



Hollinger Team

Exclusive Condos for Sale!



River Landing
2,928 sq ft
Boat Slip
\$750,000

Sunset Point
1,589 sq ft
Boat Slip
\$535,000



Bigfork Harbor
1,215 sq ft
Boat Slip
\$425,000

All of these Condos have a garage!

Did you know that there are over 450 condominium units around Flathead Lake! Honestly, we had no idea either until we recently made the count! These condos all include homeowner access to Flathead Lake and in most cases include a boatslip or shared slip. As you may well know, they are clustered in Bigfork, Lakeside/Somers and Polson.

Last year (2016), 39 condominium sales were reported (see chart above) That's a turnover of 8.5%, which is a substantial percentage for any one type of real estate. Half of those sales sold under \$320,000 and half sold over. The highest sale was \$840,000 for a luxury penthouse in the Waterside complex in Lakeside in January 2016. The smallest sale was a one bedroom condo at Marina Cay in the Courtyard Building that closed at \$76,000.

At the time of this report, there are 37 available condos for sale on Flathead Lake through the NW Montana MLS. Statistically that would mean that by the end of this year all the inventory should be sold out. But there is one caveat to that conclusion. Of course... its price! Of those 37, substantially more than half are above last year's median of \$320,000. If buyer appetites stay the same as last year there will be a shortage of listings in the "lower" price range and an abundance in the "higher" price range. That predicts that it's a "seller's market" for the lower end, and a "buyer's market" for the higher end.

Further questions? Give us a call and we will guide you through the process.

Condominiums Sold 2016

	Price	Bed/Bath	Sq. Foot
BIGFORK			
Marina Cay - Courtyard Bldg #232	\$76,000	1/1	512
Marina Cay - Courtyard Bldg #136	\$77,000	1/1	512
Marina Cay - Courtyard Bldg #234	\$77,000	1/1	512
Bigfork Harbor - Quiet Cove 2 #201	\$168,500	1/1	792
Marina Cay - Hill Building Unit 37	\$169,000	2/2	1286
Bigfork Harbor - Quiet Cove 1 #303	\$170,000	1/1	958
Bigfork Harbor - Quiet Cove 2 #101	\$179,900	1/1	792
Bigfork Harbor - Quiet Cove 1 #304	\$205,000	2/2.5	1281
Marina Cay - Hill Building 323/324	\$210,000	3/2	1916
Bigfork Harbor - Streamside 1 Unit 12	\$235,000	2/2.5	1412
Marina Cay - Hill Building #325/326	\$244,500	3/2	1916
Marina Cay - Bay Building #208	\$279,000	2/2	1280
Marina Cay - Hill Building #328	\$310,000	3/3	1936
Bigfork Harbor - Riverbend 2 #1	\$360,000	2/2	1215
Bigfork Harbor - Riverbend 2 #4	\$485,000	3/3	1800
Bigfork Harbor - Riverbend 4 #3	\$485,000	3/3	1661
Sunset Point - Unit 18	\$675,000	2/2	1879
LAKESIDE & SOMERS			
Waterside - Building 2 Unit 103	\$231,000	2/2	1296
Waterside - Building 4 Unit 301	\$242,500	2/2	1392
Waterside - Building 4 Unit 107	\$298,000	2/2	1523
Waterside - Building 1 Unit 301	\$310,000	2/2	1384
Waterside - Building 4 Unit 305	\$319,000	2/2	1533
Waterside - Building 2 Unit 201	\$395,000	3/3.5	2577
Cherry Hill Yacht Club - 102 Spar Ln	\$482,500	3/2.5	2280
Cherry Hill Yacht Club - 354 Jib Ln	\$600,000	3/2.5	2762
The Terraces - Unit 9	\$610,000	2/3	1990
Waterside - Building 3 Unit 304	\$650,000	3/3	2048
Cherry Hill Yacht Club - 225 Penant Ln	\$675,000	3/2.5	2512
Waterside - Building 3 Unit 301	\$840,000	3/3	2380
POLSON			
Watermark - Unit 203	\$275,000	2/2	1344
Watermark - Unit 204	\$289,000	2/2	1344
Bear Harbor - Unit A7	\$295,000	3/2	1440
Bear Harbor - Unit D11	\$295,000	3/2	1440
Bear Harbor - Unit C5	\$335,000	3/2	1519
Bear Harbor - Unit D6	\$337,500	3/2	2100
Bear Harbor - Unit C4	\$342,000	3/2	2100
Shores of Flathead Lake - Unit 8A	\$350,000	3/4	3073
River Landing Unit 302	\$500,000	4/4.5	3619
602 6th St W Unit 301	\$562,500	3/3.5 + .5	2928



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



The Hollinger Team

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