

# Local Market Update – February 2020

A Research Tool Provided by Montana Regional MLS



## Flathead County

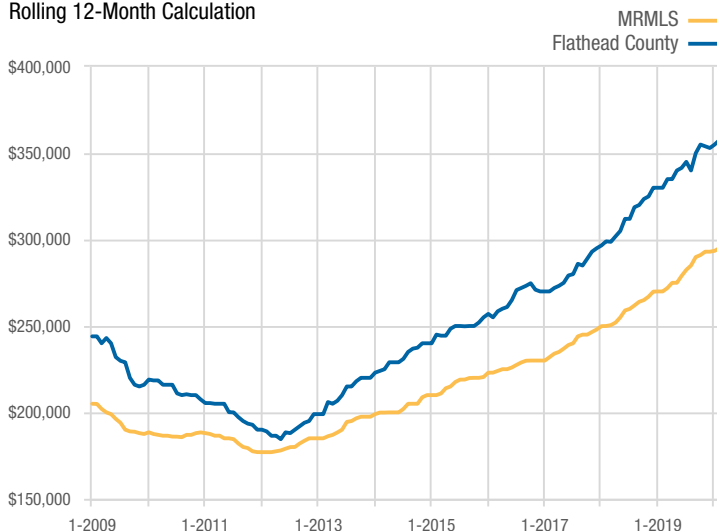
Single-Family Key Metrics	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	107	122	+ 14.0%	220	245	+ 11.4%
Pending Sales	80	24	- 70.0%	191	91	- 52.4%
Closed Sales	88	74	- 15.9%	174	157	- 9.8%
Days on Market Until Sale	112	105	- 6.3%	106	102	- 3.8%
Median Sales Price*	\$346,000	\$386,250	+ 11.6%	\$335,000	\$370,000	+ 10.4%
Average Sales Price*	\$507,798	\$543,512	+ 7.0%	\$458,297	\$511,400	+ 11.6%
Percent of List Price Received*	95.8%	97.9%	+ 2.2%	96.2%	97.6%	+ 1.5%
Inventory of Homes for Sale	622	586	- 5.8%	—	—	—
Months Supply of Inventory	5.1	4.7	- 7.8%	—	—	—

Townhouse/Condo Key Metrics	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	32	42	+ 31.3%	63	93	+ 47.6%
Pending Sales	33	11	- 66.7%	60	41	- 31.7%
Closed Sales	16	35	+ 118.8%	31	70	+ 125.8%
Days on Market Until Sale	90	118	+ 31.1%	80	120	+ 50.0%
Median Sales Price*	\$231,000	\$265,000	+ 14.7%	\$252,500	\$281,000	+ 11.3%
Average Sales Price*	\$224,406	\$336,229	+ 49.8%	\$262,194	\$329,131	+ 25.5%
Percent of List Price Received*	97.6%	97.2%	- 0.4%	99.3%	97.4%	- 1.9%
Inventory of Homes for Sale	209	218	+ 4.3%	—	—	—
Months Supply of Inventory	6.9	6.4	- 7.2%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

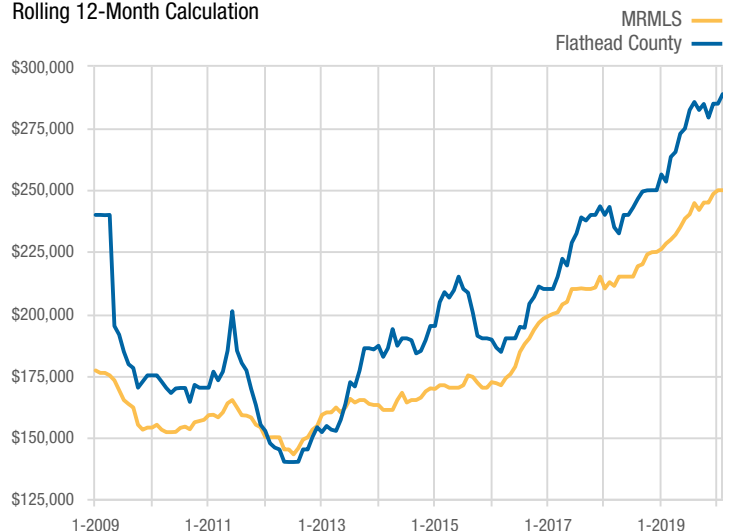
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of March 5, 2020. All data from Montana Regional MLS. Report © 2020 ShowingTime.