

February 2025
Residential Closed Sales by Area

	Units Sold					
	February			YTD		
	2025	2024	% change	2025	2024	% change
Area						
Bridgman to New Buff.	18	14	29%	41	28	46%
Buchanan to Niles	26	40	-35%	64	77	-17%
St.Joseph & Lakeshore	27	22	23%	51	51	0%
Coloma & Watervliet	9	10	-10%	30	25	20%
Berr.Sprgs.,Eau Claire	8	4	100%	13	8	63%
Dowagiac & Marcellus	13	9	44%	19	25	-24%
Benton Harbor	12	13	-8%	25	23	9%
Edw. to Cassopolis	7	5	40%	20	11	82%
South Haven,Bangor,Covert	29	24	21%	54	42	29%
Hartford,Lawrence	3	6	-50%	8	16	-50%
Total	152	147	3%	325	306	6%
Days on Market						
	February			YTD		
	2025	2024	% change	2025	2024	% change
Area						
Bridgman to New Buff.	74	51	45%	75	45	67%
Buchanan to Niles	50	43	16%	52	37	41%
St.Joseph & Lakeshore	81	55	47%	63	46	37%
Coloma & Watervliet	59	40	48%	65	57	14%
Berr.Sprgs.,Eau Claire	60	30	100%	57	63	-10%
Dowagiac & Marcellus	51	68	-25%	54	45	20%
Benton Harbor	74	40	85%	40	29	38%
Edw. to Cassopolis	36	35	3%	51	31	65%
South Haven,Bangor,Covert	50	72	-31%	67	61	10%
Hartford,Lawrence	19	56	-66%	17	35	-51%
Total	60	52	15%	59	44	34%

February 2025
Residential Closed Sales by Area

	Average Sales Price					
	February			YTD		
	2025	2024	% change	2025	2024	% change
Area						
Bridgman to New Buff.	\$ 804,820	\$ 1,002,142	-20%	\$ 778,250	\$ 770,469	1%
Buchanan to Niles	\$ 217,669	\$ 201,294	8%	\$ 242,188	\$ 197,442	23%
St.Joseph & Lakeshore	\$ 456,520	\$ 398,774	14%	\$ 416,260	\$ 400,461	4%
Coloma & Watervliet	\$ 300,541	\$ 188,490	59%	\$ 239,666	\$ 213,561	12%
Berr.Sprgs.,Eau Claire	\$ 331,562	\$ 378,500	-12%	\$ 305,653	\$ 572,975	-47%
Dowagiac & Marcellus	\$ 322,130	\$ 202,444	59%	\$ 305,773	\$ 248,923	23%
Benton Harbor	\$ 180,725	\$ 182,192	-1%	\$ 210,664	\$ 218,800	-4%
Edw. to Cassopolis	\$ 258,428	\$ 528,580	-51%	\$ 260,615	\$ 380,881	-32%
South Haven,Bangor,Covert	\$ 544,031	\$ 315,011	73%	\$ 702,322	\$ 317,251	121%
Hartford,Lawrence	\$ 193,000	\$ 235,750	-18%	\$ 177,537	\$ 260,487	-32%
Total	\$ 410,203	\$ 340,557	20%	\$ 416,724	\$ 327,284	27%
	Median Sales Price					
	February			YTD		
	2025	2024	% change	2025	2024	% change
Area						
Bridgman to New Buff.	\$ 667,500	\$ 443,500	51%	\$ 640,000	\$ 414,075	55%
Buchanan to Niles	\$ 192,450	\$ 167,500	15%	\$ 195,000	\$ 171,600	14%
St.Joseph & Lakeshore	\$ 369,900	\$ 362,500	2%	\$ 366,500	\$ 355,000	3%
Coloma & Watervliet	\$ 273,990	\$ 172,500	59%	\$ 230,000	\$ 205,000	12%
Berr.Sprgs.,Eau Claire	\$ 295,000	\$ 342,000	-14%	\$ 290,000	\$ 302,500	-4%
Dowagiac & Marcellus	\$ 224,900	\$ 189,000	19%	\$ 224,500	\$ 189,000	19%
Benton Harbor	\$ 185,500	\$ 185,000	0%	\$ 195,000	\$ 199,000	-2%
Edw. to Cassopolis	\$ 220,000	\$ 224,000	-2%	\$ 196,200	\$ 227,000	-14%
South Haven,Bangor,Covert	\$ 420,000	\$ 282,450	49%	\$ 447,500	\$ 293,950	52%
Hartford,Lawrence	\$ 245,000	\$ 154,250	59%	\$ 183,050	\$ 160,000	14%
Total	\$ 285,000	\$ 266,500	7%	\$ 275,000	\$ 245,000	12%

Dollar Volume	February		YTD			
	2025	2024	% change	2025	2024	% change
Area						
Bridgman to New Buffalo	\$ 14,486,773	\$ 14,030,001	3%	\$ 31,908,273	\$ 21,573,151	48%
Buchanan to Niles	\$ 5,659,400	\$ 8,051,790	-30%	\$ 15,500,062	\$ 15,203,100	2%
St.Joseph & Lakeshore	\$ 12,326,040	\$ 8,773,045	40%	\$ 21,229,265	\$ 20,423,530	4%
Coloma & Watervliet	\$ 2,704,870	\$ 1,884,900	44%	\$ 7,189,990	\$ 5,339,025	35%
Berrien Springs & Eau Claire	\$ 2,652,500	\$ 1,514,000	75%	\$ 3,973,500	\$ 4,583,800	-13%
Dowagiac & Marcellus	\$ 4,187,700	\$ 1,822,000	130%	\$ 5,809,700	\$ 6,223,075	-7%
Benton Harbor	\$ 2,168,700	\$ 2,368,500	-8%	\$ 5,266,600	\$ 5,032,400	5%
Edwardsburg & Cassopolis	\$ 1,809,000	\$ 2,642,900	-32%	\$ 5,212,300	\$ 4,288,700	22%
South Haven,Bangor,Covert	\$ 15,776,926	\$ 7,560,275	109%	\$ 37,925,426	\$ 13,324,575	185%
Hartford & Lawrence	\$ 579,000	\$ 1,414,500	-59%	\$ 1,420,300	\$ 4,167,800	-66%
Total	\$ 62,350,909	\$ 50,061,911	25%	\$ 135,435,416	\$ 100,159,156	35%
	February	#Prop	Avg DOM	YTD	#Prop	Avg DOM
Vacant Land	\$ 3,687,700	38	256	\$ 9,873,725	68	194
Commerical-Industrial/Bus.Opp.	\$ 1,106,500	4	164	\$ 6,325,500	11	148
Multiple Family	\$ 696,000	3	14	\$ 1,621,000	7	37
Grand Total Closed	\$ 5,490,200			\$ 17,820,225		
Residential Sales Closed for Mo	\$ 62,350,909					
Other Classes Closed for Month	\$ 5,490,200					
Total Closed Sales for Month	\$ 67,841,109					
Residential Sales Closed YTD	\$ 135,435,416					
Total Closed Sales YTD	\$ 153,255,641					
	New Listings					
	February	YTD				
RES	189	429				
LAND	79	185				
MUL	8	12				
COMM	29	49				
TOTAL	305	675				
	Total Active Listings					
	as of 2/28/25	as of 2/29/24				
RES	699	590				
LAND	589	616				
MUL	18	20				
COMM	198	199				
TOTAL	1504	1425				

Total Active Residential Listings by Area												
2025												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Bridgman to New Buffalo	117	122										
Buchanan to Niles	92	92										
St.Joseph & Lakeshore	117	122										
Coloma & Watervliet	57	52										
Berrien Springs & Eau Claire	26	21										
Dowagiac & Marcellus	51	50										
Benton Harbor	60	58										
Edwardsburg & Cassopolis	66	63										
South Haven,Bangor,Covert	101	89										
Hartford & Lawrence	28	30										
Total	715	699	0	0	0	0	0	0	0	0	0	0
2025 Residential Sold Sales Condition												
2025												
	Jan	%	Feb	%	Mar	%	Apr	%	May	%	Jun	%
REO/Bank Owned	2	1%	6	4%								
Short Sale	0	0%	0	0%								
Sold at Auction	0	0%	0	0%								
Other	9	5%	6	4%								
Not Applicable	162	94%	140	92%								
	173		152		0		0		0		0	
	Jul	%	Aug	%	Sep	%	Oct	%	Nov	%	Dec	%
REO/Bank Owned												
Short Sale												
Sold at Auction												
Other												
Not Applicable												
	0		0		0		0		0		0	