

Local Market Update – February 2021

A Research Tool Provided by Montana Regional MLS



Lake County

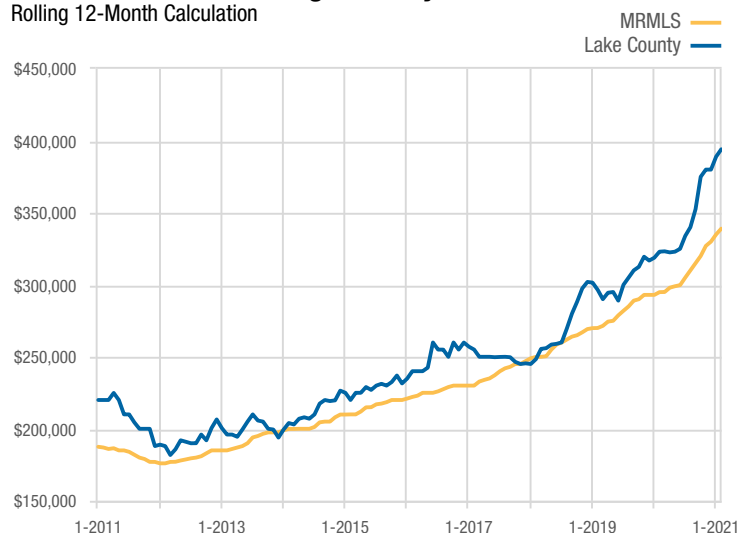
Single-Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	36	26	- 27.8%	66	49	- 25.8%
Pending Sales	17	38	+ 123.5%	46	67	+ 45.7%
Closed Sales	27	27	0.0%	52	58	+ 11.5%
Days on Market Until Sale	171	133	- 22.2%	155	105	- 32.3%
Median Sales Price*	\$327,500	\$410,000	+ 25.2%	\$300,000	\$410,000	+ 36.7%
Average Sales Price*	\$371,481	\$655,310	+ 76.4%	\$371,488	\$558,067	+ 50.2%
Percent of List Price Received*	95.4%	99.8%	+ 4.6%	94.8%	98.9%	+ 4.3%
Inventory of Homes for Sale	203	48	- 76.4%	—	—	—
Months Supply of Inventory	6.3	1.0	- 84.1%	—	—	—

Townhouse/Condo	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	3	1	- 66.7%	3	1	- 66.7%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	0	—	—	0	262	—
Median Sales Price*	\$465,000	—	—	\$465,000	\$250,000	- 46.2%
Average Sales Price*	\$465,000	—	—	\$465,000	\$250,000	- 46.2%
Percent of List Price Received*	100.0%	—	—	100.0%	96.2%	- 3.8%
Inventory of Homes for Sale	7	0	- 100.0%	—	—	—
Months Supply of Inventory	4.1	—	—	—	—	—

* 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.

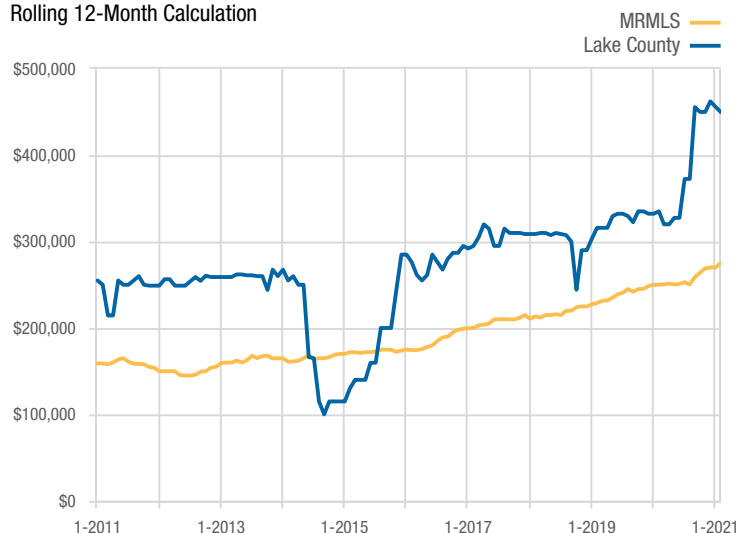
Median Sales Price - Single-Family

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