

Flathead Lake First Half - 2017

	City	Price	Frontage	Bed / Bath	Sq Ft of Home
RESIDENTIAL:					
26509 Old US Hwy 93	Dayton	\$330,000	100	2/1	670
14800 Yenne Pt Rd	Bigfork	\$370,000	60	2/2	1,600
36680 Narrows Rd	Polson	\$375,000	100	3/1	1,100
29643 Gravel Bay Ln	Polson	\$400,000	135	2/2	1,520
28956 Finley Pt Ln	Polson	\$407,000	106	2/1	1,152
32895 S Finley Pt Rd	Polson	\$500,000	146	2/2	960
22189 Rollins Lakeshore	Rollins	\$549,000	107	3/2	1365
30198 Coneflower Ln	Polson	\$595,000	165	3/2	1144
24481 MT Highway 35	Polson	\$595,000	75	3/2	1484
135 Peaceful Ln	Lakeside	\$628,000	79	3/2	1596
29737 Westside Dr	Polson	\$650,000	78	3/3	3833
643 Angel Pt Rd	Lakeside	\$659,000	119	3/1	874
286 Caroline Pt Rd	Lakeside	\$711,000	100	2/1	920
1467 Middle Pierce Ln	Bigfork	\$760,000	103	3/3	3625
38648 Masumola Rd	Polson	\$829,000	100	3/3	3700
269 Tamarack Terrace	Lakeside	\$829,000	83	4/3	3552
107 Old US Hwy 93 S	Somers	\$850,000	72	5/3	2428
42391 Doug Fir Dr	Dayton	\$860,000	132	2/2	1644
20809 Osprey Loop	Rollins	\$900,000	147	4/3	3354
779 Lakeside Blvd	Lakeside	\$1,620,000	93	6/6	5772
33628 Whitecap Dr	Bigfork	\$2,000,000	275	4/3	3349
CONDOMINIUM:					
180 Vista Ln #243	Bigfork	\$69,000	Common	1/1	392
180 Vista Ln #233	Bigfork	\$84,000	Common	1/1	512
180 Vista Ln #227/228	Bigfork	\$167,500	Common	2/2	1472
150 Adams St #11	Lakeside	\$295,000	Common	3/2	1675
270 Bridge St-Streamside 1 #11	Bigfork	\$319,500	Common	2/3	1384
105 Oliver Ln #7	Bigfork	\$340,000	Common	2/2	1804
270 Bridge St-Riverbend 2 #3	Bigfork	\$400,000	Common	2/2	1661
140 Pebble Way, Unit 25	Bigfork	\$460,000	Common	2/2	1589
170 Driftwood Dr, Unit 10	Bigfork	\$510,000	Common	2/2	1710
140 Pebble Way, Unit 24	Bigfork	\$520,000	Common	3/2	1589
7175 US Highway 93S #3-202	Lakeside	\$580,000	Common	2/2	1583
5675 US Highway 93S Unit 11	Somers	\$599,999	Common	3/3	2124
VACANT LAND:					
Rollins Lakeshore Dr	Rollins	\$200,000	100		
1115 Bayview Dr	Polson	\$470,000	111		
33444 N Finley Pt Rd	Polson	\$470,000	80		
1115 Bayview Dr	Polson	\$490,000	116		
4503 Eastshore Rte	Polson	\$950,000	664		

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

2017 MID-YEAR MARKET REVIEW

Flathead Lake condo closed sales were just slightly down from 16 last year compared to 14 this year. However there are 5 pending sales so the second half of the year is off to a good start. The selection is awesome for buyers with 46 for sale ranging from a studio condo in Marina Cay for \$87,500 to a custom "Old-European" style condo for \$2,225,000 located in Bigfork Bay.

Residential homes on the lake were down 20% from 27 sales in 2016 to 21 in 2017 so far. The least expensive sale reported was a mobile home on 100' frontage in Dayton for \$300,000 and the most expensive sale this year so far was for \$2,000,000 located in Romain Estates in Woods Bay. There are five pending sales and 115 actively for sale. Vacant land sales were up one from 4 to 5 with 48 available. There are now four pending sales so that stat may end 2017 with a nice increase!

Other area lakes, like Swan Lake and Echo Lake, have seen similar activity. The west lakes (McGregor, Bitterroot and Ashley) have seen a nice upswing in this first half of the year.

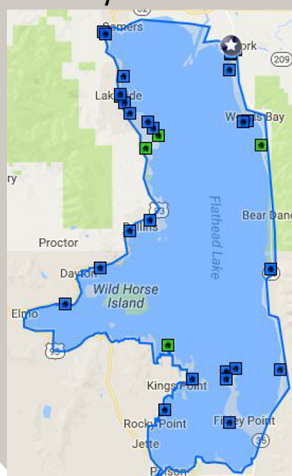
We are happy to have a super variety of lake places and condos on the water when you, your friends and family are looking to buy.

Visit: FlatheadRealEstate.com

Price Breakdown for Residential 2017 Sales

Under \$499K:	13
\$500 - \$749K:	12
\$750 - \$999K:	6
\$1M - \$2M:	2
Over \$2M:	1

2017 YTD SALES MAP



Sales statistics are as reported in the NW Montana MLS

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The Hollinger Team
RE/MAX of Bigfork
 Corner Hwys 35 & 209
 Bigfork, MT 59911
 406-837-5531
 FlatheadRealEstate.com

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Hollinger Team

Recent Waterfront Sales

