

# Local Market Update – October 2022

A Research Tool Provided by Montana Regional MLS



## Flathead County

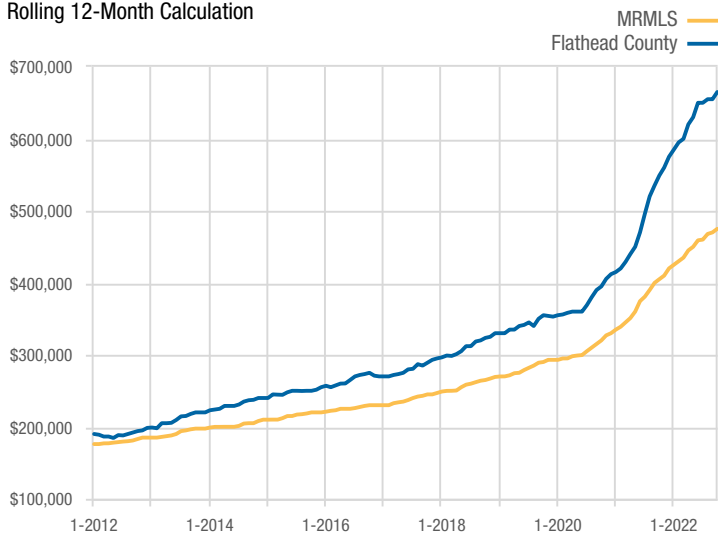
Single-Family Key Metrics	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	156	<b>128</b>	- 17.9%	1,967	<b>1,823</b>	- 7.3%
Pending Sales	177	<b>98</b>	- 44.6%	1,659	<b>1,162</b>	- 30.0%
Closed Sales	140	<b>112</b>	- 20.0%	1,547	<b>1,185</b>	- 23.4%
Days on Market Until Sale	35	<b>97</b>	+ 177.1%	38	<b>82</b>	+ 115.8%
Median Sales Price*	\$592,500	<b>\$627,500</b>	+ 5.9%	\$561,000	<b>\$660,000</b>	+ 17.6%
Average Sales Price*	\$770,299	<b>\$777,676</b>	+ 1.0%	\$797,852	<b>\$893,421</b>	+ 12.0%
Percent of List Price Received*	99.8%	<b>96.0%</b>	- 3.8%	100.9%	<b>99.2%</b>	- 1.7%
Inventory of Homes for Sale	285	<b>471</b>	+ 65.3%	—	—	—
Months Supply of Inventory	1.8	<b>4.2</b>	+ 133.3%	—	—	—

Townhouse/Condo Key Metrics	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	27	<b>33</b>	+ 22.2%	578	<b>509</b>	- 11.9%
Pending Sales	25	<b>22</b>	- 12.0%	491	<b>300</b>	- 38.9%
Closed Sales	45	<b>32</b>	- 28.9%	512	<b>320</b>	- 37.5%
Days on Market Until Sale	31	<b>182</b>	+ 487.1%	43	<b>133</b>	+ 209.3%
Median Sales Price*	\$416,500	<b>\$547,000</b>	+ 31.3%	\$395,250	<b>\$532,950</b>	+ 34.8%
Average Sales Price*	\$521,755	<b>\$692,516</b>	+ 32.7%	\$502,966	<b>\$651,147</b>	+ 29.5%
Percent of List Price Received*	100.9%	<b>96.5%</b>	- 4.4%	101.2%	<b>100.1%</b>	- 1.1%
Inventory of Homes for Sale	111	<b>149</b>	+ 34.2%	—	—	—
Months Supply of Inventory	2.3	<b>4.9</b>	+ 113.0%	—	—	—

\* 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.

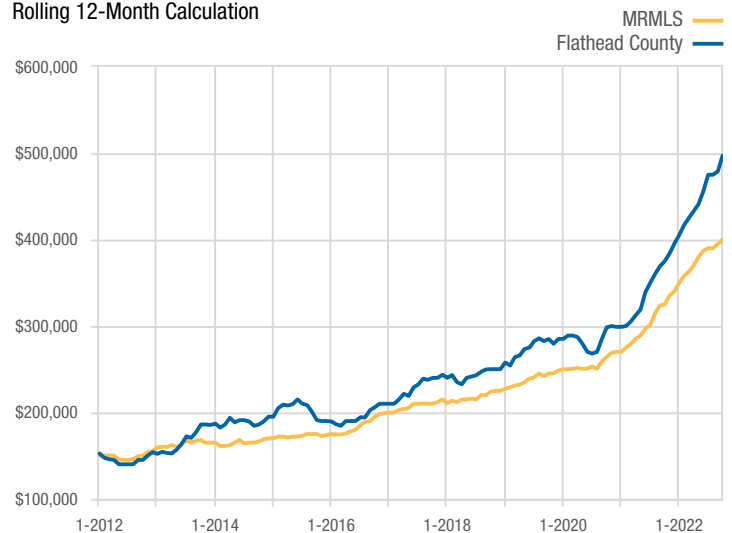
### Median Sales Price - Single-Family

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 November 5, 2022. All data from Montana Regional MLS. Report © 2022 ShowingTime.