

Local Market Update – February 2021

A Research Tool Provided by Montana Regional MLS



Flathead County

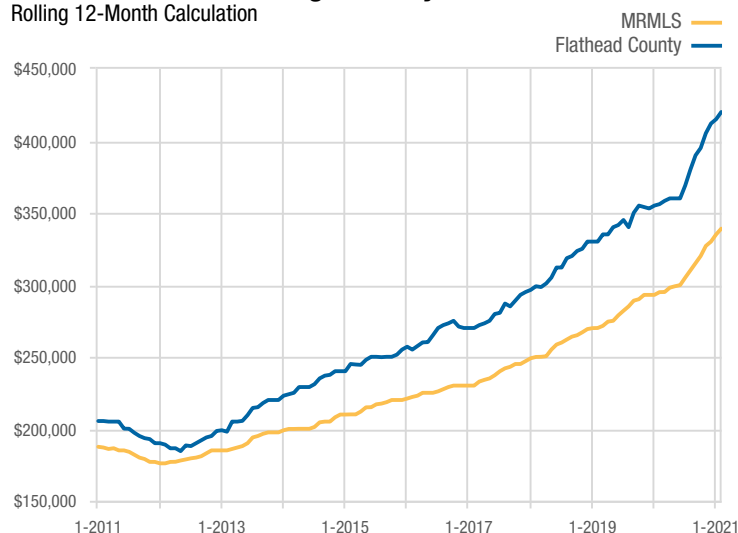
Single-Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	123	144	+ 17.1%	247	267	+ 8.1%
Pending Sales	108	150	+ 38.9%	219	310	+ 41.6%
Closed Sales	77	106	+ 37.7%	160	223	+ 39.4%
Days on Market Until Sale	108	45	- 58.3%	103	51	- 50.5%
Median Sales Price*	\$385,000	\$483,750	+ 25.6%	\$367,500	\$449,000	+ 22.2%
Average Sales Price*	\$534,972	\$625,430	+ 16.9%	\$507,892	\$642,220	+ 26.4%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	97.6%	99.3%	+ 1.7%
Inventory of Homes for Sale	449	148	- 67.0%	—	—	—
Months Supply of Inventory	3.3	0.8	- 75.8%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	41	28	- 31.7%	93	74	- 20.4%
Pending Sales	47	37	- 21.3%	92	101	+ 9.8%
Closed Sales	35	31	- 11.4%	70	62	- 11.4%
Days on Market Until Sale	118	54	- 54.2%	120	47	- 60.8%
Median Sales Price*	\$265,000	\$339,900	+ 28.3%	\$281,000	\$322,450	+ 14.8%
Average Sales Price*	\$336,229	\$450,858	+ 34.1%	\$329,131	\$406,983	+ 23.7%
Percent of List Price Received*	97.2%	100.4%	+ 3.3%	97.4%	99.8%	+ 2.5%
Inventory of Homes for Sale	148	36	- 75.7%	—	—	—
Months Supply of Inventory	3.7	0.6	- 83.8%	—	—	—

* 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.

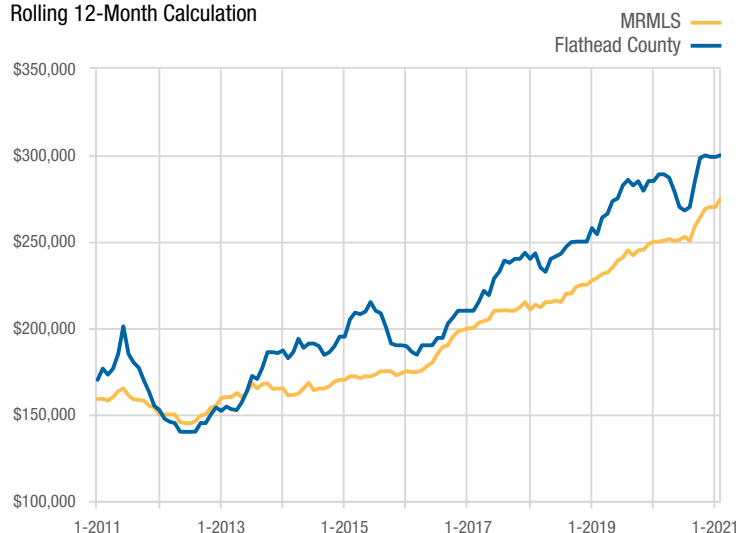
Median Sales Price - Single-Family

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 March 5, 2021. All data from Montana Regional MLS. Report © 2021 ShowingTime.