

## Flathead Lake 4th Quarter Sales - 2016

### RESIDENTIAL:

	City	Price	Frontage	Bed / Bath	Sq Ft of Home
30516 Otter Ln	Polson	\$290,000	75	3 / 1	1216
41723 Melita Island Ln	Polson	\$360,000	40	3 / 2	1768
38919 Bay Point Ln	Polson	\$450,000	100	5 / 2 Unfinished space	1530
34736 Rocky Point Rd	Polson	\$500,000	76	3 / 2	2155
31464 N Finley Point	Polson	\$500,000	44	1 / 2	1692
28974 N Martin Ln	Polson	\$502,000	145	2/1	768
242 Shoreline Dr	Polson	\$550,000	149	3/2	2536
42486 LaBella Ln	Polson	\$599,000	119	4/4	2536
39375 Baypoint Dr	Polson	\$610,000	163	2 / 2	1866
41015 Mello Cove Spur	Dayton	\$684,000	96	4 / 3	2600
32925 Hwy 35	Polson	\$700,000	400	3/2	3011
56 Rivers End	Bigfork	\$727,000	75	3 / 2	1505
28152 White Swan Ln	Polson	\$912,500	129	4 / 4	4360
27643 White Swan Rd	Polson	\$1,000,000	150	4/5	3538
19983 MT Hwy 35	Bigfork	\$2,400,000	330	5/6	6000

### CONDOMINIUM:

Bigfork Harbor Quiet Cove2 #101	Bigfork	\$179,900	Common	1/1	792
Marina Cay 323/324	Bigfork	\$210,000	Common	2/1	1916
Bigfork Harbor Streamside 1 #12	Bigfork	\$235,000	Common	2/3	1412
Bear Harbor D11	Polson	\$295,000	Common	3/2	1440
Marina Cay 328	Bigfork	\$310,000	Common	3/3	1936
River Landing #302	Polson	\$500,000	Common	4/5	3619
Cherry Hills - 354 Jib Ln	Lakeside	\$600,000	Common	3/3	2762
Cherry Hills - 225 Pennant Ln	Lakeside	\$675,000	Common	3/3	2512

### VACANT LAND:

			Acres
White Swan	Polson	\$282,000	186
28182 White Swan Ln	Polson	\$480,000	124
Melita Island Rd	Big Arm	\$450,000	234
553 Conrad Point Rd	Lakeside	\$750,000	100

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

### 2016 FLATHEAD LAKE MARKET REVIEW:

There were 52 residential sales reported through the NW Montana MLS which was a strong increase over 2015's 43 sales. Many of the sales were clustered in the Big Arm area and the stretch north of Polson. The lowest priced sale was \$280,000 that was a cabin needing a lot of work. The highest went for \$2,400,000, a luxury home on the eastshore. 43 out of the 53 were sold for under a million dollars with the mean at \$595K, compared to last year's mean of \$700K. This means that more of the lower priced homes were bought up. 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 16 families with their purchase or sale on Flathead Lake in 2016.

Waterfront condominium sales were incredibly strong this year jumping from 26 sales in 2015 up to 40 in 2016. The mean sale price was \$320K. This jump may mean that buyers are drawn to the benefits of turnkey vacation places along with many condominiums being in a more affordable price point to enjoy the lake.

Vacant land sales on the lake were lower this year as the competition of lower priced cabins became the attractive alternate choice. There were 9 sold in 2016 which was one less than in 2015.

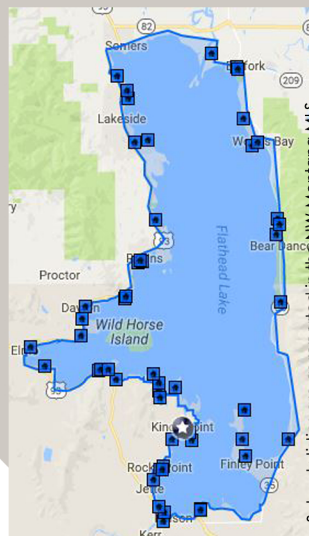
Currently for sale: 77 homes (4 pending)  
40 condominiums (2 pending)  
42 vacant pieces (1 pending)

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.

### PRICE BREAKDOWN FOR RESIDENTIAL 2016 SALES

Under \$499K:	13
\$500 - \$749K:	22
\$750 - \$999K:	8
\$1M - \$2M:	7
Over \$2M:	2

### 2016 SALES MAP



## Hollinger Team RECENT WATERFRONT SALES



### RECENT TEAM CONDO SALES



## The Hollinger Team

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