West Oceana County         | + 61.6% |
| Northeast Manistee County  | + 50.0% |
| Northwest Mecosta County   | + 40.8% |
| East Oceana County         | + 38.5% |
| Southwest Berrien County   | + 35.1% |
| Southwest Hillsdale County | + 33.7% |
| Tallmadge                  | + 32.1% |

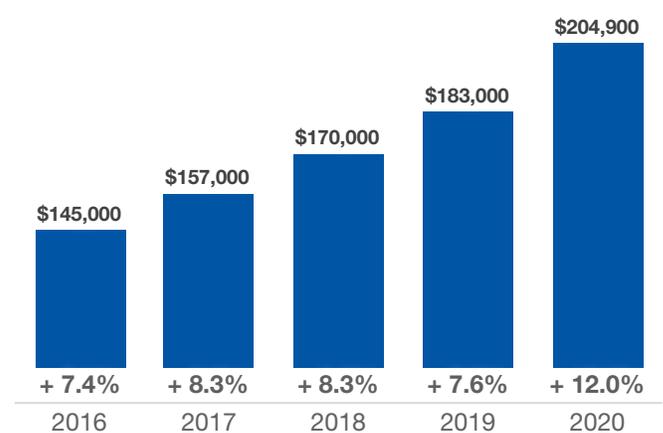
### Top 10 Areas: Change in Pending Sales from 2019

|                              |         |
|------------------------------|---------|
| Northeast Manistee County    | + 83.3% |
| Northeast Lake County        | + 78.9% |
| Southeast Osceola County     | + 76.0% |
| Pentwater                    | + 65.2% |
| West Oceana County           | + 54.7% |
| East Oceana County           | + 51.4% |
| Clarksville-Lake Odessa Area | + 50.0% |
| Southwest Berrien County     | + 38.5% |
| Northeast St. Joseph County  | + 38.3% |
| Northwest Mecosta County     | + 38.3% |

## New Listings



## Median Sales Price



### Top 10 Areas: Change in New Listings from 2019

|                              |          |
|------------------------------|----------|
| Northeast Manistee County    | + 100.0% |
| Hillsdale                    | + 25.2%  |
| Northeast Ionia County       | + 19.0%  |
| Clarksville-Lake Odessa Area | + 13.3%  |
| Northeast Lake County        | + 12.9%  |
| Southeast Osceola County     | + 9.1%   |
| Tallmadge                    | + 9.0%   |
| Coopersville-Polkton Area    | + 7.0%   |
| East Oceana County           | + 6.8%   |
| Northwest Mecosta County     | + 6.3%   |

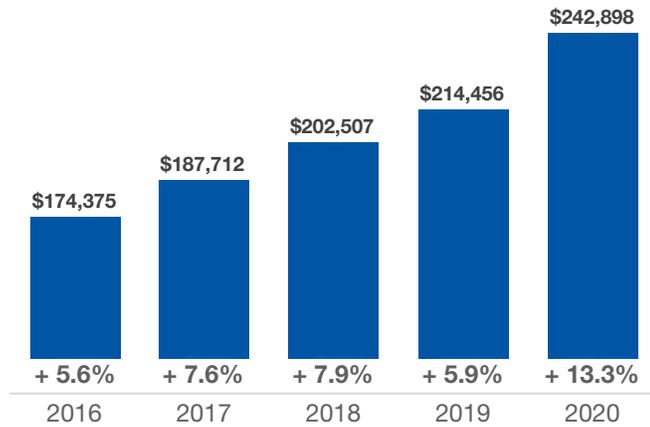
### Top 10 Areas: Change in Median Sales Price from 2019

|                               |          |
|-------------------------------|----------|
| Northeast Lake County         | + 119.6% |
| Northeast Manistee County     | + 87.0%  |
| Northwest Lake County         | + 68.1%  |
| Southwest Lake County         | + 50.7%  |
| Northeast Newaygo County      | + 50.2%  |
| Northeast Mecosta County      | + 48.3%  |
| St. Joseph-Benton Harbor Area | + 43.8%  |
| South Haven-Covert Area       | + 41.4%  |
| South Mason County            | + 36.7%  |
| Lake County                   | + 36.4%  |

# Quick Facts



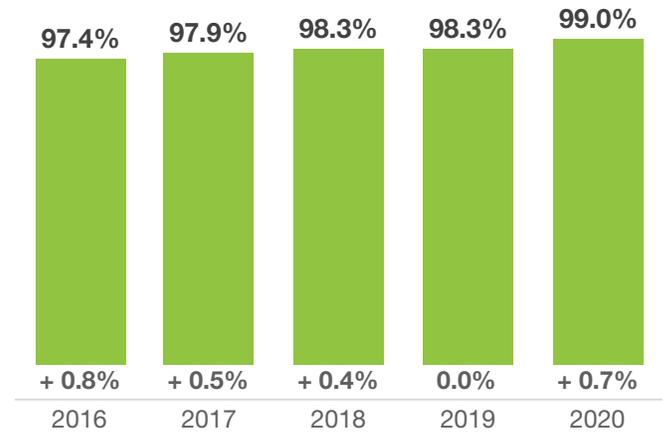
## Average Sales Price



### Top 10 Areas: Change in Avg. Sales Price from 2019

|                               |         |
|-------------------------------|---------|
| Northeast Lake County         | + 88.3% |
| Northeast Manistee County     | + 81.7% |
| St. Joseph-Benton Harbor Area | + 67.2% |
| Southwest Lake County         | + 55.5% |
| Southwest Allegan County      | + 52.8% |
| Northwest Lake County         | + 44.1% |
| South Haven-Covert Area       | + 41.7% |
| Manistee                      | + 38.0% |
| Northeast Mecosta County      | + 36.1% |
| Paw Paw                       | + 33.1% |

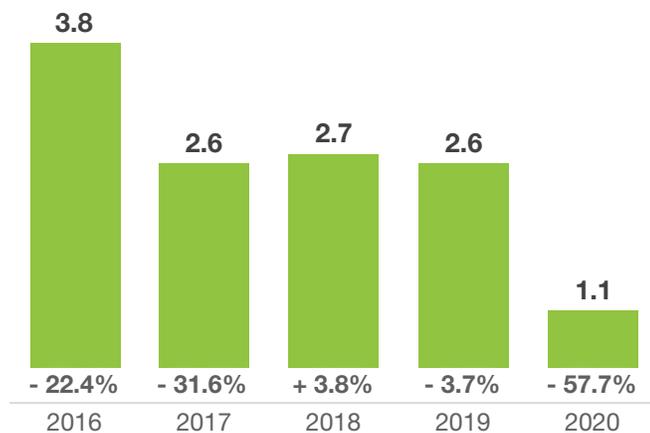
## Percent of List Price Received



### Top 10 Areas: Change in Pct. of List Price Received from 2019

|                           |         |
|---------------------------|---------|
| Northeast Lake County     | + 10.6% |
| Southeast Osceola County  | + 4.2%  |
| Northeast Barry County    | + 3.8%  |
| Northwest Barry County    | + 3.8%  |
| Northeast Manistee County | + 3.6%  |
| Northwest Newaygo County  | + 3.6%  |
| Bowne                     | + 3.5%  |
| Northeast Ionia County    | + 3.3%  |
| Big Rapids                | + 3.3%  |
| South Mason County        | + 3.3%  |

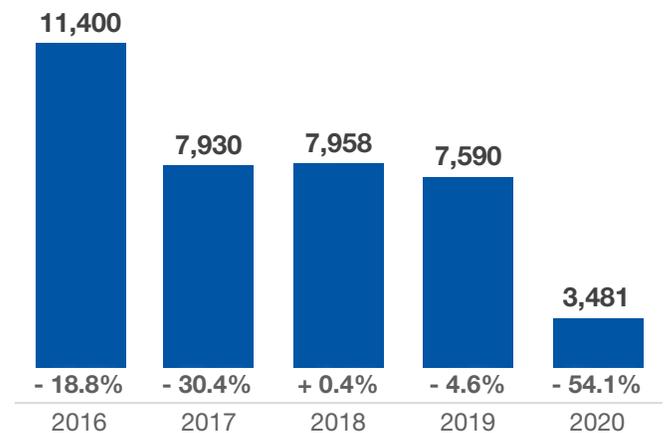
## Months Supply of Inventory



### Top 10 Areas: Change in Months Supply from 2019

|                            |         |
|----------------------------|---------|
| Tekonsha-Homer Area        | + 84.2% |
| Central Manistee County    | + 9.4%  |
| Central Berrien County     | + 3.6%  |
| Northeast Manistee County  | 0.0%    |
| Southeast Kalamazoo County | - 6.3%  |
| Marshall Area              | - 12.5% |
| Manistee                   | - 16.1% |
| Albion Area                | - 20.0% |
| Southwest Branch County    | - 22.6% |
| Cannon                     | - 22.7% |

## Inventory of Homes for Sale



### Top 10 Areas: Change in Homes for Sale from 2019

|                            |         |
|----------------------------|---------|
| Tekonsha-Homer Area        | + 28.6% |
| Northeast Manistee County  | 0.0%    |
| Southwest Branch County    | 0.0%    |
| Central Berrien County     | - 3.5%  |
| Hillsdale                  | - 14.3% |
| Southeast Kalamazoo County | - 20.0% |
| Southwest Muskegon County  | - 20.0% |
| West Berrien County        | - 23.2% |
| Southwest Osceola County   | - 25.5% |
| Albion Area                | - 27.3% |



# Price Range Review

**\$139,000 to \$230,999**

Price Range with Shortest Average Days on Market Until Sale

**\$73,999 or Less**

Price Range with Longest Average Days on Market Until Sale

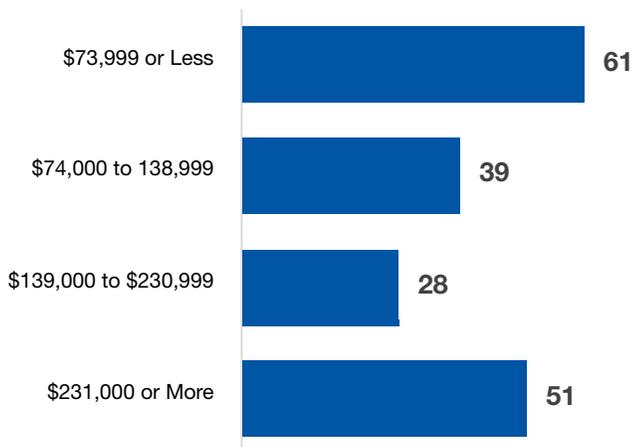
**54.3%**

of Sales at Year End Priced \$231,000 or More

**+ 12.7%**

One-Year Change in Homes for Sale Priced \$231,000 or More

## Days on Market Until Sale by Price Range



## Share of Homes for Sale \$231,000 or More



**\$231,000 or More**

Price Range with the Most Closed Sales

**+ 26.4%**

Price Range with Strongest One-Year Change in Sales: \$231,000 or More

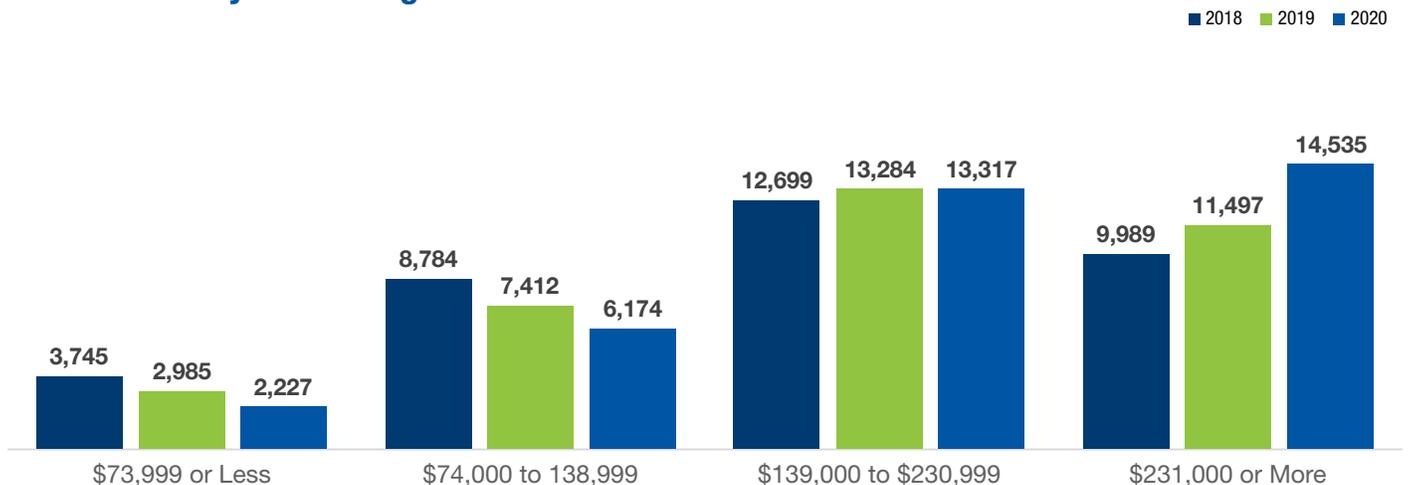
**\$73,999 or Less**

Price Range with the Fewest Closed Sales

**- 25.4%**

Price Range with Weakest One-Year Change in Sales: \$73,999 or Less

## Closed Sales by Price Range



# Property Type Review



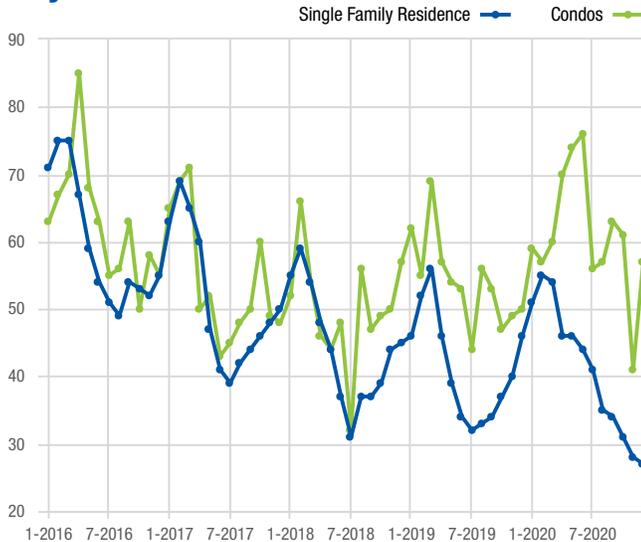
**39**

Average Days on Market  
Single Family Residence

**60**

Average Days on Market  
Condominium

## Days on Market



## Top Areas: Condominium Market Share in 2020

|                             |       |
|-----------------------------|-------|
| Byron                       | 43.2% |
| Spring Lake-Ferrysburg Area | 29.2% |
| Caledonia                   | 28.2% |
| Hudsonville-Georgetown Area | 27.4% |
| Cascade                     | 26.8% |
| Gaines                      | 26.5% |
| Kentwood                    | 26.4% |
| Saugatuck-Douglas           | 24.9% |
| Holland Area                | 24.4% |
| Holland                     | 24.2% |
| Rockford                    | 22.9% |
| Plainfield                  | 22.9% |
| Zeeland                     | 22.8% |
| Alpine                      | 21.5% |
| South Haven-Covert Area     | 21.5% |

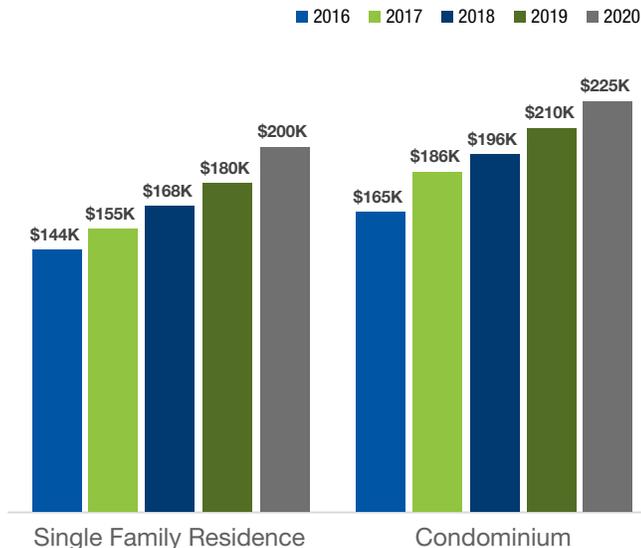
**+ 11.1%**

One-Year Change in Price  
Single Family Residence

**+ 7.1%**

One-Year Change in Price  
Condominium

## Median Sales Price



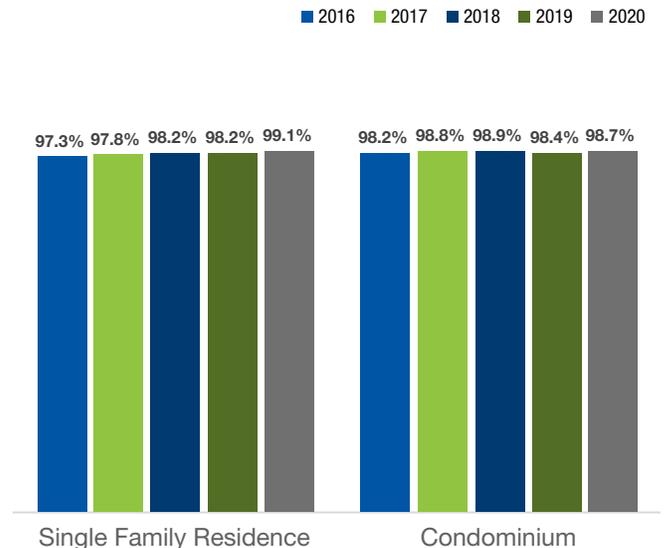
**99.1%**

Pct. of List Price Received  
Single Family Residence

**98.7%**

Pct. of List Price Received  
Condominium

## Percent of List Price Received



# Square Footage Review



**1,501 - 2,000**

**2,500 or More**

**58.4%**

**- 9.4%**

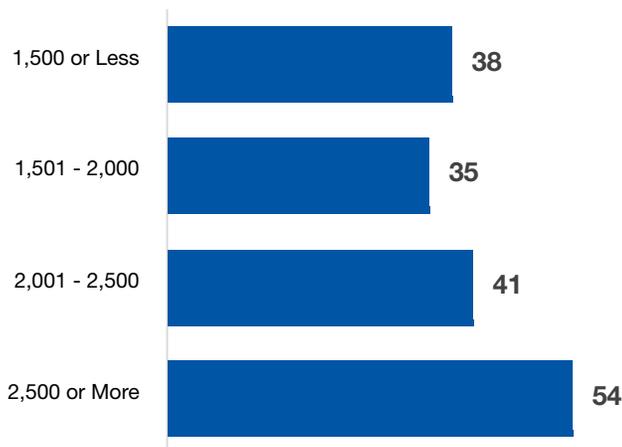
Square Footage with Shortest Average Days on Market Until Sale

Square Footage with Longest Average Days on Market Until Sale

of Sales at Year End  
1,501 - 2,000 square feet

One-Year Change in Homes for Sale  
1,501 - 2,000 square feet

## Days on Market Until Sale



## Share of Homes for Sale 1,501 - 2,000



**1,500 or Less**

**+ 8.5%**

**2,001 - 2,500**

**+ 1.0%**

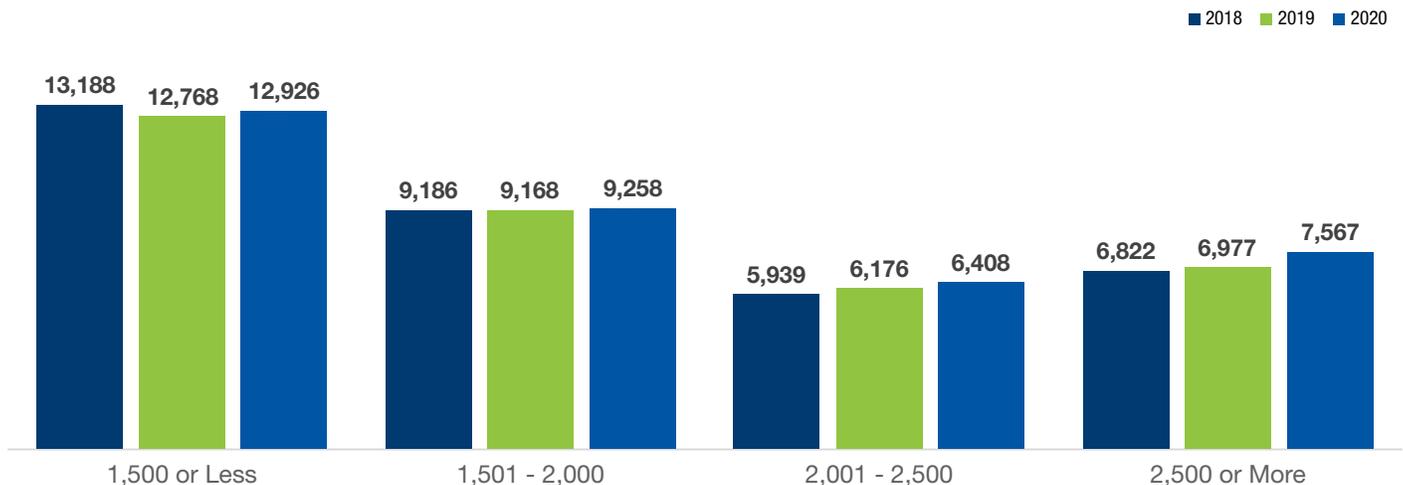
Square Footage with the Most Closed Sales

Square Footage with Strongest One-Year Change in Sales:  
2,500 or More

Square Footage with the Fewest Closed Sales

Square Footage with Weakest One-Year Change in Sales:  
1,501 - 2,000

## Closed Sales



# Area Overviews



|                              | Total Closed Sales | Change from 2019 | New Listings | Days on Market | Inventory of Homes for Sale | Months Supply of Inventory | Pct. of List Price Received |
|------------------------------|--------------------|------------------|--------------|----------------|-----------------------------|----------------------------|-----------------------------|
| Ada                          | 227                | - 3.4%           | 261          | 38             | 10                          | 0.5                        | 98.9%                       |
| Albion Area                  | 116                | - 10.8%          | 140          | 62             | 24                          | 2.4                        | 97.0%                       |
| <b>Allegan County</b>        | <b>1,735</b>       | <b>+ 7.0%</b>    | <b>1,874</b> | <b>50</b>      | <b>169</b>                  | <b>1.2</b>                 | <b>98.9%</b>                |
| Allendale                    | 305                | - 0.7%           | 334          | 43             | 29                          | 1.1                        | 100.2%                      |
| Alpine                       | 113                | + 3.7%           | 110          | 16             | 2                           | 0.2                        | 101.5%                      |
| Athens-Burlington Area       | 43                 | - 6.5%           | 42           | 40             | 4                           | 1.1                        | 96.5%                       |
| Bangor-Arlington Area        | 74                 | + 12.1%          | 81           | 69             | 9                           | 1.4                        | 96.6%                       |
| <b>Barry County</b>          | <b>916</b>         | <b>0.0%</b>      | <b>984</b>   | <b>38</b>      | <b>79</b>                   | <b>1.0</b>                 | <b>98.6%</b>                |
| Battle Creek Area            | 544                | 0.0%             | 655          | 36             | 55                          | 1.1                        | 98.8%                       |
| Belding Area                 | 167                | + 12.8%          | 161          | 32             | 7                           | 0.5                        | 99.6%                       |
| <b>Berrien County</b>        | <b>2,604</b>       | <b>+ 6.6%</b>    | <b>2,973</b> | <b>60</b>      | <b>455</b>                  | <b>2.1</b>                 | <b>97.3%</b>                |
| Big Rapids                   | 66                 | + 11.9%          | 74           | 80             | 12                          | 2.2                        | 99.3%                       |
| Bowne                        | 34                 | - 22.7%          | 37           | 33             | 4                           | 1.1                        | 101.9%                      |
| <b>Branch County</b>         | <b>502</b>         | <b>+ 12.1%</b>   | <b>542</b>   | <b>76</b>      | <b>101</b>                  | <b>2.4</b>                 | <b>96.8%</b>                |
| Byron                        | 474                | + 17.9%          | 518          | 47             | 44                          | 1.1                        | 99.5%                       |
| Caledonia                    | 259                | + 6.6%           | 312          | 37             | 20                          | 0.9                        | 99.5%                       |
| <b>Calhoun County</b>        | <b>1,646</b>       | <b>- 4.0%</b>    | <b>1,974</b> | <b>35</b>      | <b>200</b>                  | <b>1.4</b>                 | <b>98.4%</b>                |
| Cannon                       | 264                | - 11.1%          | 327          | 45             | 37                          | 1.7                        | 99.6%                       |
| Cascade                      | 341                | + 7.2%           | 405          | 44             | 28                          | 1.0                        | 98.2%                       |
| <b>Cass County</b>           | <b>736</b>         | <b>+ 14.5%</b>   | <b>815</b>   | <b>59</b>      | <b>118</b>                  | <b>2.0</b>                 | <b>97.3%</b>                |
| Central Allegan County       | 261                | + 2.8%           | 285          | 33             | 20                          | 0.9                        | 99.2%                       |
| Central Berrien County       | 236                | - 5.6%           | 281          | 67             | 55                          | 2.9                        | 97.5%                       |
| Central Ionia County         | 215                | - 3.2%           | 211          | 44             | 15                          | 0.8                        | 99.0%                       |
| Central Manistee County      | 42                 | - 44.0%          | 56           | 88             | 12                          | 3.5                        | 97.4%                       |
| Central Mason County         | 200                | + 9.9%           | 206          | 90             | 26                          | 1.6                        | 96.0%                       |
| Central West Muskegon County | 376                | + 15.0%          | 410          | 29             | 23                          | 0.7                        | 99.2%                       |
| City of Grand Rapids         | 2,869              | - 2.2%           | 3,146        | 18             | 121                         | 0.5                        | 102.1%                      |
| Clarksville-Lake Odessa Area | 30                 | + 30.4%          | 34           | 30             | 2                           | 0.6                        | 98.3%                       |
| Coldwater                    | 184                | + 20.3%          | 209          | 71             | 33                          | 2.2                        | 97.9%                       |
| Coopersville-Polkton Area    | 147                | + 22.5%          | 168          | 49             | 10                          | 0.8                        | 100.0%                      |
| Courtland                    | 142                | + 15.4%          | 145          | 28             | 5                           | 0.4                        | 99.2%                       |
| East Central Kent County     | 200                | - 13.8%          | 205          | 38             | 16                          | 1.0                        | 99.1%                       |
| East Central Montcalm County | 75                 | - 16.7%          | 85           | 38             | 9                           | 1.4                        | 99.2%                       |
| East Grand Rapids            | 274                | + 13.7%          | 302          | 41             | 17                          | 0.7                        | 97.9%                       |
| East Montcalm County         | 202                | + 17.4%          | 239          | 51             | 29                          | 1.7                        | 97.8%                       |
| East Oceana County           | 54                 | + 38.5%          | 63           | 58             | 4                           | 0.9                        | 96.7%                       |
| Ewart                        | 34                 | - 34.6%          | 40           | 63             | 4                           | 1.2                        | 95.4%                       |
| Gaines                       | 310                | - 11.7%          | 338          | 31             | 18                          | 0.7                        | 100.4%                      |
| Grand Haven                  | 472                | + 1.5%           | 507          | 52             | 41                          | 1.1                        | 98.2%                       |

# Area Overviews



| Continued                      | Total Closed Sales | Change from 2019 | New Listings  | Days on Market | Inventory of Homes for Sale | Months Supply of Inventory | Pct. of List Price Received |
|--------------------------------|--------------------|------------------|---------------|----------------|-----------------------------|----------------------------|-----------------------------|
| Grand Rapids Twp               | 345                | + 5.2%           | 405           | 30             | 22                          | 0.8                        | 99.3%                       |
| Grandville                     | 222                | + 3.3%           | 232           | 13             | 4                           | 0.2                        | 101.8%                      |
| Greenville                     | 231                | + 1.8%           | 245           | 34             | 13                          | 0.6                        | 100.9%                      |
| Gun Lake-Yankee Springs Area   | 263                | + 1.5%           | 291           | 48             | 19                          | 0.8                        | 97.6%                       |
| Hart                           | 50                 | + 22.0%          | 56            | 67             | 11                          | 2.6                        | 96.5%                       |
| Hillsdale                      | 139                | + 17.8%          | 164           | 45             | 24                          | 2.0                        | 96.9%                       |
| <b>Hillsdale County</b>        | <b>487</b>         | <b>+ 9.2%</b>    | <b>531</b>    | <b>63</b>      | <b>87</b>                   | <b>2.2</b>                 | <b>96.9%</b>                |
| Holland                        | 1,313              | + 0.8%           | 1,420         | 32             | 101                         | 0.9                        | 99.5%                       |
| Holland Area                   | 851                | + 3.2%           | 921           | 38             | 74                          | 1.0                        | 99.0%                       |
| Hopkins-Wayland-Dorr Areas     | 332                | + 14.5%          | 328           | 27             | 10                          | 0.4                        | 100.5%                      |
| Hudsonville-Georgetown Area    | 902                | - 1.6%           | 990           | 26             | 52                          | 0.7                        | 101.1%                      |
| <b>Ionia County</b>            | <b>618</b>         | <b>+ 6.7%</b>    | <b>627</b>    | <b>38</b>      | <b>42</b>                   | <b>0.8</b>                 | <b>99.1%</b>                |
| Jamestown                      | 123                | 0.0%             | 140           | 37             | 10                          | 0.9                        | 99.8%                       |
| Kalamazoo                      | 1,591              | + 0.5%           | 1,864         | 24             | 131                         | 1.0                        | 99.2%                       |
| <b>Kalamazoo County</b>        | <b>3,865</b>       | <b>- 0.7%</b>    | <b>4,460</b>  | <b>28</b>      | <b>305</b>                  | <b>0.9</b>                 | <b>99.2%</b>                |
| <b>Kent County</b>             | <b>9,861</b>       | <b>+ 0.4%</b>    | <b>10,795</b> | <b>25</b>      | <b>508</b>                  | <b>0.6</b>                 | <b>101.0%</b>               |
| Kentwood                       | 776                | + 4.7%           | 788           | 17             | 11                          | 0.2                        | 101.4%                      |
| <b>Lake County</b>             | <b>285</b>         | <b>+ 10.9%</b>   | <b>324</b>    | <b>93</b>      | <b>51</b>                   | <b>2.1</b>                 | <b>95.6%</b>                |
| Lowell                         | 169                | + 14.2%          | 174           | 25             | 7                           | 0.5                        | 100.0%                      |
| Ludington                      | 96                 | - 11.1%          | 99            | 85             | 13                          | 1.7                        | 96.7%                       |
| Manistee                       | 30                 | - 26.8%          | 36            | 87             | 12                          | 4.7                        | 95.5%                       |
| <b>Manistee County</b>         | <b>408</b>         | <b>0.0%</b>      | <b>444</b>    | <b>91</b>      | <b>104</b>                  | <b>3.1</b>                 | <b>95.8%</b>                |
| Marshall Area                  | 215                | - 27.1%          | 265           | 38             | 40                          | 2.1                        | 97.9%                       |
| <b>Mason County</b>            | <b>468</b>         | <b>+ 13.0%</b>   | <b>506</b>    | <b>84</b>      | <b>83</b>                   | <b>2.2</b>                 | <b>96.1%</b>                |
| <b>Mecosta County</b>          | <b>661</b>         | <b>+ 13.4%</b>   | <b>693</b>    | <b>73</b>      | <b>73</b>                   | <b>1.3</b>                 | <b>97.5%</b>                |
| <b>Montcalm County</b>         | <b>825</b>         | <b>- 0.7%</b>    | <b>943</b>    | <b>40</b>      | <b>87</b>                   | <b>1.2</b>                 | <b>99.0%</b>                |
| <b>Muskegon County</b>         | <b>2,542</b>       | <b>+ 4.4%</b>    | <b>2,854</b>  | <b>36</b>      | <b>199</b>                  | <b>0.9</b>                 | <b>98.6%</b>                |
| <b>Newaygo County</b>          | <b>674</b>         | <b>+ 0.9%</b>    | <b>712</b>    | <b>50</b>      | <b>66</b>                   | <b>1.2</b>                 | <b>97.9%</b>                |
| Newaygo-Grant Area             | 245                | - 2.8%           | 280           | 44             | 29                          | 1.4                        | 99.0%                       |
| North Berrien County           | 232                | - 8.7%           | 263           | 68             | 36                          | 1.9                        | 97.0%                       |
| North Central Allegan County   | 133                | + 24.3%          | 140           | 54             | 12                          | 1.0                        | 99.8%                       |
| North Central Montcalm County  | 87                 | - 11.2%          | 108           | 42             | 13                          | 1.7                        | 97.4%                       |
| North Central Van Buren County | 69                 | - 6.8%           | 95            | 52             | 10                          | 1.5                        | 98.0%                       |
| North Mason County             | 47                 | + 9.3%           | 54            | 65             | 3                           | 0.7                        | 97.5%                       |
| North Oceana County            | 104                | + 30.0%          | 111           | 74             | 14                          | 1.6                        | 96.0%                       |
| Northeast Barry County         | 131                | + 21.3%          | 137           | 28             | 12                          | 1.1                        | 99.4%                       |
| Northeast Branch County        | 95                 | + 30.1%          | 86            | 71             | 9                           | 1.1                        | 97.0%                       |
| Northeast Cass County          | 107                | + 9.2%           | 113           | 80             | 20                          | 2.3                        | 96.0%                       |

# Area Overviews



| Continued                   | Total Closed Sales | Change from 2019 | New Listings | Days on Market | Inventory of Homes for Sale | Months Supply of Inventory | Pct. of List Price Received |
|-----------------------------|--------------------|------------------|--------------|----------------|-----------------------------|----------------------------|-----------------------------|
| Northeast Hillsdale County  | 64                 | - 3.0%           | 77           | 62             | 15                          | 2.6                        | 97.7%                       |
| Northeast Ionia County      | 41                 | + 17.1%          | 50           | 44             | 5                           | 1.4                        | 99.0%                       |
| Northeast Kalamazoo County  | 571                | + 8.3%           | 639          | 35             | 49                          | 1.0                        | 98.8%                       |
| Northeast Lake County       | 35                 | + 94.4%          | 35           | 96             | 5                           | 1.8                        | 98.3%                       |
| Northeast Manistee County   | 9                  | + 50.0%          | 12           | 47             | 2                           | 1.3                        | 98.0%                       |
| Northeast Mecosta County    | 94                 | + 23.7%          | 102          | 111            | 19                          | 2.4                        | 96.1%                       |
| Northeast Muskegon County   | 246                | - 7.5%           | 279          | 37             | 9                           | 0.4                        | 99.4%                       |
| Northeast Newaygo County    | 30                 | - 3.2%           | 24           | 78             | 2                           | 0.7                        | 97.7%                       |
| Northeast Osceola County    | 123                | 0.0%             | 140          | 37             | 10                          | 0.9                        | 99.8%                       |
| Northeast Ottawa            | 56                 | + 12.0%          | 60           | 28             | 5                           | 1.0                        | 100.0%                      |
| Northeast St. Joseph County | 125                | + 27.6%          | 150          | 51             | 14                          | 1.3                        | 96.6%                       |
| Northeast Van Buren County  | 168                | - 10.2%          | 197          | 28             | 16                          | 1.1                        | 98.7%                       |
| Northern Kent County        | 378                | - 1.0%           | 425          | 32             | 24                          | 0.7                        | 100.5%                      |
| Northwest Barry County      | 131                | + 21.3%          | 137          | 28             | 12                          | 1.1                        | 99.4%                       |
| Northwest Branch County     | 28                 | - 26.3%          | 42           | 75             | 7                           | 2.8                        | 94.3%                       |
| Northwest Cass County       | 175                | + 6.7%           | 187          | 62             | 29                          | 1.9                        | 96.7%                       |
| Northwest Hillsdale County  | 64                 | - 8.6%           | 71           | 65             | 10                          | 1.9                        | 96.5%                       |
| Northwest Kalamazoo County  | 198                | - 1.0%           | 223          | 21             | 15                          | 0.9                        | 100.6%                      |
| Northwest Lake County       | 98                 | + 12.6%          | 109          | 97             | 19                          | 2.3                        | 95.4%                       |
| Northwest Manistee County   | 32                 | - 11.1%          | 41           | 109            | 17                          | 5.2                        | 94.1%                       |
| Northwest Mecosta County    | 107                | + 40.8%          | 118          | 70             | 12                          | 1.3                        | 97.5%                       |
| Northwest Montcalm County   | 203                | + 16.7%          | 249          | 38             | 28                          | 1.6                        | 99.4%                       |
| Northwest Muskegon County   | 244                | + 3.8%           | 262          | 59             | 20                          | 0.9                        | 98.9%                       |
| Northwest Newaygo County    | 49                 | + 2.1%           | 43           | 81             | 5                           | 1.3                        | 95.6%                       |
| Northwest Osceola County    | 114                | + 18.8%          | 121          | 91             | 19                          | 2.0                        | 96.0%                       |
| Northwest St. Joseph County | 614                | + 12.7%          | 718          | 46             | 65                          | 1.2                        | 98.0%                       |
| <b>Oceana County</b>        | <b>416</b>         | <b>+ 30.0%</b>   | <b>447</b>   | <b>82</b>      | <b>60</b>                   | <b>1.7</b>                 | <b>96.1%</b>                |
| Olive-Blendon Area          | 102                | - 10.5%          | 119          | 30             | 7                           | 0.8                        | 99.6%                       |
| <b>Osceola County</b>       | <b>282</b>         | <b>+ 6.8%</b>    | <b>323</b>   | <b>66</b>      | <b>48</b>                   | <b>2.0</b>                 | <b>96.5%</b>                |
| <b>Ottawa County</b>        | <b>4,092</b>       | <b>+ 1.5%</b>    | <b>4,474</b> | <b>37</b>      | <b>306</b>                  | <b>0.9</b>                 | <b>99.6%</b>                |
| Paw Paw                     | 101                | + 3.1%           | 115          | 32             | 10                          | 1.2                        | 99.2%                       |
| Pentwater                   | 39                 | + 69.6%          | 35           | 114            | 6                           | 1.9                        | 95.6%                       |
| Plainfield                  | 526                | - 4.0%           | 605          | 32             | 47                          | 1.1                        | 101.0%                      |
| Plainwell-Otsego Area       | 148                | - 11.9%          | 154          | 33             | 11                          | 0.9                        | 100.2%                      |
| Port Sheldon                | 93                 | 0.0%             | 109          | 55             | 14                          | 1.8                        | 98.3%                       |
| Portage                     | 848                | - 2.2%           | 948          | 27             | 55                          | 0.8                        | 99.4%                       |
| Reed City                   | 39                 | - 32.8%          | 44           | 36             | 7                           | 1.8                        | 97.6%                       |
| Rockford                    | 134                | - 13.5%          | 132          | 36             | 11                          | 1.0                        | 99.8%                       |
| Saugatuck-Douglas           | 216                | + 21.3%          | 265          | 74             | 49                          | 2.8                        | 96.7%                       |

# Area Overviews



| Continued                      | Total Closed Sales | Change from 2019 | New Listings | Days on Market | Inventory of Homes for Sale | Months Supply of Inventory | Pct. of List Price Received |
|--------------------------------|--------------------|------------------|--------------|----------------|-----------------------------|----------------------------|-----------------------------|
| South Central Kalamazoo County | 90                 | - 10.9%          | 103          | 44             | 5                           | 0.6                        | 99.5%                       |
| South Central Montcalm County  | 86                 | - 5.5%           | 99           | 45             | 12                          | 1.6                        | 97.0%                       |
| South Central Oceana County    | 47                 | + 9.3%           | 54           | 65             | 3                           | 0.7                        | 97.5%                       |
| South Haven-Covert Area        | 266                | + 13.7%          | 356          | 82             | 67                          | 3.0                        | 96.0%                       |
| South Manistee County          | 95                 | + 23.4%          | 89           | 135            | 20                          | 2.6                        | 94.3%                       |
| South Mason County             | 75                 | + 19.0%          | 78           | 77             | 13                          | 2.1                        | 96.5%                       |
| Southeast Allegan County       | 38                 | - 9.5%           | 37           | 37             | 1                           | 0.3                        | 100.1%                      |
| Southeast Barry County         | 105                | + 1.9%           | 115          | 50             | 10                          | 1.2                        | 97.7%                       |
| Southeast Berrien County       | 446                | - 8.4%           | 481          | 37             | 51                          | 1.4                        | 98.8%                       |
| Southeast Branch County        | 89                 | - 1.1%           | 97           | 96             | 23                          | 3.2                        | 96.4%                       |
| Southeast Cass County          | 152                | + 26.7%          | 181          | 63             | 22                          | 1.7                        | 96.7%                       |
| Southeast Hillsdale County     | 112                | - 5.1%           | 121          | 63             | 17                          | 1.9                        | 97.4%                       |
| Southeast Ionia County         | 34                 | 0.0%             | 34           | 55             | 4                           | 1.4                        | 99.2%                       |
| Southeast Kalamazoo County     | 23                 | - 20.7%          | 24           | 35             | 4                           | 1.5                        | 98.3%                       |
| Southeast Lake County          | 44                 | + 22.2%          | 49           | 83             | 8                           | 2.1                        | 94.0%                       |
| Southeast Mecosta County       | 202                | + 12.8%          | 212          | 74             | 14                          | 0.8                        | 97.1%                       |
| Southeast Montcalm County      | 27                 | - 27.0%          | 27           | 65             | 2                           | 0.8                        | 97.8%                       |
| Southeast Muskegon County      | 237                | - 9.2%           | 264          | 26             | 18                          | 0.9                        | 98.9%                       |
| Southeast Newaygo County       | 153                | - 3.8%           | 164          | 47             | 12                          | 0.9                        | 97.7%                       |
| Southeast Osceola County       | 39                 | + 62.5%          | 48           | 47             | 3                           | 0.8                        | 98.5%                       |
| Southeast St. Joseph County    | 265                | + 10.4%          | 281          | 54             | 26                          | 1.2                        | 96.2%                       |
| Southeast Van Buren County     | 281                | - 4.7%           | 314          | 40             | 22                          | 0.9                        | 97.3%                       |
| Southwest Allegan County       | 297                | + 13.8%          | 350          | 84             | 60                          | 2.5                        | 96.9%                       |
| Southwest Barry County         | 97                 | + 11.5%          | 113          | 39             | 9                           | 1.0                        | 97.9%                       |
| Southwest Berrien County       | 500                | + 35.9%          | 590          | 84             | 102                         | 2.5                        | 96.4%                       |
| Southwest Branch County        | 29                 | + 3.6%           | 38           | 45             | 12                          | 4.1                        | 97.7%                       |
| Southwest Cass County          | 258                | - 0.4%           | 277          | 54             | 29                          | 1.4                        | 97.8%                       |
| Southwest Hillsdale County     | 135                | + 33.7%          | 142          | 77             | 27                          | 2.5                        | 96.6%                       |
| Southwest Kalamazoo County     | 428                | - 8.0%           | 533          | 40             | 39                          | 1.1                        | 98.5%                       |
| Southwest Lake County          | 152                | + 19.7%          | 180          | 70             | 26                          | 2.0                        | 96.4%                       |
| Southwest Mecosta County       | 107                | + 3.9%           | 102          | 54             | 6                           | 0.7                        | 98.0%                       |
| Southwest Muskegon County      | 97                 | - 7.6%           | 102          | 20             | 8                           | 0.9                        | 100.0%                      |
| Southwest Osceola County       | 287                | + 21.1%          | 324          | 56             | 45                          | 2.0                        | 97.7%                       |
| Southwest St. Joseph County    | 144                | + 16.1%          | 141          | 48             | 7                           | 0.6                        | 97.5%                       |
| Southwest Van Buren County     | 148                | + 18.4%          | 174          | 72             | 27                          | 2.2                        | 95.6%                       |
| Sparta-Algoma Area             | 299                | + 17.3%          | 325          | 31             | 14                          | 0.5                        | 99.7%                       |
| Spring Lake-Ferrysburg Area    | 305                | + 4.8%           | 344          | 57             | 33                          | 1.3                        | 98.1%                       |
| <b>St. Joseph County</b>       | <b>806</b>         | <b>+ 10.9%</b>   | <b>896</b>   | <b>50</b>      | <b>82</b>                   | <b>1.2</b>                 | <b>97.1%</b>                |
| St. Joseph-Benton Harbor Area  | 179                | - 10.5%          | 229          | 64             | 40                          | 2.8                        | 95.7%                       |

# Area Overviews



| Continued                        | Total Closed Sales | Change from 2019 | New Listings | Days on Market | Inventory of Homes for Sale | Months Supply of Inventory | Pct. of List Price Received |
|----------------------------------|--------------------|------------------|--------------|----------------|-----------------------------|----------------------------|-----------------------------|
| Tallmadge                        | 103                | + 32.1%          | 109          | 37             | 7                           | 0.9                        | 99.8%                       |
| Tekonsha-Homer Area              | 23                 | - 36.1%          | 35           | 43             | 9                           | 3.5                        | 97.3%                       |
| <b>Van Buren County</b>          | <b>1,086</b>       | <b>+ 2.0%</b>    | <b>1,318</b> | <b>54</b>      | <b>162</b>                  | <b>1.7</b>                 | <b>97.3%</b>                |
| Walker                           | 304                | + 0.7%           | 300          | 24             | 5                           | 0.2                        | 101.4%                      |
| West Berrien County              | 425                | + 25.0%          | 480          | 55             | 67                          | 2.0                        | 97.4%                       |
| West Central Ionia County        | 81                 | + 2.5%           | 90           | 28             | 5                           | 0.7                        | 98.7%                       |
| West Central Newaygo County      | 382                | + 12.7%          | 421          | 59             | 54                          | 1.8                        | 97.1%                       |
| West Oceana County               | 118                | + 61.6%          | 110          | 98             | 12                          | 1.2                        | 95.5%                       |
| White Cloud-East Central Newaygo | 382                | + 12.7%          | 421          | 59             | 54                          | 1.8                        | 97.1%                       |
| Wyoming                          | 1,125              | - 2.3%           | 1,204        | 14             | 32                          | 0.3                        | 102.7%                      |
| Zeeland                          | 226                | - 9.2%           | 218          | 30             | 4                           | 0.2                        | 99.6%                       |

# Area Historical Median Prices



|                              | 2016             | 2017             | 2018             | 2019             | 2020             | Change from 2019 | Change from 2016 |
|------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Ada                          | \$319,000        | \$353,000        | \$362,550        | \$380,000        | \$437,500        | + 15.1%          | + 37.1%          |
| Albion Area                  | \$79,900         | \$78,600         | \$95,000         | \$116,000        | \$132,500        | + 14.2%          | + 65.8%          |
| <b>Allegan County</b>        | <b>\$165,000</b> | <b>\$179,500</b> | <b>\$188,000</b> | <b>\$201,000</b> | <b>\$239,950</b> | <b>+ 19.4%</b>   | <b>+ 45.4%</b>   |
| Allendale                    | \$198,000        | \$215,450        | \$235,000        | \$249,900        | \$274,900        | + 10.0%          | + 38.8%          |
| Alpine                       | \$137,000        | \$170,000        | \$182,500        | \$190,000        | \$210,000        | + 10.5%          | + 53.3%          |
| Athens-Burlington Area       | \$112,000        | \$116,000        | \$100,000        | \$124,500        | \$134,900        | + 8.4%           | + 20.4%          |
| Bangor-Arlington Area        | \$75,000         | \$86,967         | \$89,000         | \$130,000        | \$124,950        | - 3.9%           | + 66.6%          |
| <b>Barry County</b>          | <b>\$147,000</b> | <b>\$157,000</b> | <b>\$179,900</b> | <b>\$192,050</b> | <b>\$212,000</b> | <b>+ 10.4%</b>   | <b>+ 44.2%</b>   |
| Battle Creek Area            | \$121,500        | \$125,000        | \$129,900        | \$142,500        | \$157,050        | + 10.2%          | + 29.3%          |
| Belding Area                 | \$94,000         | \$114,625        | \$120,000        | \$135,000        | \$146,000        | + 8.1%           | + 55.3%          |
| <b>Berrien County</b>        | <b>\$144,000</b> | <b>\$155,000</b> | <b>\$165,250</b> | <b>\$185,000</b> | <b>\$218,000</b> | <b>+ 17.8%</b>   | <b>+ 51.4%</b>   |
| Big Rapids                   | \$125,000        | \$146,500        | \$139,700        | \$150,500        | \$194,500        | + 29.2%          | + 55.6%          |
| Bowne                        | \$173,900        | \$193,501        | \$189,000        | \$235,000        | \$259,000        | + 10.2%          | + 48.9%          |
| <b>Branch County</b>         | <b>\$94,000</b>  | <b>\$103,000</b> | <b>\$118,950</b> | <b>\$125,000</b> | <b>\$135,000</b> | <b>+ 8.0%</b>    | <b>+ 43.6%</b>   |
| Byron                        | \$259,000        | \$271,500        | \$304,500        | \$306,150        | \$320,803        | + 4.8%           | + 23.9%          |
| Caledonia                    | \$242,850        | \$263,521        | \$283,875        | \$305,000        | \$320,000        | + 4.9%           | + 31.8%          |
| <b>Calhoun County</b>        | <b>\$106,500</b> | <b>\$110,000</b> | <b>\$116,000</b> | <b>\$128,000</b> | <b>\$137,750</b> | <b>+ 7.6%</b>    | <b>+ 29.3%</b>   |
| Cannon                       | \$277,500        | \$280,000        | \$292,000        | \$305,000        | \$311,606        | + 2.2%           | + 12.3%          |
| Cascade                      | \$316,000        | \$335,000        | \$340,000        | \$380,000        | \$390,950        | + 2.9%           | + 23.7%          |
| <b>Cass County</b>           | <b>\$125,000</b> | <b>\$151,500</b> | <b>\$155,000</b> | <b>\$155,000</b> | <b>\$182,000</b> | <b>+ 17.4%</b>   | <b>+ 45.6%</b>   |
| Central Allegan County       | \$120,000        | \$129,000        | \$144,500        | \$158,000        | \$176,000        | + 11.4%          | + 46.7%          |
| Central Berrien County       | \$217,000        | \$221,450        | \$220,000        | \$250,500        | \$268,000        | + 7.0%           | + 23.5%          |
| Central Ionia County         | \$100,000        | \$113,550        | \$122,000        | \$129,000        | \$155,000        | + 20.2%          | + 55.0%          |
| Central Manistee County      | \$110,000        | \$114,900        | \$147,000        | \$150,000        | \$189,000        | + 26.0%          | + 71.8%          |
| Central Mason County         | \$124,450        | \$129,500        | \$148,000        | \$149,950        | \$174,450        | + 16.3%          | + 40.2%          |
| Central West Muskegon County | \$103,000        | \$115,000        | \$127,000        | \$145,250        | \$149,900        | + 3.2%           | + 45.5%          |
| City of Grand Rapids         | \$130,000        | \$142,000        | \$160,000        | \$172,000        | \$189,900        | + 10.4%          | + 46.1%          |
| Clarksville-Lake Odessa Area | \$136,000        | \$132,000        | \$164,000        | \$155,000        | \$185,500        | + 19.7%          | + 36.4%          |
| Coldwater                    | \$87,000         | \$97,000         | \$115,000        | \$119,500        | \$133,750        | + 11.9%          | + 53.7%          |
| Coopersville-Polkton Area    | \$172,900        | \$183,800        | \$203,000        | \$232,500        | \$234,000        | + 0.6%           | + 35.3%          |
| Courtland                    | \$240,000        | \$248,000        | \$249,000        | \$265,960        | \$292,000        | + 9.8%           | + 21.7%          |
| East Central Kent County     | \$208,000        | \$226,750        | \$245,000        | \$263,500        | \$280,000        | + 6.3%           | + 34.6%          |
| East Central Montcalm County | \$79,900         | \$85,000         | \$102,500        | \$102,900        | \$128,000        | + 24.4%          | + 60.2%          |
| East Grand Rapids            | \$327,500        | \$369,500        | \$385,000        | \$369,900        | \$415,800        | + 12.4%          | + 27.0%          |
| East Montcalm County         | \$179,500        | \$188,000        | \$224,700        | \$213,823        | \$204,330        | - 4.4%           | + 13.8%          |
| East Oceana County           | \$81,650         | \$103,900        | \$125,950        | \$111,500        | \$144,000        | + 29.1%          | + 76.4%          |
| Ewart                        | \$80,900         | \$73,500         | \$85,170         | \$90,350         | \$89,750         | - 0.7%           | + 10.9%          |
| Gaines                       | \$218,250        | \$220,000        | \$237,000        | \$262,800        | \$270,000        | + 2.7%           | + 23.7%          |
| Grand Haven                  | \$186,000        | \$219,900        | \$220,500        | \$234,000        | \$269,900        | + 15.3%          | + 45.1%          |

# Area Historical Median Prices



| Continued                      | 2016             | 2017             | 2018             | 2019             | 2020             | Change from 2019 | Change from 2016 |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Grand Rapids Twp               | \$239,900        | \$274,950        | \$282,000        | \$314,000        | \$358,000        | + 14.0%          | + 49.2%          |
| Grandville                     | \$158,500        | \$169,950        | \$184,200        | \$195,500        | \$215,000        | + 10.0%          | + 35.6%          |
| Greenville                     | \$112,500        | \$129,900        | \$150,800        | \$148,750        | \$165,000        | + 10.9%          | + 46.7%          |
| Gun Lake-Yankee Springs Area   | \$169,900        | \$180,000        | \$195,000        | \$220,000        | \$243,000        | + 10.5%          | + 43.0%          |
| Hart                           | \$79,000         | \$82,500         | \$100,095        | \$132,900        | \$136,500        | + 2.7%           | + 72.8%          |
| Hillsdale                      | \$83,250         | \$91,500         | \$100,000        | \$122,150        | \$133,000        | + 8.9%           | + 59.8%          |
| <b>Hillsdale County</b>        | <b>\$100,500</b> | <b>\$111,000</b> | <b>\$107,000</b> | <b>\$125,000</b> | <b>\$143,000</b> | <b>+ 14.4%</b>   | <b>+ 42.3%</b>   |
| Holland                        | \$164,000        | \$185,000        | \$199,950        | \$218,800        | \$235,000        | + 7.4%           | + 43.3%          |
| Holland Area                   | \$185,450        | \$207,500        | \$222,750        | \$239,900        | \$257,000        | + 7.1%           | + 38.6%          |
| Hopkins-Wayland-Dorr Areas     | \$180,000        | \$200,000        | \$215,000        | \$230,000        | \$240,000        | + 4.3%           | + 33.3%          |
| Hudsonville-Georgetown Area    | \$190,000        | \$210,000        | \$215,000        | \$244,000        | \$263,000        | + 7.8%           | + 38.4%          |
| <b>Ionia County</b>            | <b>\$109,000</b> | <b>\$121,850</b> | <b>\$129,500</b> | <b>\$140,000</b> | <b>\$158,375</b> | <b>+ 13.1%</b>   | <b>+ 45.3%</b>   |
| Jamestown                      | \$263,433        | \$260,000        | \$305,443        | \$285,000        | \$320,000        | + 12.3%          | + 21.5%          |
| Kalamazoo                      | \$109,000        | \$122,000        | \$127,750        | \$140,000        | \$150,000        | + 7.1%           | + 37.6%          |
| <b>Kalamazoo County</b>        | <b>\$146,000</b> | <b>\$157,000</b> | <b>\$165,950</b> | <b>\$181,000</b> | <b>\$192,120</b> | <b>+ 6.1%</b>    | <b>+ 31.6%</b>   |
| <b>Kent County</b>             | <b>\$160,000</b> | <b>\$175,000</b> | <b>\$194,000</b> | <b>\$208,215</b> | <b>\$226,000</b> | <b>+ 8.5%</b>    | <b>+ 41.3%</b>   |
| Kentwood                       | \$159,900        | \$170,000        | \$188,250        | \$200,123        | \$220,000        | + 9.9%           | + 37.6%          |
| <b>Lake County</b>             | <b>\$64,200</b>  | <b>\$65,000</b>  | <b>\$80,000</b>  | <b>\$77,000</b>  | <b>\$105,000</b> | <b>+ 36.4%</b>   | <b>+ 63.6%</b>   |
| Lowell                         | \$175,000        | \$176,950        | \$200,495        | \$215,000        | \$229,400        | + 6.7%           | + 31.1%          |
| Ludington                      | \$159,500        | \$165,000        | \$200,000        | \$227,500        | \$260,000        | + 14.3%          | + 63.0%          |
| Manistee                       | \$133,000        | \$140,000        | \$157,750        | \$145,000        | \$182,450        | + 25.8%          | + 37.2%          |
| <b>Manistee County</b>         | <b>\$108,250</b> | <b>\$125,000</b> | <b>\$127,500</b> | <b>\$139,250</b> | <b>\$165,500</b> | <b>+ 18.9%</b>   | <b>+ 52.9%</b>   |
| Marshall Area                  | \$123,500        | \$130,000        | \$144,950        | \$154,500        | \$158,000        | + 2.3%           | + 27.9%          |
| <b>Mason County</b>            | <b>\$125,000</b> | <b>\$128,400</b> | <b>\$140,000</b> | <b>\$152,000</b> | <b>\$176,700</b> | <b>+ 16.3%</b>   | <b>+ 41.4%</b>   |
| <b>Mecosta County</b>          | <b>\$110,900</b> | <b>\$115,450</b> | <b>\$126,500</b> | <b>\$130,000</b> | <b>\$159,775</b> | <b>+ 22.9%</b>   | <b>+ 44.1%</b>   |
| <b>Montcalm County</b>         | <b>\$109,900</b> | <b>\$122,000</b> | <b>\$136,875</b> | <b>\$140,000</b> | <b>\$161,000</b> | <b>+ 15.0%</b>   | <b>+ 46.5%</b>   |
| <b>Muskegon County</b>         | <b>\$112,900</b> | <b>\$123,000</b> | <b>\$126,000</b> | <b>\$142,950</b> | <b>\$156,000</b> | <b>+ 9.1%</b>    | <b>+ 38.2%</b>   |
| <b>Newaygo County</b>          | <b>\$113,000</b> | <b>\$117,000</b> | <b>\$130,000</b> | <b>\$145,000</b> | <b>\$159,900</b> | <b>+ 10.3%</b>   | <b>+ 41.5%</b>   |
| Newaygo-Grant Area             | \$113,950        | \$124,000        | \$135,000        | \$145,000        | \$167,500        | + 15.5%          | + 47.0%          |
| North Berrien County           | \$125,000        | \$144,500        | \$145,000        | \$155,000        | \$179,900        | + 16.1%          | + 43.9%          |
| North Central Allegan County   | \$189,900        | \$210,000        | \$214,000        | \$235,900        | \$260,000        | + 10.2%          | + 36.9%          |
| North Central Montcalm County  | \$119,500        | \$108,000        | \$125,000        | \$126,750        | \$150,000        | + 18.3%          | + 25.5%          |
| North Central Van Buren County | \$106,000        | \$149,700        | \$139,750        | \$145,000        | \$169,900        | + 17.2%          | + 60.3%          |
| North Mason County             | \$113,500        | \$110,000        | \$127,950        | \$135,000        | \$170,000        | + 25.9%          | + 49.8%          |
| North Oceana County            | \$106,500        | \$89,000         | \$135,000        | \$132,000        | \$163,625        | + 24.0%          | + 53.6%          |
| Northeast Barry County         | \$130,000        | \$128,700        | \$135,000        | \$139,000        | \$178,900        | + 28.7%          | + 37.6%          |
| Northeast Branch County        | \$93,152         | \$103,415        | \$124,450        | \$115,000        | \$142,750        | + 24.1%          | + 53.2%          |
| Northeast Cass County          | \$148,950        | \$184,500        | \$200,950        | \$187,500        | \$202,000        | + 7.7%           | + 35.6%          |



# Area Historical Median Prices

| Continued                   | 2016             | 2017             | 2018             | 2019             | 2020             | Change from 2019 | Change from 2016 |
|-----------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Northeast Hillsdale County  | \$115,000        | \$137,950        | \$102,000        | \$139,000        | \$170,450        | + 22.6%          | + 48.2%          |
| Northeast Ionia County      | \$92,000         | \$121,250        | \$111,080        | \$127,900        | \$135,000        | + 5.6%           | + 46.7%          |
| Northeast Kalamazoo County  | \$166,250        | \$180,000        | \$196,625        | \$200,000        | \$214,900        | + 7.5%           | + 29.3%          |
| Northeast Lake County       | \$61,500         | \$60,000         | \$65,750         | \$61,700         | \$135,500        | + 119.6%         | + 120.3%         |
| Northeast Manistee County   | \$179,900        | \$120,000        | \$155,000        | \$107,500        | \$201,000        | + 87.0%          | + 11.7%          |
| Northeast Mecosta County    | \$93,350         | \$89,850         | \$86,000         | \$89,000         | \$132,000        | + 48.3%          | + 41.4%          |
| Northeast Muskegon County   | \$122,750        | \$135,000        | \$139,500        | \$151,300        | \$175,000        | + 15.7%          | + 42.6%          |
| Northeast Newaygo County    | \$95,000         | \$92,000         | \$110,000        | \$99,900         | \$150,000        | + 50.2%          | + 57.9%          |
| Northeast Osceola County    | \$263,433        | \$260,000        | \$305,443        | \$285,000        | \$320,000        | + 12.3%          | + 21.5%          |
| Northeast Ottawa            | \$156,200        | \$164,900        | \$162,145        | \$202,000        | \$201,000        | - 0.5%           | + 28.7%          |
| Northeast St. Joseph County | \$125,500        | \$124,250        | \$152,000        | \$147,450        | \$165,000        | + 11.9%          | + 31.5%          |
| Northeast Van Buren County  | \$144,400        | \$164,000        | \$164,450        | \$180,000        | \$225,000        | + 25.0%          | + 55.8%          |
| Northern Kent County        | \$154,950        | \$165,000        | \$183,000        | \$196,000        | \$210,000        | + 7.1%           | + 35.5%          |
| Northwest Barry County      | \$130,000        | \$128,700        | \$135,000        | \$139,000        | \$178,900        | + 28.7%          | + 37.6%          |
| Northwest Branch County     | \$133,500        | \$118,500        | \$134,000        | \$136,000        | \$149,900        | + 10.2%          | + 12.3%          |
| Northwest Cass County       | \$120,000        | \$125,000        | \$147,800        | \$152,500        | \$176,000        | + 15.4%          | + 46.7%          |
| Northwest Hillsdale County  | \$115,000        | \$121,250        | \$119,950        | \$138,250        | \$156,500        | + 13.2%          | + 36.1%          |
| Northwest Kalamazoo County  | \$136,750        | \$142,000        | \$154,000        | \$169,900        | \$190,000        | + 11.8%          | + 38.9%          |
| Northwest Lake County       | \$75,500         | \$80,000         | \$112,000        | \$80,000         | \$134,450        | + 68.1%          | + 78.1%          |
| Northwest Manistee County   | \$245,000        | \$214,000        | \$252,500        | \$250,450        | \$329,950        | + 31.7%          | + 34.7%          |
| Northwest Mecosta County    | \$120,000        | \$98,000         | \$133,000        | \$130,000        | \$162,250        | + 24.8%          | + 35.2%          |
| Northwest Montcalm County   | \$130,250        | \$137,250        | \$160,500        | \$169,000        | \$198,500        | + 17.5%          | + 52.4%          |
| Northwest Muskegon County   | \$143,500        | \$140,200        | \$154,950        | \$170,000        | \$201,450        | + 18.5%          | + 40.4%          |
| Northwest Newaygo County    | \$66,050         | \$69,000         | \$72,500         | \$85,950         | \$100,000        | + 16.3%          | + 51.4%          |
| Northwest Osceola County    | \$133,913        | \$126,500        | \$170,000        | \$147,450        | \$169,900        | + 15.2%          | + 26.9%          |
| Northwest St. Joseph County | \$163,000        | \$172,000        | \$195,000        | \$212,000        | \$250,000        | + 17.9%          | + 53.4%          |
| <b>Oceana County</b>        | <b>\$120,000</b> | <b>\$130,531</b> | <b>\$140,000</b> | <b>\$142,150</b> | <b>\$165,000</b> | <b>+ 16.1%</b>   | <b>+ 37.5%</b>   |
| Olive-Blendon Area          | \$225,000        | \$243,750        | \$262,900        | \$286,250        | \$301,000        | + 5.2%           | + 33.8%          |
| <b>Osceola County</b>       | <b>\$74,750</b>  | <b>\$89,450</b>  | <b>\$88,920</b>  | <b>\$99,250</b>  | <b>\$114,000</b> | <b>+ 14.9%</b>   | <b>+ 52.5%</b>   |
| <b>Ottawa County</b>        | <b>\$187,000</b> | <b>\$209,900</b> | <b>\$220,000</b> | <b>\$238,900</b> | <b>\$260,350</b> | <b>+ 9.0%</b>    | <b>+ 39.2%</b>   |
| Paw Paw                     | \$122,500        | \$124,500        | \$134,350        | \$134,000        | \$164,000        | + 22.4%          | + 33.9%          |
| Pentwater                   | \$190,000        | \$245,000        | \$265,000        | \$215,000        | \$265,000        | + 23.3%          | + 39.5%          |
| Plainfield                  | \$189,950        | \$210,000        | \$225,250        | \$237,550        | \$260,000        | + 9.5%           | + 36.9%          |
| Plainwell-Otsego Area       | \$154,900        | \$162,500        | \$179,900        | \$190,000        | \$220,950        | + 16.3%          | + 42.6%          |
| Port Sheldon                | \$265,250        | \$322,950        | \$308,903        | \$274,500        | \$325,000        | + 18.4%          | + 22.5%          |
| Portage                     | \$157,500        | \$169,500        | \$180,000        | \$198,450        | \$212,000        | + 6.8%           | + 34.6%          |
| Reed City                   | \$75,000         | \$79,950         | \$93,000         | \$95,450         | \$95,000         | - 0.5%           | + 26.7%          |
| Rockford                    | \$190,000        | \$195,000        | \$225,000        | \$234,000        | \$258,500        | + 10.5%          | + 36.1%          |
| Saugatuck-Douglas           | \$270,000        | \$312,450        | \$327,000        | \$335,750        | \$369,450        | + 10.0%          | + 36.8%          |

# Area Historical Median Prices



| Continued                      | 2016            | 2017             | 2018             | 2019             | 2020             | Change from 2019 | Change from 2016 |
|--------------------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|
| South Central Kalamazoo County | \$152,500       | \$165,000        | \$168,000        | \$182,545        | \$190,000        | + 4.1%           | + 24.6%          |
| South Central Montcalm County  | \$108,500       | \$140,000        | \$136,200        | \$154,900        | \$167,750        | + 8.3%           | + 54.6%          |
| South Central Oceana County    | \$113,500       | \$110,000        | \$127,950        | \$135,000        | \$170,000        | + 25.9%          | + 49.8%          |
| South Haven-Covert Area        | \$222,500       | \$224,900        | \$245,000        | \$231,450        | \$327,375        | + 41.4%          | + 47.1%          |
| South Manistee County          | \$90,750        | \$110,500        | \$110,250        | \$135,000        | \$149,000        | + 10.4%          | + 64.2%          |
| South Mason County             | \$110,000       | \$104,000        | \$130,000        | \$132,000        | \$180,500        | + 36.7%          | + 64.1%          |
| Southeast Allegan County       | \$132,450       | \$156,000        | \$153,500        | \$148,500        | \$185,000        | + 24.6%          | + 39.7%          |
| Southeast Barry County         | \$134,000       | \$134,900        | \$164,500        | \$175,000        | \$195,000        | + 11.4%          | + 45.5%          |
| Southeast Berrien County       | \$79,900        | \$89,000         | \$95,000         | \$109,750        | \$132,000        | + 20.3%          | + 65.2%          |
| Southeast Branch County        | \$148,000       | \$169,500        | \$160,000        | \$195,500        | \$200,000        | + 2.3%           | + 35.1%          |
| Southeast Cass County          | \$165,000       | \$197,500        | \$205,000        | \$210,000        | \$260,000        | + 23.8%          | + 57.6%          |
| Southeast Hillsdale County     | \$130,900       | \$133,450        | \$135,000        | \$157,950        | \$184,400        | + 16.7%          | + 40.9%          |
| Southeast Ionia County         | \$112,913       | \$139,950        | \$152,000        | \$169,000        | \$191,000        | + 13.0%          | + 69.2%          |
| Southeast Kalamazoo County     | \$137,450       | \$128,500        | \$139,450        | \$169,900        | \$174,500        | + 2.7%           | + 27.0%          |
| Southeast Lake County          | \$65,500        | \$52,500         | \$61,450         | \$91,450         | \$70,000         | - 23.5%          | + 6.9%           |
| Southeast Mecosta County       | \$144,950       | \$162,950        | \$180,900        | \$170,000        | \$209,450        | + 23.2%          | + 44.5%          |
| Southeast Montcalm County      | \$141,300       | \$152,950        | \$138,000        | \$139,900        | \$166,000        | + 18.7%          | + 17.5%          |
| Southeast Muskegon County      | \$115,150       | \$130,000        | \$132,000        | \$160,000        | \$158,900        | - 0.7%           | + 38.0%          |
| Southeast Newaygo County       | \$139,250       | \$147,950        | \$159,900        | \$165,220        | \$198,900        | + 20.4%          | + 42.8%          |
| Southeast Osceola County       | \$73,000        | \$85,000         | \$75,950         | \$108,208        | \$114,000        | + 5.4%           | + 56.2%          |
| Southeast St. Joseph County    | \$90,717        | \$110,000        | \$105,000        | \$128,450        | \$137,400        | + 7.0%           | + 51.5%          |
| Southeast Van Buren County     | \$164,250       | \$171,000        | \$197,950        | \$197,500        | \$212,500        | + 7.6%           | + 29.4%          |
| Southwest Allegan County       | \$147,500       | \$170,000        | \$188,000        | \$194,900        | \$262,900        | + 34.9%          | + 78.2%          |
| Southwest Barry County         | \$166,500       | \$169,400        | \$223,358        | \$197,000        | \$209,000        | + 6.1%           | + 25.5%          |
| Southwest Berrien County       | \$240,000       | \$277,000        | \$295,000        | \$334,000        | \$384,750        | + 15.2%          | + 60.3%          |
| Southwest Branch County        | \$111,000       | \$107,000        | \$133,750        | \$150,000        | \$125,000        | - 16.7%          | + 12.6%          |
| Southwest Cass County          | \$135,000       | \$164,950        | \$161,000        | \$166,900        | \$196,750        | + 17.9%          | + 45.7%          |
| Southwest Hillsdale County     | \$107,250       | \$117,000        | \$125,000        | \$134,000        | \$159,500        | + 19.0%          | + 48.7%          |
| Southwest Kalamazoo County     | \$267,000       | \$275,900        | \$302,500        | \$300,000        | \$326,225        | + 8.7%           | + 22.2%          |
| Southwest Lake County          | \$85,000        | \$77,750         | \$99,900         | \$94,900         | \$143,000        | + 50.7%          | + 68.2%          |
| Southwest Mecosta County       | \$110,000       | \$113,000        | \$115,000        | \$117,500        | \$149,900        | + 27.6%          | + 36.3%          |
| Southwest Muskegon County      | \$108,000       | \$119,350        | \$129,900        | \$139,900        | \$155,000        | + 10.8%          | + 43.5%          |
| Southwest Osceola County       | \$196,500       | \$210,000        | \$229,900        | \$242,000        | \$259,600        | + 7.3%           | + 32.1%          |
| Southwest St. Joseph County    | \$101,450       | \$106,000        | \$127,000        | \$139,500        | \$144,950        | + 3.9%           | + 42.9%          |
| Southwest Van Buren County     | \$130,000       | \$132,500        | \$135,000        | \$138,000        | \$175,000        | + 26.8%          | + 34.6%          |
| Sparta-Algoma Area             | \$232,000       | \$219,450        | \$250,000        | \$250,000        | \$272,000        | + 8.8%           | + 17.2%          |
| Spring Lake-Ferrysburg Area    | \$220,000       | \$260,625        | \$261,900        | \$244,900        | \$274,900        | + 12.2%          | + 25.0%          |
| <b>St. Joseph County</b>       | <b>\$97,675</b> | <b>\$112,000</b> | <b>\$126,000</b> | <b>\$132,000</b> | <b>\$146,500</b> | <b>+ 11.0%</b>   | <b>+ 50.0%</b>   |
| St. Joseph-Benton Harbor Area  | \$64,500        | \$66,250         | \$100,000        | \$80,000         | \$115,000        | + 43.8%          | + 78.3%          |

# Area Historical Median Prices



| Continued                        | 2016             | 2017             | 2018             | 2019             | 2020             | Change from 2019 | Change from 2016 |
|----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Tallmadge                        | \$213,000        | \$215,000        | \$249,900        | \$267,500        | \$322,450        | + 20.5%          | + 51.4%          |
| Tekonsha-Homer Area              | \$93,450         | \$99,900         | \$88,550         | \$95,000         | \$110,000        | + 15.8%          | + 17.7%          |
| <b>Van Buren County</b>          | <b>\$145,000</b> | <b>\$156,750</b> | <b>\$160,000</b> | <b>\$174,250</b> | <b>\$210,000</b> | <b>+ 20.5%</b>   | <b>+ 44.8%</b>   |
| Walker                           | \$173,300        | \$184,900        | \$212,000        | \$205,000        | \$233,000        | + 13.7%          | + 34.4%          |
| West Berrien County              | \$176,500        | \$190,000        | \$200,000        | \$225,000        | \$248,500        | + 10.4%          | + 40.8%          |
| West Central Ionia County        | \$155,000        | \$147,000        | \$171,500        | \$186,000        | \$212,000        | + 14.0%          | + 36.8%          |
| West Central Newaygo County      | \$170,000        | \$189,000        | \$219,900        | \$224,900        | \$248,750        | + 10.6%          | + 46.3%          |
| West Oceana County               | \$150,500        | \$174,500        | \$192,500        | \$182,750        | \$216,000        | + 18.2%          | + 43.5%          |
| White Cloud-East Central Newaygo | \$170,000        | \$189,000        | \$219,900        | \$224,900        | \$248,750        | + 10.6%          | + 46.3%          |
| Wyoming                          | \$123,000        | \$135,000        | \$147,000        | \$161,000        | \$178,980        | + 11.2%          | + 45.5%          |
| Zeeland                          | \$184,900        | \$211,000        | \$225,000        | \$229,000        | \$240,000        | + 4.8%           | + 29.8%          |