

NW MT Waterfront Sales 3rd Qtr - 2017

RESIDENTIAL:

	Lake	Price	Frontage	Bed / Bath	Sq Ft
22051 Rollins Lakeshore	Flathead	\$240,000	100	1/0	912
105 Treasure Island Way	Foy	\$255,000	90	1/1	392
28472 Cedar Bay Dr	Swan	\$340,000	100	1/1	648
180 Violet Bay Dr	McGregor	\$394,000	121	2/3	1,726
16135 Edgewater Ln	Flathead	\$440,000	100	2/1	576
29665 Westside Dr N	Flathead	\$474,000	244	2/2	1,392
18579 MT Highway 83	Swan	\$475,000	100	3/2	1,494
158 Kelly Court	Bitterroot	\$530,000	151	2/2	1,540
31315 MT Highway 35	Flathead	\$570,000	264	1/1	1113
13491 Albright Ln	Flathead	\$630,000	103	2/2	1570
128 Treasure Island Way	Foy	\$675,000	150	5/3	2852
28887 N Whiskey Cove Way	Flathead	\$689,000	85	3/2	1542
1467 Middle Pierce Ln	Flathead	\$760,000	102	3/3	3625
28201 Rocky Point Ln	Flathead	\$775,000	115	4/3	1602
33622 Tall Pines Ln	Flathead	\$850,000	285	3/2	1946
13802 Rainbow Dr	Swan	\$895,000	121	4/3	4304
485 E Village Dr	Echo	\$925,000	94	3/3	3872
13519 Albright Ln	Flathead	\$945,000	103	2/3	2695
733/735 Yeoman Hall Rd	Lake Blaine	\$1,164,500	337	6/6	5534
32132 Skidoo Ln	Flathead	\$1,800,000	240	6/4	4289
944 Angel Point Rd	Flathead	\$2,400,000	560	5/5	6771
39155 Running Rock Ln	Flathead	\$2,495,000	437	5/5	3830
3350 N Ashley Lake Rd	Ashley	\$2,650,000	860	3/2	3246

CONDOMINIUM:

Bigfork Harbor-Riverbend 3 #3	Flathead	\$235,000	Common	2/2	1105
Watermark - Unit 205	Flathead	\$310,000	Common	2/2	1344
Waterside - Bld 4 Unit 102	Flathead	\$320,000	Common	2/2	1511
Bear Harbor - Unit F2	Flathead	\$342,000	Common	3/2	1500
Bear Harbor - Unit E4	Flathead	\$363,000	Common	3/2	2100
Bigfork Harbor-Riverbend 3 #3	Flathead	\$455,000	Common	2/2	1661
The Terraces - Unit 15	Flathead	\$538,000	Common	2/3	2013
The Terraces - Unit 8	Flathead	\$550,000	Common	3/3	2616
The Terraces - Unit 19	Flathead	\$555,000	Common	3/3	2013
The Terraces - Unit 5	Flathead	\$560,000	Common	3/3	2616
The Terraces - Unit 7	Flathead	\$570,000	Common	3/3	2610

VACANT LAND:

			Acres	
MT Highway 35	Flathead	\$180,000	120	3.81
Spinnaker Dr	Flathead	\$262,500	75	.34
3918 N Ashley Lake Rd	Ashley	\$315,000	160	.61
80081 Old MT Hwy 93	Flathead	\$330,000	100	.64
Goose Bay Rd	Flathead	\$335,000	50	.69
4569 Ashley Lake Rd	Ashley	\$399,000	118	3.49
Finley Point Ln	Flathead	\$495,000	104	4.86
627 Yenne Point Rd	Flathead	\$500,000	98	.67
White Swan Ln	Flathead	\$625,000	193	4.2
White Swan Ln	Flathead	\$915,000	300	7.97

As reported in the NW Montana MLS for Flathead, Swan, Echo, Blaine, Foy, Ashley, McGregor, Bitterroot and Mary Ronan Lakes.



Hollinger Team

3rd Qtr Waterfront Sales



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The Hollinger Team

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2017 - 3RD QUARTER MARKET COMMENTS:

Given the strong number of sales reported from July - September, the waterfront market has been moving along at a good pace. Looking into Fall, there are over 160 lakefront homes on the market in Flathead and Lake counties. Only about 20% of those are priced under \$1,000,000 thus the high end market is continuing to still be classified as a buyer's market. There are over 40 waterfront accessible condominiums on the market with 60% priced under \$500,000 which has enhanced sales in this type of vacation home. 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 all Residential Lakes Sales in 2017 to date:

Under \$499K:	14
\$500 - \$749K:	11
\$750 - \$999K:	8
\$1M - \$2M:	5
Over \$2M:	5

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