

NW MT Waterfront Sales 3rd Qtr - 2019

RESIDENTIAL:

	Lake	List Price	Frontage	Bed/Bath	Sq Ft
706 Echo Lake Rd	Echo	\$300,000	100	1/1	550
87 Treasure Island Way	Foys	\$357,000	215	1/1	1090
595 E Village Dr	Echo	\$425,000	164	3/1	1050
52231 Lake Mary Ronan Rd	Lk Mary Ronan	\$425,000	80	2/1	1120
16321 Hillridge	Flathead	\$499,950	119	3/1	1001
43437 D Street	Flathead	\$569,000	123	2/2	2,046
842 Echo Lake Rd	Echo	\$575,000	100	2/1	1,187
15685 Swan Sign Ln	Swan	\$595,000	123	5/3	2,189
869 Angel Point Rd	Flathead	\$625,000	110	1/1	1,570
28089 Rocky Pt Rd	Flathead	\$649,000	260	1/1	539
41770 Melita Island Rd	Flathead	\$730,000	100	4/3	3,242
34178 Yellow Pine Ln	Flathead	\$750,000	123	4/3	2,304
1665 Lk Blaine Rd	Lk Blaine	\$750,000	81	5/2	3,024
533 Hughes Bay Rd	Flathead	\$750,000	110	3/2	1,484
827 Lakeside Blvd	Flathead	\$800,000	120	1/1	672
34091 Connolly Spur	Flathead	\$875,000	200	2/2	1,492
3170 N Ashley Ln	Ashley	\$890,000	163	4/3	4,422
LaBrant Rd	Lk of the Woods	\$925,000	688	3/4	3,492
20871 MT Hwy 35	Flathead	\$900,000	187	3/2	2,776
16764 W Swan Shores	Swan	\$1,000,000	600	3/3	3,123
17562 W Swan Shores	Swan	\$1,250,000	280	5/5	4,646
22377 MT Hwy 35	Flathead	\$1,348,000	151	3/2	3,223
38 Sunset Place	Flathead	\$1,395,000	64	3/4	4,224
549 Hughes Bay Rd	Flathead	\$1,490,000	194	3/5	5,330
22377 MT Hwy 35	Flathead	\$1,495,000	151	3/3	3,223
197 Lakeside Blvd	Flathead	\$1,500,000	101	4/4	5,186
14725 Romain Dr	Flathead	\$1,750,000	100	3/2	2,450
497 Conrad Pt Dr	Flathead	\$1,980,000	182	3/4	4,190
45218 Meadowlark Ln	Flathead	\$2,200,000	330	3/3	3,630

CONDOMINIUM:

	Location	List Price	Bed/Bath	Sq Ft
Marina Cay #233	Bigfork	\$95,000	1/1	512
Marina Cay #134	Bigfork	\$95,000	1/1	512
Marina Cay #153	Bigfork	\$179,000	1/1	456
Marina Cay #265/266	Bigfork	\$210,000	2/2	1,233
Bigfork Harbor Q Cove 1	Bigfork	\$269,000	2/2	1,017
50550 US Hwy 93 - Narrows	Polson	\$299,000	2/2	1,245
Bear Harbor B8	Polson	\$319,000	3/2	2,100
Bigfork Harbor Lakeview 1 #5	Bigfork	\$324,500	2/2	1,450
Waterside #104	Lakeside	\$349,990	2/2	1,296
Waterside #204	Lakeside	\$369,500	2/2	1,511
Waterside #103	Lakeside	\$519,000	2/2	1,606
Cherry Hill 106 Spar Ln	Lakeside	\$525,000	3/2	2,280
Bigfork Harbor Riverbend 3 #4	Bigfork	\$549,900	3/3	1,773
Cherry Hill 336 Jib Ln	Lakeside	\$695,000	3/4	3,380
Cherry Hill 343 Jib Ln	Lakeside	\$699,000	3/4	3,380

VACANT LAND:

	Lake	List Price	Frontage	Acres
1020 McGregor Ln	McGregor	\$329,000	139	1.1
290 Sunny Slope Rd	Flathead	\$400,000	Unk	.6
E Matterhorn Rd	Lake	\$459,000	176	3.1
31261 Dalmation Ln	Flathead	\$495,000	111	.82
Rock Point Rd	Flathead	\$805,000	139	1.54

Hollinger Team sales noted in red.

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

Hollinger Team

3rd Qtr Waterfront Sales



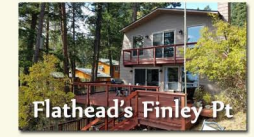
Flathead Kings Pt



Swan Lake



Lake Blaine



Flathead's Finley Pt



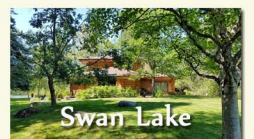
Swan Lake



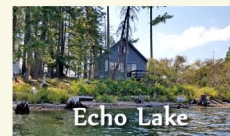
Flathead Eastshore



Flathead River



Swan Lake



Echo Lake



Flathead Westshore



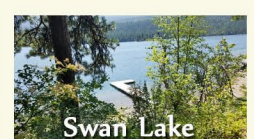
Bigfork Harbor



Echo Lake Deer Island



Flathead Lake



Swan Lake

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The Hollinger Team

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2019 3rd Quarter Market Review

The residential waterfront market we track thru the 3rd quarter to date as compared to same time in 2018 (Jan-Sept) only slightly changed. Out of 63 sales this year (64 last year) the mean price changed from \$645,000 to \$682,000. The days on market is still lengthy averaging about a year on the market. The list to sale price stayed the same at 94%.

Vacant land sales for 2019 was 12 sales so far, quite a bit down from the 21 in 2018. This certainly could be due to the fact that less land is available as the years move on. Also building costs have risen so buying existing homes rather than building may be more cost effective. The days on market ytd was 614. The average sale ytd was \$407,000 with list to sale price averaging 91% of list price.

The waterfront condominium market was mostly unchanged with 24 sales so far, the same as in 2018. The list to sale price is strong at 97%. There were a few more sales over \$500K this year over last which moved the avg sale from \$273K up to \$340K.

Property Tax Talk

- Your tax bill should be arriving soon. Avoid penalties by paying your 1st installment before Nov 30th.
- If you think your taxes are too high, you'll need to wait until you receive your annual property appraisal notice in the Spring to appeal using form AB-26.
- For luxury property owners, because of the newer \$10,000 cap on property tax deductions, check with your accountant to see whether it is advantageous to pay both the Nov 2019 and the May 2020 installments together or pay them separately.

Visit: FlatheadRealEstate.com

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