

# Local Market Update – March 2020

A Research Tool Provided by Montana Regional MLS



## Lake County

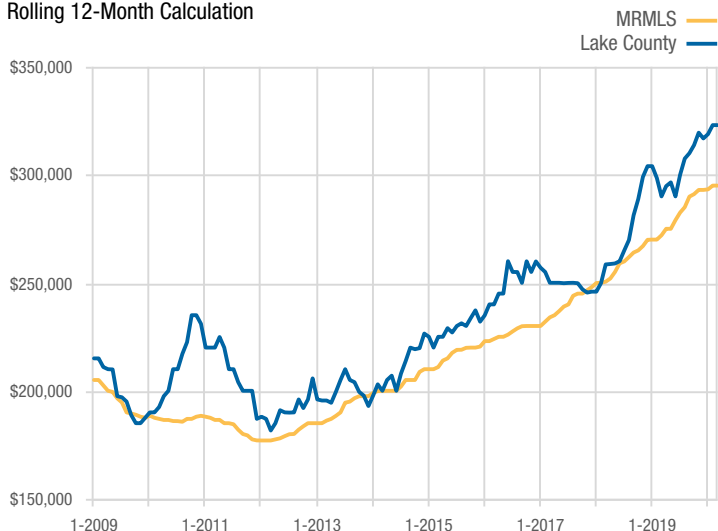
Single-Family Key Metrics	March			Year to Date		
	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
New Listings	28	51	+ 82.1%	79	116	+ 46.8%
Pending Sales	20	11	- 45.0%	54	52	- 3.7%
Closed Sales	13	23	+ 76.9%	35	75	+ 114.3%
Days on Market until Sale	144	164	+ 13.9%	110	158	+ 43.6%
Median Sales Price*	\$248,500	<b>\$286,000</b>	+ 15.1%	\$219,000	<b>\$291,750</b>	+ 33.2%
Average Sales Price*	\$347,085	<b>\$756,670</b>	+ 118.0%	\$293,453	<b>\$491,207</b>	+ 67.4%
Percent of List Price Received*	95.9%	<b>97.3%</b>	+ 1.5%	95.0%	<b>95.6%</b>	+ 0.6%
Inventory of Homes for Sale	259	<b>238</b>	- 8.1%	—	—	—
Months Supply of Inventory	9.8	<b>7.7</b>	- 21.4%	—	—	—

Townhouse/Condo Key Metrics	March			Year to Date		
	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
New Listings	2	3	+ 50.0%	3	6	+ 100.0%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	1	1	0.0%	5	2	- 60.0%
Days on Market until Sale	113	278	+ 146.0%	188	139	- 26.1%
Median Sales Price*	\$420,000	<b>\$129,000</b>	- 69.3%	\$339,500	<b>\$297,000</b>	- 12.5%
Average Sales Price*	\$420,000	<b>\$129,000</b>	- 69.3%	\$371,780	<b>\$297,000</b>	- 20.1%
Percent of List Price Received*	98.8%	<b>94.5%</b>	- 4.4%	98.3%	<b>97.3%</b>	- 1.0%
Inventory of Homes for Sale	14	9	- 35.7%	—	—	—
Months Supply of Inventory	8.8	<b>5.3</b>	- 39.8%	—	—	—

\* 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.

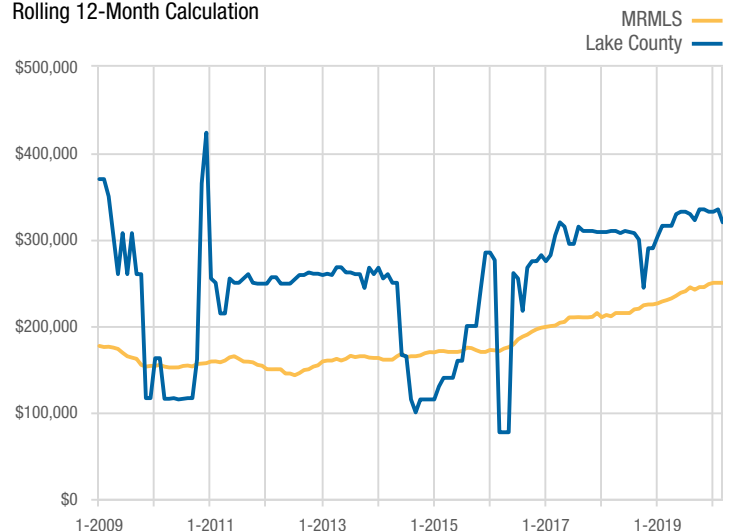
### Median Sales Price - Single-Family

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.