

# Local Market Update – May 2022

A Research Tool Provided by Montana Regional MLS



## Flathead County

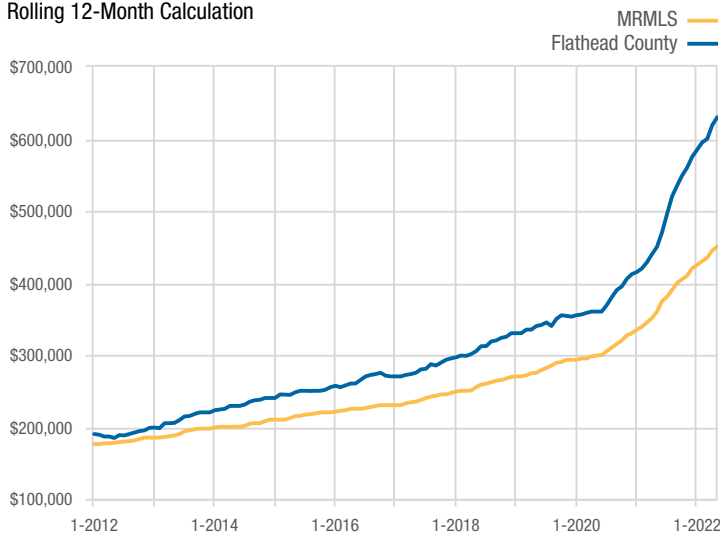
Single-Family Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	213	<b>252</b>	+ 18.3%	880	<b>778</b>	- 11.6%
Pending Sales	168	<b>117</b>	- 30.4%	764	<b>556</b>	- 27.2%
Closed Sales	158	<b>133</b>	- 15.8%	677	<b>541</b>	- 20.1%
Days on Market Until Sale	42	<b>85</b>	+ 102.4%	46	<b>85</b>	+ 84.8%
Median Sales Price*	\$527,500	<b>\$699,500</b>	+ 32.6%	\$520,000	<b>\$699,400</b>	+ 34.5%
Average Sales Price*	\$710,458	<b>\$879,295</b>	+ 23.8%	\$694,014	<b>\$897,653</b>	+ 29.3%
Percent of List Price Received*	102.0%	<b>102.6%</b>	+ 0.6%	100.6%	<b>100.8%</b>	+ 0.2%
Inventory of Homes for Sale	245	<b>306</b>	+ 24.9%	—	—	—
Months Supply of Inventory	1.3	<b>2.2</b>	+ 69.2%	—	—	—

Townhouse/Condo Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	51	<b>44</b>	- 13.7%	289	<b>263</b>	- 9.0%
Pending Sales	44	<b>29</b>	- 34.1%	274	<b>190</b>	- 30.7%
Closed Sales	57	<b>43</b>	- 24.6%	227	<b>174</b>	- 23.3%
Days on Market Until Sale	39	<b>151</b>	+ 287.2%	50	<b>125</b>	+ 150.0%
Median Sales Price*	\$425,000	<b>\$550,000</b>	+ 29.4%	\$360,000	<b>\$497,450</b>	+ 38.2%
Average Sales Price*	\$471,158	<b>\$734,962</b>	+ 56.0%	\$485,982	<b>\$660,892</b>	+ 36.0%
Percent of List Price Received*	101.9%	<b>101.8%</b>	- 0.1%	100.7%	<b>101.8%</b>	+ 1.1%
Inventory of Homes for Sale	65	<b>130</b>	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	<b>3.3</b>	+ 230.0%	—	—	—

\* 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.

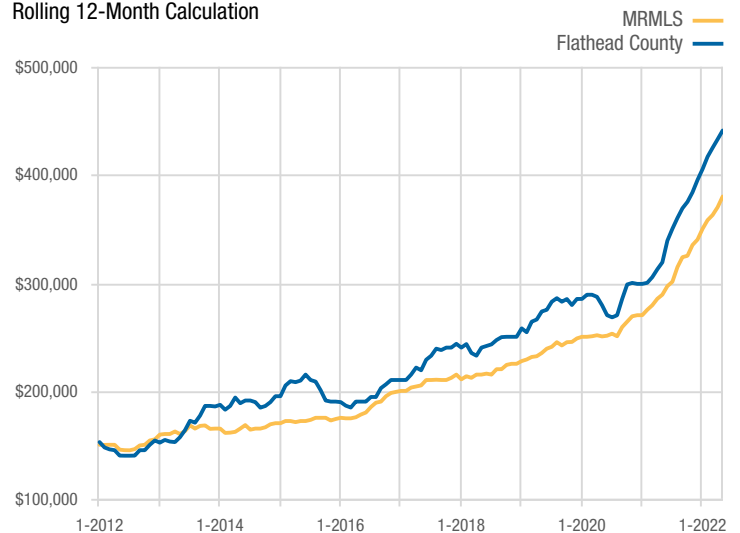
### Median Sales Price - Single-Family

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, 2022. All data from Montana Regional MLS. Report © 2022 ShowingTime.