

January 2025

Residential Closed Sales by Area

Units Sold						
	January			YTD		
	2025	2024	% change	2025	2024	% change
Area						
Bridgman to New Buff.	23	14	64%	23	14	64%
Buchanan to Niles	40	37	8%	40	37	8%
St.Joseph & Lakeshore	24	29	-17%	24	29	-17%
Coloma & Watervliet	21	15	40%	21	15	40%
Berr.Sprgs.,Eau Claire	4	4	0%	4	4	0%
Dowagiac & Marcellus	8	16	-50%	8	16	-50%
Benton Harbor	15	10	50%	15	10	50%
Edw. to Cassopolis	10	6	67%	10	6	67%
South Haven,Bangor,Covert	23	18	28%	23	18	28%
Hartford,Lawrence	5	10	-50%	5	10	-50%
Total	173	159	9%	173	159	9%
Days on Market						
	January			YTD		
	2025	2024	% change	2025	2024	% change
Area						
Bridgman to New Buff.	77	52	48%	77	52	48%
Buchanan to Niles	55	43	28%	55	43	28%
St.Joseph & Lakeshore	37	46	-20%	37	46	-20%
Coloma & Watervliet	65	68	-4%	65	68	-4%
Berr.Sprgs.,Eau Claire	46	96	-52%	46	96	-52%
Dowagiac & Marcellus	57	32	78%	57	32	78%
Benton Harbor	12	26	-54%	12	26	-54%
Edw. to Cassopolis	73	27	170%	73	27	170%
South Haven,Bangor,Covert	87	46	89%	87	46	89%
Hartford,Lawrence	16	23	-30%	16	23	-30%
Total	525	38	1282%	525	38	1282%

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Residential Closed Sales by Area

	Average Sales Price					
	January			YTD		
	2025	2024	% change	2025	2024	% change
Area						
Bridgman to New Buff.	\$ 757,456	\$ 538,796	41%	\$ 757,456	\$ 538,796	41%
Buchanan to Niles	\$ 257,919	\$ 193,035	34%	\$ 257,919	\$ 193,035	34%
St.Joseph & Lakeshore	\$ 364,592	\$ 401,740	-9%	\$ 364,592	\$ 401,740	-9%
Coloma & Watervliet	\$ 213,577	\$ 230,275	-7%	\$ 213,577	\$ 230,275	-7%
Berr.Sprgs.,Eau Claire	\$ 200,250	\$ 767,450	-74%	\$ 200,250	\$ 767,450	-74%
Dowagiac & Marcellus	\$ 261,562	\$ 275,067	-5%	\$ 261,562	\$ 275,067	-5%
Benton Harbor	\$ 211,853	\$ 266,390	-20%	\$ 211,853	\$ 266,390	-20%
Edw. to Cassopolis	\$ 289,330	\$ 274,300	5%	\$ 289,330	\$ 274,300	5%
South Haven,Bangor,Covert	\$ 924,195	\$ 320,238	189%	\$ 924,195	\$ 320,238	189%
Hartford,Lawrence	\$ 168,260	\$ 275,330	-39%	\$ 168,260	\$ 275,330	-39%
Total	\$ 416,393	\$ 315,077	32%	\$ 416,393	\$ 315,077	32%
	Median Sales Price					
	January			YTD		
	2025	2024	% change	2025	2024	% change
Area						
Bridgman to New Buff.	\$ 552,500	\$ 414,075	33%	\$ 552,500	\$ 414,075	33%
Buchanan to Niles	\$ 210,000	\$ 179,500	17%	\$ 210,000	\$ 179,500	17%
St.Joseph & Lakeshore	\$ 347,500	\$ 334,900	4%	\$ 347,500	\$ 334,900	4%
Coloma & Watervliet	\$ 180,000	\$ 249,900	-28%	\$ 180,000	\$ 249,900	-28%
Berr.Sprgs.,Eau Claire	\$ 176,750	\$ 269,950	-35%	\$ 176,750	\$ 269,950	-35%
Dowagiac & Marcellus	\$ 170,250	\$ 187,500	-9%	\$ 170,250	\$ 187,500	-9%
Benton Harbor	\$ 170,000	\$ 212,500	-20%	\$ 170,000	\$ 212,500	-20%
Edw. to Cassopolis	\$ 208,700	\$ 295,450	-29%	\$ 208,700	\$ 295,450	-29%
South Haven,Bangor,Covert	\$ 550,000	\$ 306,500	79%	\$ 550,000	\$ 306,500	79%
Hartford,Lawrence	\$ 176,100	\$ 160,000	10%	\$ 176,100	\$ 160,000	10%
Total	\$ 267,000	\$ 240,000	11%	\$ 267,000	\$ 240,000	11%

Dollar Volume						
	January			YTD		
	2025	2024	% change	2025	2024	% change
Area						
Bridgman to New Buffalo	\$ 17,421,500	\$ 7,543,150	131%	\$ 17,421,500	\$ 7,543,150	131%
Buchanan to Niles	\$ 10,316,762	\$ 7,142,310	44%	\$ 10,316,762	\$ 7,142,310	44%
St.Joseph & Lakeshore	\$ 8,750,225	\$ 11,650,485	-25%	\$ 8,750,225	\$ 11,650,485	-25%
Coloma & Watervliet	\$ 4,485,120	\$ 3,454,125	30%	\$ 4,485,120	\$ 3,454,125	30%
Berrien Springs & Eau Claire	\$ 801,000	\$ 3,069,800	-74%	\$ 801,000	\$ 3,069,800	-74%
Dowagiac & Marcellus	\$ 2,092,500	\$ 4,401,075	-52%	\$ 2,092,500	\$ 4,401,075	-52%
Benton Harbor	\$ 3,177,800	\$ 2,663,900	19%	\$ 3,177,800	\$ 2,663,900	19%
Edwardsburg & Cassopolis	\$ 2,893,300	\$ 1,645,800	76%	\$ 2,893,300	\$ 1,645,800	76%
South Haven,Bangor,Covert	\$ 21,256,500	\$ 5,764,300	269%	\$ 21,256,500	\$ 5,764,300	269%
Hartford & Lawrence	\$ 841,300	\$ 2,753,300	-69%	\$ 841,300	\$ 2,753,300	-69%
Total	\$ 72,036,007	\$ 50,088,245	44%	\$ 72,036,007	\$ 50,088,245	44%
	January	#Prop	Avg DOM	YTD	#Prop	Avg DOM
Vacant Land	\$ 6,186,025	30	116	\$ 6,186,025	30	116
Commerical-Industrial/Bus.Opp.	\$ 5,219,000	7	139	\$ 5,219,000	7	139
Multiple Family	\$ 925,000	4	55	\$ 925,000	4	55
Grand Total Closed	\$ 12,330,025			12,330,025		
Residential Sales Closed for Mo.	\$ 72,036,007					
Other Classes Closed for Month	\$ 12,330,025					
Total Closed Sales for Month	\$ 84,366,032					
Residential Sales Closed YTD	\$ 72,036,007					
Total Closed Sales YTD	\$ 84,366,032					
	New Listings					
	January	YTD				
RES	240	240				
LAND	106	106				
MUL	4	4				
COMM	20	20				
TOTAL	370	370				
	Total Active Listings					
	as of 1/31/25	as of 1/31/24				
RES	715	569				
LAND	579	598				
MUL	15	18				
COMM	194	188				
TOTAL	1503	1373				

Total Active Residential Listings by Area												
2025												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Bridgman to New Buffalo	117											
Buchanan to Niles	92											
St.Joseph & Lakeshore	117											
Coloma & Watervliet	57											
Berrien Springs & Eau Claire	26											
Dowagiac & Marcellus	51											
Benton Harbor	60											
Edwardsburg & Cassopolis	66											
South Haven,Bangor,Covert	101											
Hartford & Lawrence	28											
Total	715	0	0	0	0	0	0	0	0	0	0	0
2024 Residential Sold Sales Condition												
2025												
	Jan	%	Feb	%	Mar	%	Apr	%	May	%	Jun	%
REO/Bank Owned	2	1%										
Short Sale	0	0%										
Sold at Auction	0	0%										
Other	9	5%										
Not Applicable	162	94%										
	173		0		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	