# WEST MICHIGAN LUXURY MARKET
# Q1 2026 REPORT

ALLEGAN, MUSKEGON, & OTTAWA COUNTIES • $1M+ HOMES

WEST MICHIGAN LAKESHORE Association of REALTORS®

## Q1 2026 MARKET OVERVIEW

**TOTAL DOLLAR VOLUME**
**$31.12M**
▼ 48% vs Q1 Avg 2025

**MEDIAN SALE PRICE (ALL 3 COUNTIES)**
**$1.3M**
▼ 12% vs Q1 2025

**TOTAL CLOSED SALES**
**21**
▼ 34% vs Q1 Avg 2025

**ACTIVE LISTINGS (as of March 2026)**
**86**
▼ 3.4% vs March 2025

**TOTAL PENDING SALES (as of March 2026)**
**29**
▼ 22% vs Q1 Avg 2025

## DOLLAR VOLUME

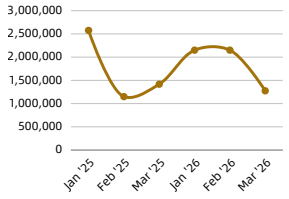
### ALLEGAN COUNTY
**$10.4M** ▼ 65% vs Q1 Avg 2025

### MUSKEGON COUNTY
**$2.48M** ▼ 58% vs Q1 Avg 2025

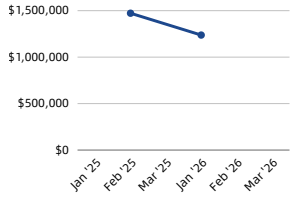
### OTTAWA COUNTY
**$18.2M** ▼ 24% vs Q1 Avg 2025

## MEDIAN SALE PRICE ($1M+ HOMES)

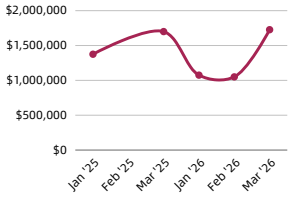
### ALLEGAN COUNTY
**$2.15M**
▲ 52% vs Q1 Avg 2025




### MUSKEGON COUNTY
**$1.24M**
▼ 16% vs Q1 Avg 2025




### OTTAWA COUNTY
**$1M**
▼ 30% vs Q1 Avg 2025




**MOST EXPENSIVE PROPERTY LISTED IN Q1 2026:**
**$5,995,000 in Ottawa County (Feb. 2026)**

## SALES (Q1 2026)

### ALLEGAN COUNTY
**6** ▼ 57% vs Q1 Avg 2025

### MUSKEGON COUNTY
**2** ▼ 50% vs Q1 Avg 2025

### OTTAWA COUNTY
**13** ▼ 7.1% vs Q1 Avg 2025

## MARCH 2026 ACTIVE LISTINGS

### ALLEGAN COUNTY
**38** ▼ 2.6% vs Q1 2025

### MUSKEGON COUNTY
**10** ▼ 29% vs Q1 2025

### OTTAWA COUNTY
**38** ▲ 5.6% vs Q1 2025

## PENDING SALES

### ALLEGAN COUNTY
**9** Stable vs Q1 Avg 2025

### MUSKEGON COUNTY
**3** ▼ 40% vs Q1 Avg 2025

### OTTAWA COUNTY
**17** ▼ 26% vs Q1 Avg 2025