

Local Market Update – March 2020

A Research Tool Provided by Montana Regional MLS



Flathead County

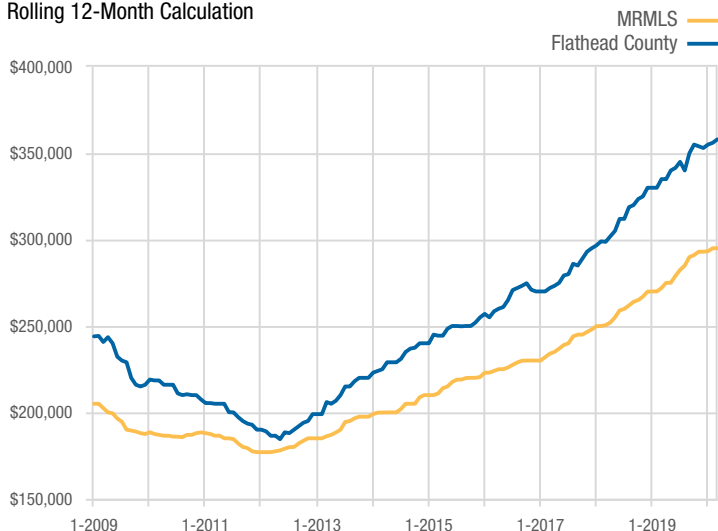
Single-Family Key Metrics	March			Year to Date		
	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
New Listings	155	237	+ 52.9%	375	484	+ 29.1%
Pending Sales	119	21	- 82.4%	310	205	- 33.9%
Closed Sales	92	120	+ 30.4%	266	280	+ 5.3%
Days on Market until Sale	89	109	+ 22.5%	100	106	+ 6.0%
Median Sales Price*	\$351,000	\$363,850	+ 3.7%	\$339,950	\$364,950	+ 7.4%
Average Sales Price*	\$398,147	\$464,750	+ 16.7%	\$437,493	\$489,403	+ 11.9%
Percent of List Price Received*	97.0%	97.3%	+ 0.3%	96.5%	97.5%	+ 1.0%
Inventory of Homes for Sale	613	659	+ 7.5%	—	—	—
Months Supply of Inventory	5.0	5.3	+ 6.0%	—	—	—

Townhouse/Condo Key Metrics	March			Year to Date		
	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
New Listings	31	51	+ 64.5%	94	144	+ 53.2%
Pending Sales	34	4	- 88.2%	94	82	- 12.8%
Closed Sales	29	49	+ 69.0%	60	119	+ 98.3%
Days on Market until Sale	160	72	- 55.0%	118	101	- 14.4%
Median Sales Price*	\$265,000	\$260,000	- 1.9%	\$260,900	\$270,000	+ 3.5%
Average Sales Price*	\$362,336	\$322,024	- 11.1%	\$310,596	\$326,205	+ 5.0%
Percent of List Price Received*	98.5%	97.5%	- 1.0%	98.9%	97.4%	- 1.5%
Inventory of Homes for Sale	199	217	+ 9.0%	—	—	—
Months Supply of Inventory	6.6	6.2	- 6.1%	—	—	—

* 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.

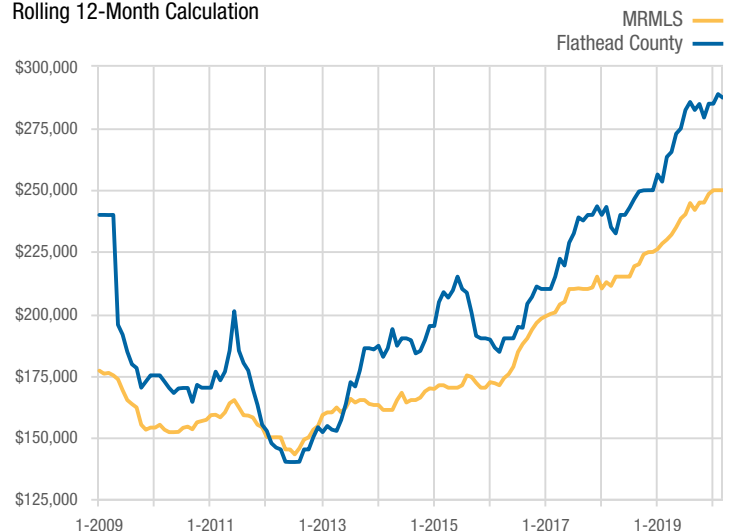
Median Sales Price - Single-Family

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 April 5, 2020. All data from Montana Regional MLS. Report © 2020 ShowingTime.