

Local Market Update – January 2021

A Research Tool Provided by Montana Regional MLS



Flathead County

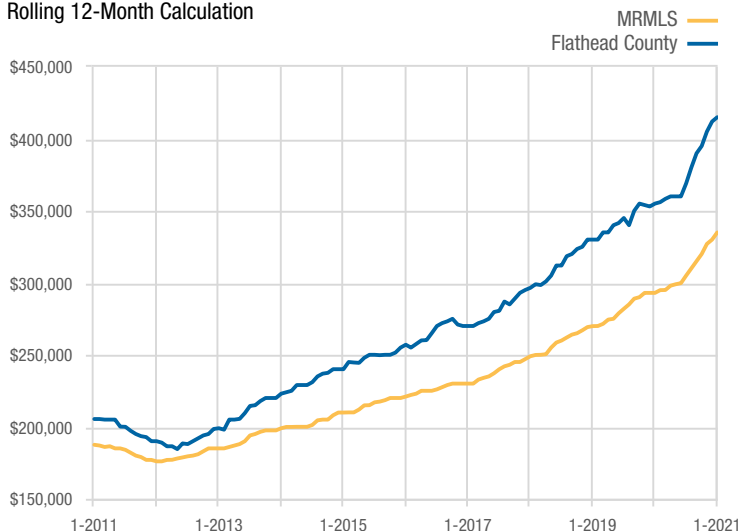
Single-Family Key Metrics	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	124	121	- 2.4%	124	121	- 2.4%
Pending Sales	111	165	+ 48.6%	111	165	+ 48.6%
Closed Sales	83	117	+ 41.0%	83	117	+ 41.0%
Days on Market Until Sale	99	56	- 43.4%	99	56	- 43.4%
Median Sales Price*	\$345,900	\$406,000	+ 17.4%	\$345,900	\$406,000	+ 17.4%
Average Sales Price*	\$482,771	\$656,449	+ 36.0%	\$482,771	\$656,449	+ 36.0%
Percent of List Price Received*	97.3%	98.7%	+ 1.4%	97.3%	98.7%	+ 1.4%
Inventory of Homes for Sale	475	166	- 65.1%	—	—	—
Months Supply of Inventory	3.6	0.9	- 75.0%	—	—	—

Townhouse/Condo Key Metrics	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	52	45	- 13.5%	52	45	- 13.5%
Pending Sales	45	63	+ 40.0%	45	63	+ 40.0%
Closed Sales	35	30	- 14.3%	35	30	- 14.3%
Days on Market Until Sale	121	41	- 66.1%	121	41	- 66.1%
Median Sales Price*	\$289,900	\$292,750	+ 1.0%	\$289,900	\$292,750	+ 1.0%
Average Sales Price*	\$322,033	\$367,546	+ 14.1%	\$322,033	\$367,546	+ 14.1%
Percent of List Price Received*	97.5%	99.1%	+ 1.6%	97.5%	99.1%	+ 1.6%
Inventory of Homes for Sale	158	49	- 69.0%	—	—	—
Months Supply of Inventory	4.1	0.8	- 80.5%	—	—	—

* 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.

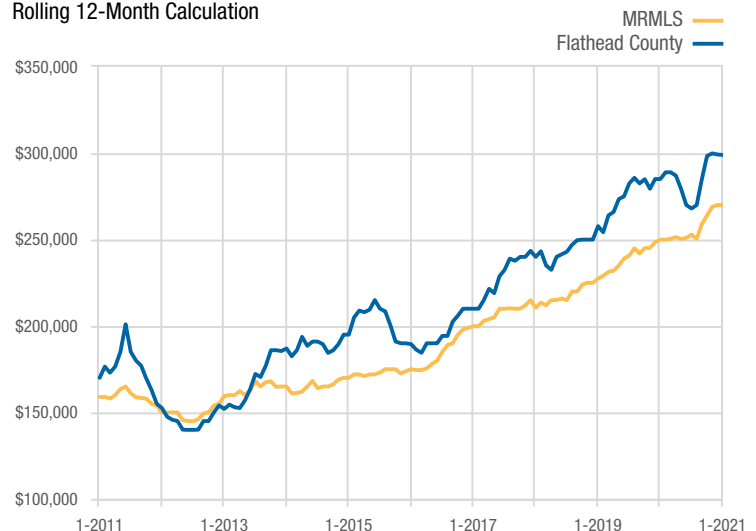
Median Sales Price - Single-Family

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