

Local Market Update – December 2020

A Research Tool Provided by Montana Regional MLS



Flathead County

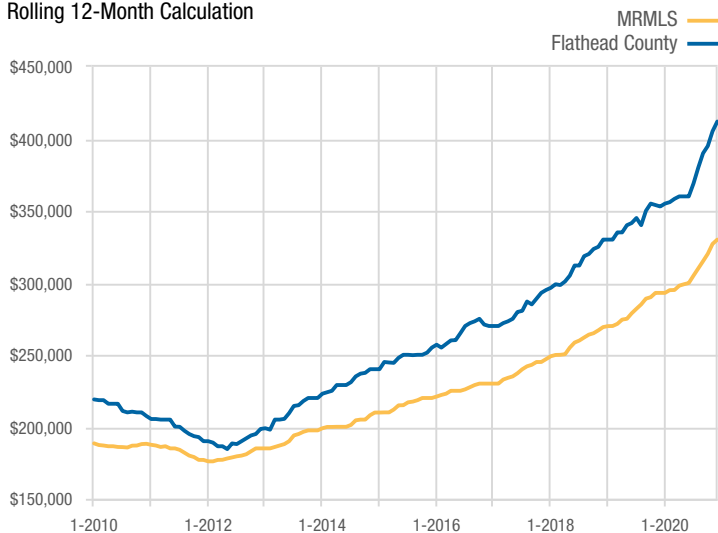
Single-Family Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	82	89	+ 8.5%	2,270	2,443	+ 7.6%
Pending Sales	70	115	+ 64.3%	1,605	2,194	+ 36.7%
Closed Sales	114	166	+ 45.6%	1,604	2,097	+ 30.7%
Days on Market Until Sale	91	49	- 46.2%	79	65	- 17.7%
Median Sales Price*	\$350,500	\$426,400	+ 21.7%	\$353,000	\$412,000	+ 16.7%
Average Sales Price*	\$412,115	\$650,822	+ 57.9%	\$456,043	\$590,219	+ 29.4%
Percent of List Price Received*	96.4%	98.3%	+ 2.0%	97.2%	98.4%	+ 1.2%
Inventory of Homes for Sale	522	242	- 53.6%	—	—	—
Months Supply of Inventory	3.9	1.3	- 66.7%	—	—	—

Townhouse/Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	30	39	+ 30.0%	549	715	+ 30.2%
Pending Sales	29	40	+ 37.9%	444	699	+ 57.4%
Closed Sales	35	61	+ 74.3%	410	588	+ 43.4%
Days on Market Until Sale	134	50	- 62.7%	115	88	- 23.5%
Median Sales Price*	\$369,000	\$299,900	- 18.7%	\$285,050	\$299,700	+ 5.1%
Average Sales Price*	\$355,642	\$399,959	+ 12.5%	\$337,073	\$384,813	+ 14.2%
Percent of List Price Received*	97.6%	99.8%	+ 2.3%	98.0%	98.7%	+ 0.7%
Inventory of Homes for Sale	161	68	- 57.8%	—	—	—
Months Supply of Inventory	4.4	1.2	- 72.7%	—	—	—

* 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.

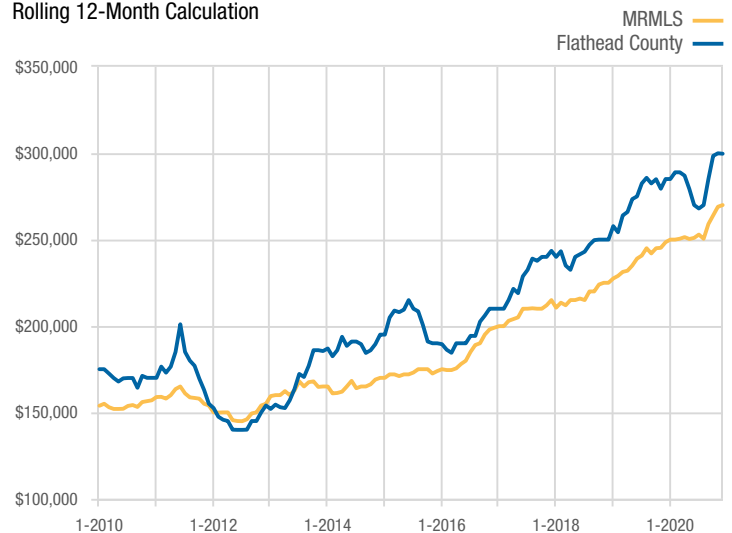
Median Sales Price - Single-Family

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 January 5, 2021. All data from Montana Regional MLS. Report © 2021 ShowingTime.