

# Local Market Update – September 2020

A Research Tool Provided by Montana Regional MLS



## Flathead County

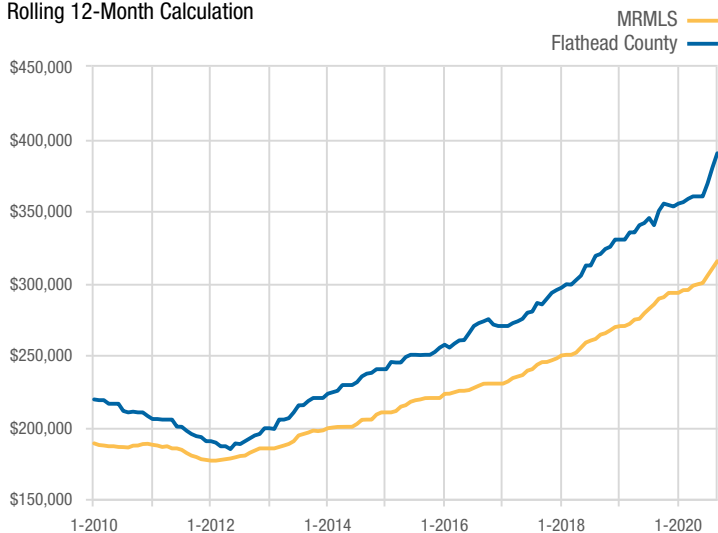
Single-Family Key Metrics	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	175	215	+ 22.9%	1,969	2,046	+ 3.9%
Pending Sales	159	28	- 82.4%	1,315	1,421	+ 8.1%
Closed Sales	186	288	+ 54.8%	1,200	1,481	+ 23.4%
Days on Market Until Sale	86	52	- 39.5%	77	71	- 7.8%
Median Sales Price*	\$379,750	\$450,000	+ 18.5%	\$350,500	\$396,094	+ 13.0%
Average Sales Price*	\$505,079	\$642,468	+ 27.2%	\$454,156	\$546,830	+ 20.4%
Percent of List Price Received*	97.4%	99.1%	+ 1.7%	97.4%	98.4%	+ 1.0%
Inventory of Homes for Sale	845	724	- 14.3%	—	—	—
Months Supply of Inventory	6.4	5.1	- 20.3%	—	—	—

Townhouse/Condo Key Metrics	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	34	59	+ 73.5%	454	568	+ 25.1%
Pending Sales	28	8	- 71.4%	340	364	+ 7.1%
Closed Sales	43	74	+ 72.1%	313	396	+ 26.5%
Days on Market Until Sale	105	94	- 10.5%	108	95	- 12.0%
Median Sales Price*	\$246,078	\$315,000	+ 28.0%	\$285,000	\$284,750	- 0.1%
Average Sales Price*	\$341,770	\$424,648	+ 24.2%	\$334,234	\$363,731	+ 8.8%
Percent of List Price Received*	96.8%	99.3%	+ 2.6%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	255	296	+ 16.1%	—	—	—
Months Supply of Inventory	7.7	7.7	0.0%	—	—	—

\* 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.

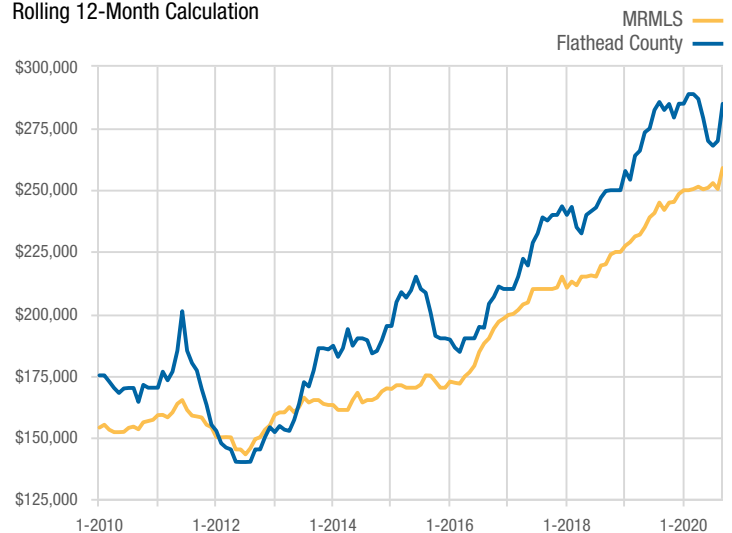
### Median Sales Price - Single-Family

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 October 5, 2020. All data from Montana Regional MLS. Report © 2020 ShowingTime.