

Local Market Update – November 2020

A Research Tool Provided by Montana Regional MLS



Flathead County

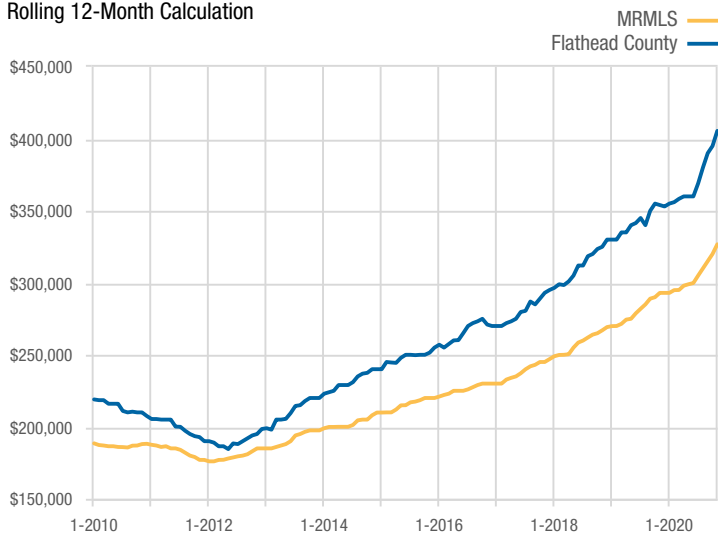
Single-Family Key Metrics	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	75	102	+ 36.0%	2,188	2,350	+ 7.4%
Pending Sales	104	108	+ 3.8%	1,535	2,079	+ 35.4%
Closed Sales	120	206	+ 71.7%	1,490	1,930	+ 29.5%
Days on Market Until Sale	79	45	- 43.0%	78	67	- 14.1%
Median Sales Price*	\$330,000	\$468,000	+ 41.8%	\$353,000	\$410,000	+ 16.1%
Average Sales Price*	\$411,226	\$698,829	+ 69.9%	\$459,404	\$585,129	+ 27.4%
Percent of List Price Received*	97.3%	98.2%	+ 0.9%	97.3%	98.4%	+ 1.1%
Inventory of Homes for Sale	597	299	- 49.9%	—	—	—
Months Supply of Inventory	4.4	1.7	- 61.4%	—	—	—

Townhouse/Condo Key Metrics	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	34	53	+ 55.9%	519	675	+ 30.1%
Pending Sales	33	48	+ 45.5%	415	666	+ 60.5%
Closed Sales	26	54	+ 107.7%	375	527	+ 40.5%
Days on Market Until Sale	141	87	- 38.3%	113	92	- 18.6%
Median Sales Price*	\$252,750	\$319,450	+ 26.4%	\$281,500	\$299,500	+ 6.4%
Average Sales Price*	\$294,875	\$402,837	+ 36.6%	\$335,340	\$383,060	+ 14.2%
Percent of List Price Received*	98.2%	100.3%	+ 2.1%	98.0%	98.6%	+ 0.6%
Inventory of Homes for Sale	180	74	- 58.9%	—	—	—
Months Supply of Inventory	5.1	1.3	- 74.5%	—	—	—

* 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.

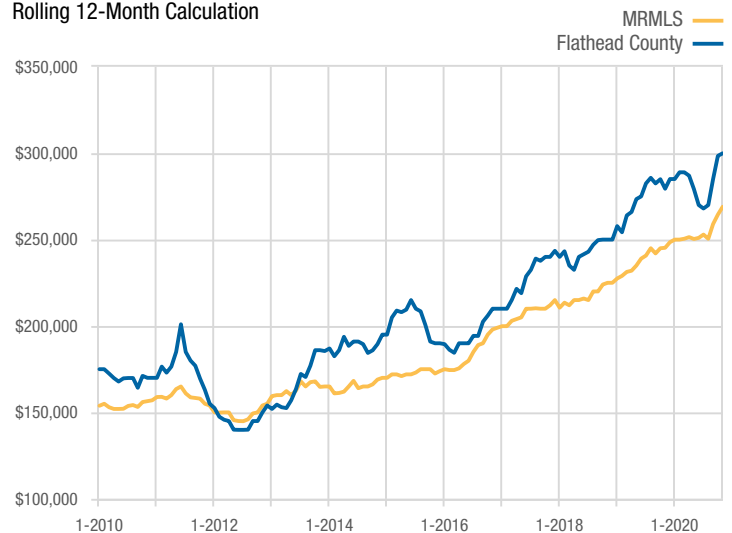
Median Sales Price - Single-Family

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