

# Local Market Update – December 2020

A Research Tool Provided by Montana Regional MLS



## Lake County

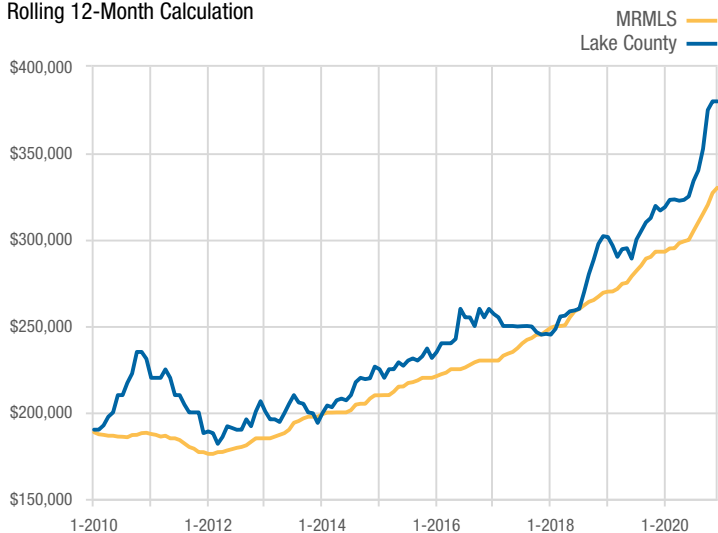
Single-Family Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	15	19	+ 26.7%	573	581	+ 1.4%
Pending Sales	26	27	+ 3.8%	373	549	+ 47.2%
Closed Sales	24	40	+ 66.7%	352	534	+ 51.7%
Days on Market Until Sale	103	78	- 24.3%	112	109	- 2.7%
Median Sales Price*	\$323,000	<b>\$343,000</b>	+ 6.2%	\$316,825	<b>\$380,000</b>	+ 19.9%
Average Sales Price*	\$653,070	<b>\$477,100</b>	- 26.9%	\$410,888	<b>\$570,208</b>	+ 38.8%
Percent of List Price Received*	93.8%	<b>98.9%</b>	+ 5.4%	95.7%	<b>97.3%</b>	+ 1.7%
Inventory of Homes for Sale	213	77	- 63.8%	—	—	—
Months Supply of Inventory	6.9	1.7	- 75.4%	—	—	—

Townhouse/Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	2	+ 100.0%	18	24	+ 33.3%
Pending Sales	1	2	+ 100.0%	18	25	+ 38.9%
Closed Sales	3	1	- 66.7%	20	23	+ 15.0%
Days on Market Until Sale	222	152	- 31.5%	155	98	- 36.8%
Median Sales Price*	\$315,000	<b>\$574,000</b>	+ 82.2%	\$332,250	<b>\$462,300</b>	+ 39.1%
Average Sales Price*	\$359,667	<b>\$574,000</b>	+ 59.6%	\$356,870	<b>\$455,839</b>	+ 27.7%
Percent of List Price Received*	95.9%	<b>99.1%</b>	+ 3.3%	96.7%	<b>97.8%</b>	+ 1.1%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	3.7	0.9	- 75.7%	—	—	—

\* 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.

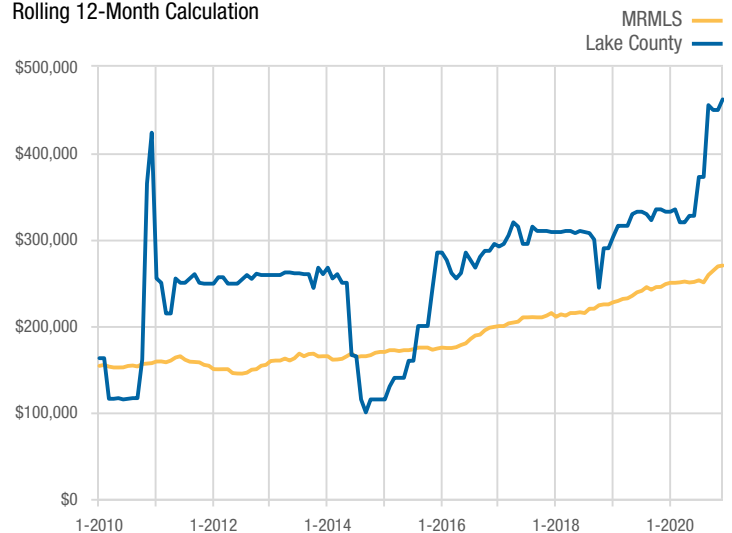
### Median Sales Price - Single-Family

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.