

# Local Market Update – September 2020

A Research Tool Provided by Montana Regional MLS



## Lake County

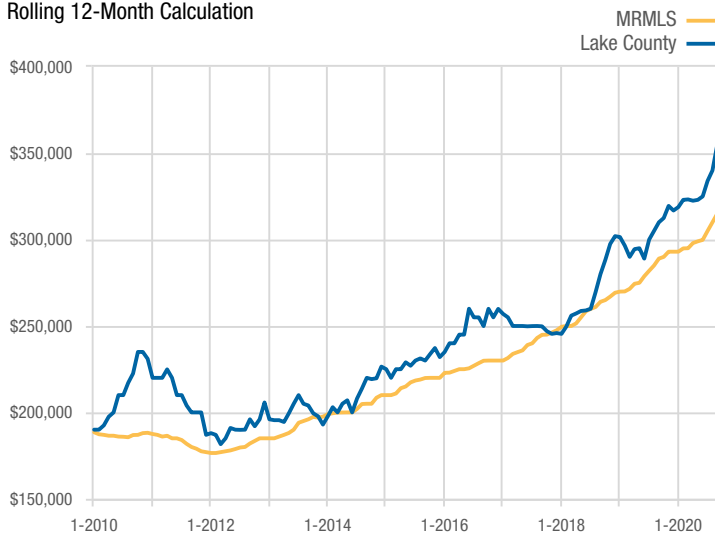
Single-Family Key Metrics	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	37	<b>43</b>	+ 16.2%	497	<b>492</b>	- 1.0%
Pending Sales	42	<b>9</b>	- 78.6%	294	<b>364</b>	+ 23.8%
Closed Sales	43	<b>66</b>	+ 53.5%	249	<b>379</b>	+ 52.2%
Days on Market Until Sale	103	<b>123</b>	+ 19.4%	120	<b>123</b>	+ 2.5%
Median Sales Price*	\$330,000	<b>\$459,500</b>	+ 39.2%	\$299,000	<b>\$365,499</b>	+ 22.2%
Average Sales Price*	\$366,819	<b>\$797,646</b>	+ 117.4%	\$386,268	<b>\$559,189</b>	+ 44.8%
Percent of List Price Received*	94.7%	<b>97.5%</b>	+ 3.0%	95.7%	<b>96.8%</b>	+ 1.1%
Inventory of Homes for Sale	318	<b>219</b>	- 31.1%	—	—	—
Months Supply of Inventory	11.0	<b>5.9</b>	- 46.4%	—	—	—

Townhouse/Condo Key Metrics	September			Year to Date		
	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	2	<b>3</b>	+ 50.0%	13	<b>21</b>	+ 61.5%
Pending Sales	2	<b>1</b>	- 50.0%	14	<b>19</b>	+ 35.7%
Closed Sales	4	<b>4</b>	0.0%	14	<b>16</b>	+ 14.3%
Days on Market Until Sale	111	<b>49</b>	- 55.9%	155	<b>109</b>	- 29.7%
Median Sales Price*	\$168,750	<b>\$590,500</b>	+ 249.9%	\$327,200	<b>\$463,650</b>	+ 41.7%
Average Sales Price*	\$195,625	<b>\$587,250</b>	+ 200.2%	\$313,171	<b>\$448,456</b>	+ 43.2%
Percent of List Price Received*	96.2%	<b>101.3%</b>	+ 5.3%	97.5%	<b>97.7%</b>	+ 0.2%
Inventory of Homes for Sale	11	<b>6</b>	- 45.5%	—	—	—
Months Supply of Inventory	6.9	<b>2.9</b>	- 58.0%	—	—	—

\* 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.

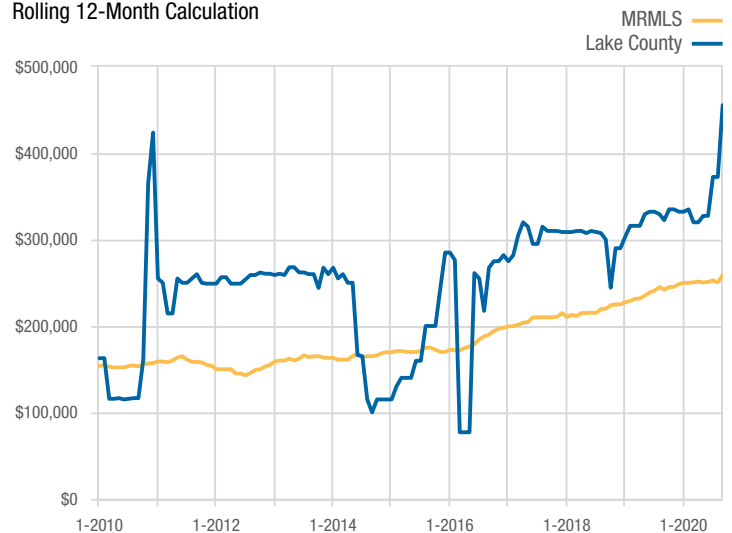
### Median Sales Price - Single-Family

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.