

AREA Lakes 2016

	Price	Frontage	Acreage	Bed / Bath	Sq Ft of Home
SWAN LAKE					
Moon Dr	\$250,000	90	1.22	Land	
Swan Shore Lane	\$295,000	200	1.48	Land	
21911 MT Highway 83	\$477,000	61	0.83	1/1	646
1923 Rainbow Dr	\$665,000	100	0.63	2/2	3516
21887 MT Highway 83	\$729,500	60	0.91	4/3	2324
15601 Heather Anne Ln	\$752,000	100	0.55	3/2	2438
18201 MT Highway 83	\$841,000	275	1.3	4/4	3508
16894 W Swan Shores	\$1,430,000	422	3.66	3/3	3246
ECHO LAKE					
930 Echo Lake Rd	\$350,000	100	0.88	1/1	522
636 Echo Chalet Dr	\$371,000	125	1	Land	
381 E Village Dr	\$975,500	105	1.1	3/4	4012
LAKE BLAINE					
No sales reported in MLS					
ASHLEY LAKE					
4043/4051 Ashley Lake Rd	\$200,000	200	0.8	Land	
5622 N Ashley Lake Rd	\$216,000	100	1.14	Land	
3994 N Ashley Lake Rd	\$340,000	132	1.65	Land	
4050 N Ashley Lake Rd	\$375,000	225	6.1	Land	
5520 N Ashley Lk Rd	\$499,000	155	1.24	3/2	1496
4425 Ashley Lake Rd	\$549,000	100	0.43	3/1	1488
BITTERROOT LAKE					
122 Kelly Ct	\$330,000	150	1.24	Land	
68 Bitterroot Cove Ct	\$330,000	132	1.08	Land	
525 Lodgepole Dr	\$372,500	200	1.4	Land	
1020 N Bitterroot Rd	\$765,000	151	1.4	3/3	2700
1090 N Bitterroot Rd	\$880,000	152	1.24	5/6	5880
MCGREGOR LAKE					
12710 US Highway 2 W	\$229,000	200	1.22	Land	
12964 US Highway 2 W	\$268,850	78	0.3	3/2	1835
100 Violet Bay Dr	\$344,250	103	0.76	2/2	1664
Paradise Loop	\$350,000	192	2.05	Land	
240 McGregor Ln	\$394,000	115	1.6	3/3	2288
12310 Paradise Loop	\$490,000	183	1	4/2	2776

Sales statistics are as reported in the NW Montana MLS

Questions about the market? Give us a call! 406-837-5531

2016 NW MONTANA LAKE MARKET REVIEW:

There were 28 sales reported through the NW Montana MLS on Swan, Echo, Ashley, McGregor and Bitterroot Lakes which was virtually the same as 2015's 27 sales. The western lakes saw some changes with McGregor Lake doubling its sales numbers from 3 in 2015 to 6 this past year. Ashley Lake sales increased slightly going from 4 to 6 and Bitterroot had a bit of a slow-down going from 8 to 5 sales. Moving east, Echo Lake had a slight drop going from 4 sales down to 3 sales in 2016. Lake Blaine continues to be a hold-out reporting no sales through the NW Montana MLS. The highest priced sale was a luxurious log home on Swan Lake that sold for \$2,050,000. Swan Lake remained strong with 8 sales up one from 7 in 2015. The average time on market was about 9 months so if you are thinking of selling in 2017, listing early in the year increases your chances of reaching that goal.

The Hollinger Team is proud to have represented 32 families with their waterfront purchases or sales on Flathead Valley area lakes in 2016.

We are happy to have a super variety of lake places and condos on the water when you, your friends and family are looking to buy.

Visit: FlatheadRealEstate.com

PRICE BREAKDOWN FOR 2016 SALES

Under \$300K:	6
\$300K - \$499K:	13
\$500K - \$999K:	8
Over \$1M:	1



Hollinger Team RECENT WATERFRONT SALES



RECENT TEAM CONDO SALES



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