

Local Market Update – October 2022

A Research Tool Provided by Montana Regional MLS



Lake County

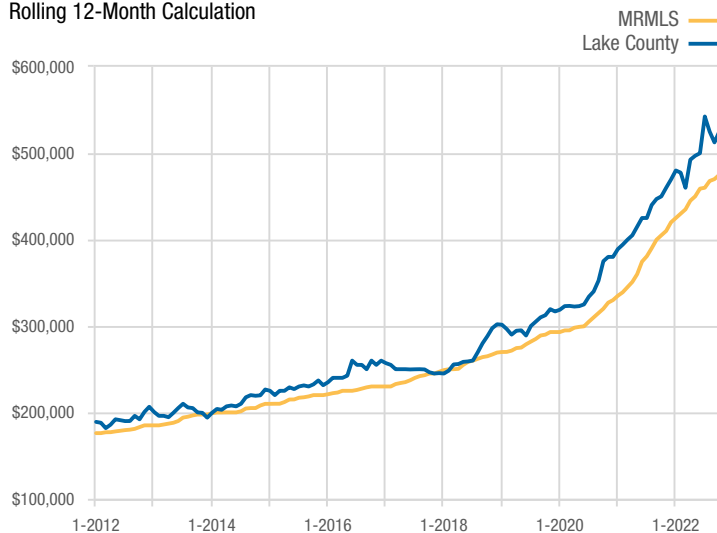
Single-Family Key Metrics	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	42	29	- 31.0%	455	393	- 13.6%
Pending Sales	33	26	- 21.2%	354	269	- 24.0%
Closed Sales	33	25	- 24.2%	353	268	- 24.1%
Days on Market Until Sale	46	99	+ 115.2%	57	86	+ 50.9%
Median Sales Price*	\$460,000	\$635,000	+ 38.0%	\$480,000	\$568,250	+ 18.4%
Average Sales Price*	\$1,073,118	\$740,477	- 31.0%	\$726,071	\$796,549	+ 9.7%
Percent of List Price Received*	100.9%	95.9%	- 5.0%	99.6%	98.8%	- 0.8%
Inventory of Homes for Sale	100	111	+ 11.0%	—	—	—
Months Supply of Inventory	2.9	4.1	+ 41.4%	—	—	—

Townhouse/Condo Key Metrics	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	2	—	38	27	- 28.9%
Pending Sales	4	0	- 100.0%	26	16	- 38.5%
Closed Sales	1	1	0.0%	23	16	- 30.4%
Days on Market Until Sale	24	31	+ 29.2%	41	39	- 4.9%
Median Sales Price*	\$415,000	\$1,305,000	+ 214.5%	\$430,000	\$633,500	+ 47.3%
Average Sales Price*	\$415,000	\$1,305,000	+ 214.5%	\$745,843	\$805,275	+ 8.0%
Percent of List Price Received*	101.2%	104.4%	+ 3.2%	98.3%	103.7%	+ 5.5%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.2	2.0	+ 66.7%	—	—	—

* 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.

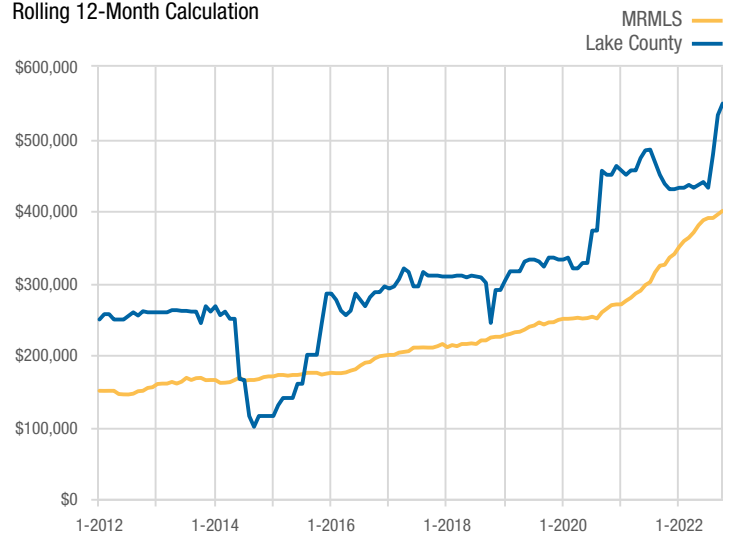
Median Sales Price - Single-Family

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.