

Local Market Update – May 2020

A Research Tool Provided by Montana Regional MLS



Flathead County

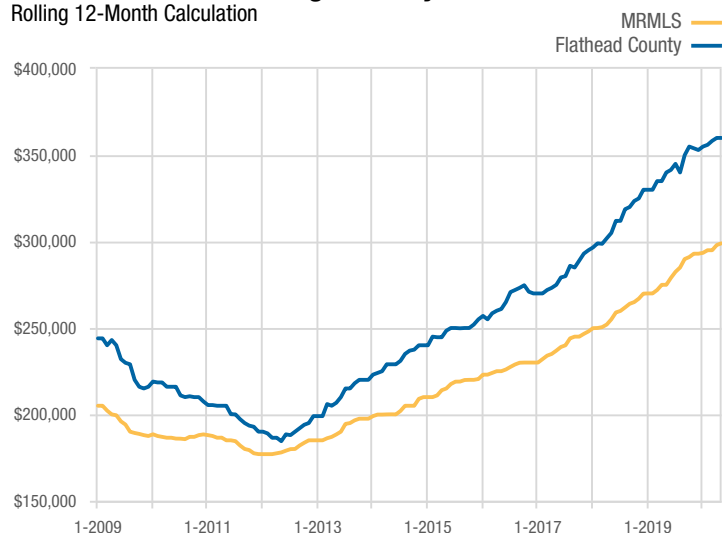
Single-Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	319	250	- 21.6%	989	914	- 7.6%
Pending Sales	173	34	- 80.3%	633	460	- 27.3%
Closed Sales	141	120	- 14.9%	520	518	- 0.4%
Days on Market Until Sale	90	69	- 23.3%	94	92	- 2.1%
Median Sales Price*	\$373,000	\$382,500	+ 2.5%	\$345,950	\$370,000	+ 7.0%
Average Sales Price*	\$476,180	\$476,826	+ 0.1%	\$449,378	\$478,939	+ 6.6%
Percent of List Price Received*	97.7%	98.5%	+ 0.8%	97.1%	97.8%	+ 0.7%
Inventory of Homes for Sale	816	725	- 11.2%	—	—	—
Months Supply of Inventory	6.6	6.1	- 7.6%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	60	58	- 3.3%	220	232	+ 5.5%
Pending Sales	46	8	- 82.6%	172	139	- 19.2%
Closed Sales	37	27	- 27.0%	140	178	+ 27.1%
Days on Market Until Sale	112	110	- 1.8%	107	98	- 8.4%
Median Sales Price*	\$299,000	\$252,800	- 15.5%	\$285,000	\$275,000	- 3.5%
Average Sales Price*	\$377,431	\$356,226	- 5.6%	\$327,604	\$330,972	+ 1.0%
Percent of List Price Received*	98.4%	97.5%	- 0.9%	98.5%	97.5%	- 1.0%
Inventory of Homes for Sale	229	220	- 3.9%	—	—	—
Months Supply of Inventory	7.3	6.6	- 9.6%	—	—	—

* 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.

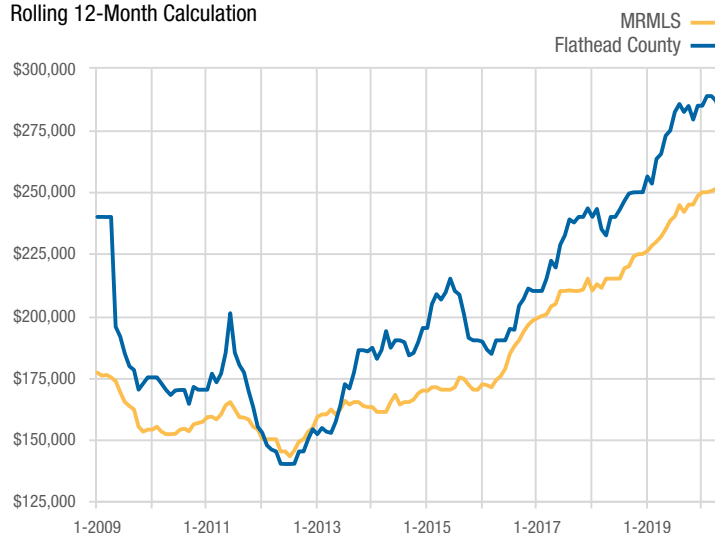
Median Sales Price - Single-Family

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