

Local Market Update – April 2021

A Research Tool Provided by Montana Regional MLS



Flathead County

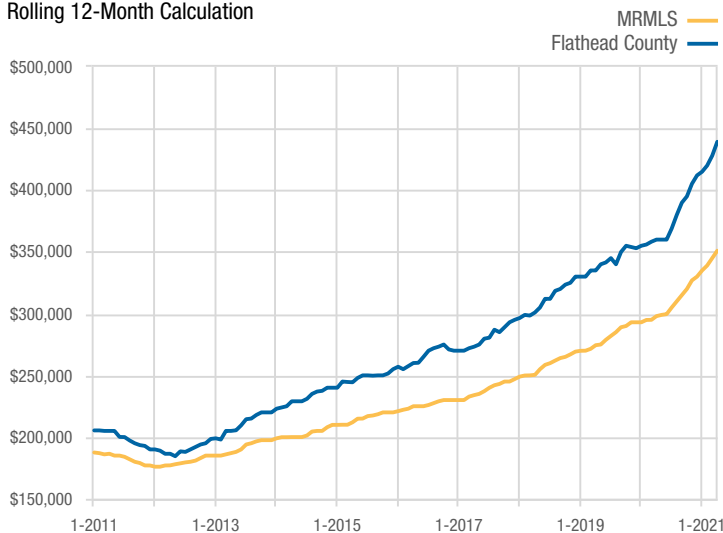
Single-Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	173	228	+ 31.8%	665	659	- 0.9%
Pending Sales	147	180	+ 22.4%	493	609	+ 23.5%
Closed Sales	113	124	+ 9.7%	398	518	+ 30.2%
Days on Market Until Sale	84	40	- 52.4%	99	46	- 53.5%
Median Sales Price*	\$360,000	\$595,000	+ 65.3%	\$365,000	\$515,000	+ 41.1%
Average Sales Price*	\$451,757	\$790,916	+ 75.1%	\$479,576	\$685,168	+ 42.9%
Percent of List Price Received*	97.8%	101.8%	+ 4.1%	97.6%	100.1%	+ 2.6%
Inventory of Homes for Sale	503	207	- 58.8%	—	—	—
Months Supply of Inventory	3.7	1.1	- 70.3%	—	—	—

Townhouse/Condo Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	30	100	+ 233.3%	173	238	+ 37.6%
Pending Sales	18	77	+ 327.8%	141	238	+ 68.8%
Closed Sales	30	44	+ 46.7%	151	169	+ 11.9%
Days on Market Until Sale	77	50	- 35.1%	95	51	- 46.3%
Median Sales Price*	\$275,100	\$415,250	+ 50.9%	\$275,200	\$340,000	+ 23.5%
Average Sales Price*	\$325,803	\$604,949	+ 85.7%	\$326,457	\$493,000	+ 51.0%
Percent of List Price Received*	97.9%	101.7%	+ 3.9%	97.5%	100.3%	+ 2.9%
Inventory of Homes for Sale	164	56	- 65.9%	—	—	—
Months Supply of Inventory	4.3	0.9	- 79.1%	—	—	—

* 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.

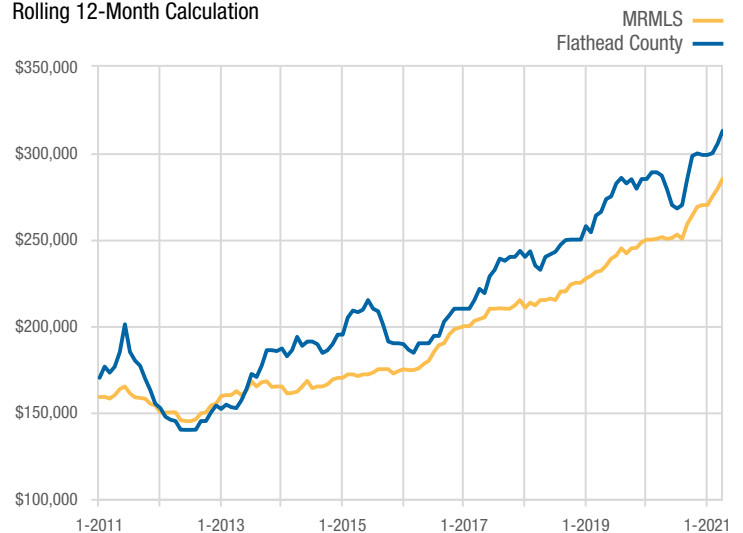
Median Sales Price - Single-Family

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