

Local Market Update – February 2020

A Research Tool Provided by Montana Regional MLS



Lake County

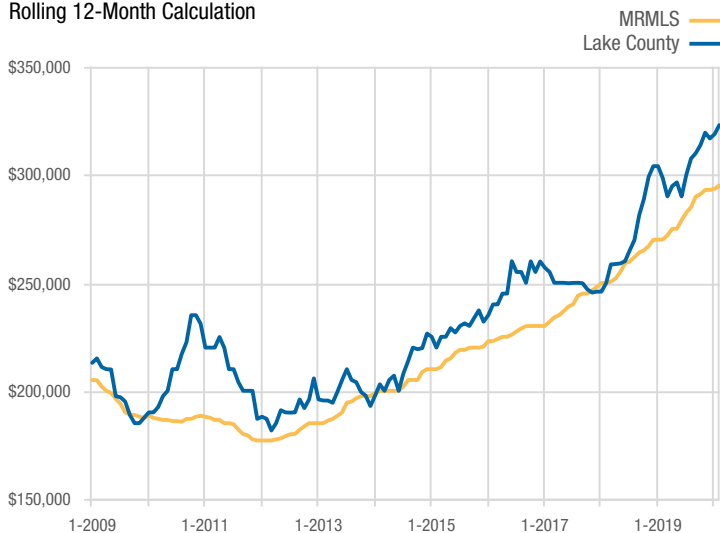
Single-Family Key Metrics	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	25	36	+ 44.0%	51	65	+ 27.5%
Pending Sales	19	9	- 52.6%	34	32	- 5.9%
Closed Sales	9	27	+ 200.0%	22	52	+ 136.4%
Days on Market Until Sale	90	171	+ 90.0%	92	155	+ 68.5%
Median Sales Price*	\$200,000	\$327,500	+ 63.8%	\$210,000	\$300,000	+ 42.9%
Average Sales Price*	\$222,611	\$371,481	+ 66.9%	\$261,761	\$371,488	+ 41.9%
Percent of List Price Received*	93.1%	95.4%	+ 2.5%	94.5%	94.8%	+ 0.3%
Inventory of Homes for Sale	267	212	- 20.6%	—	—	—
Months Supply of Inventory	10.0	6.9	- 31.0%	—	—	—

Townhouse/Condo Key Metrics	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	0	3	—	1	3	+ 200.0%
Pending Sales	2	1	- 50.0%	3	1	- 66.7%
Closed Sales	2	1	- 50.0%	4	1	- 75.0%
Days on Market Until Sale	141	0	- 100.0%	206	0	- 100.0%
Median Sales Price*	\$387,250	\$465,000	+ 20.1%	\$334,500	\$465,000	+ 39.0%
Average Sales Price*	\$387,250	\$465,000	+ 20.1%	\$359,725	\$465,000	+ 29.3%
Percent of List Price Received*	97.1%	100.0%	+ 3.0%	98.2%	100.0%	+ 1.8%
Inventory of Homes for Sale	12	8	- 33.3%	—	—	—
Months Supply of Inventory	7.8	5.0	- 35.9%	—	—	—

* 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.

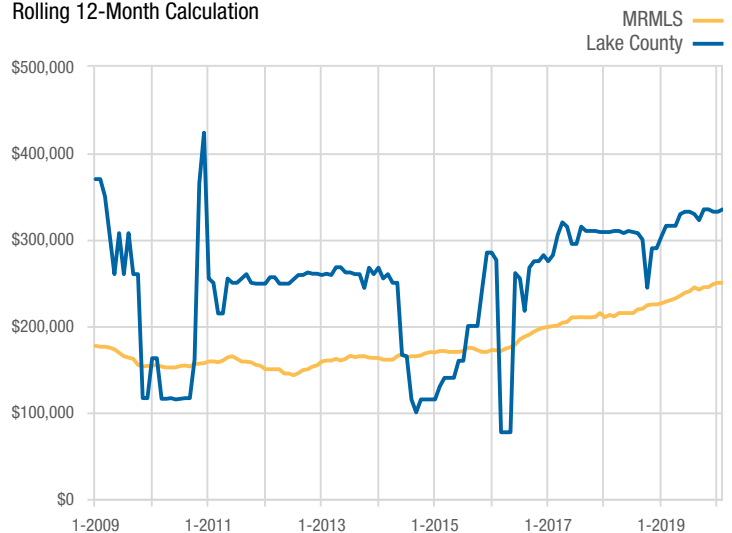
Median Sales Price - Single-Family

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.