

# Local Market Update – April 2021

A Research Tool Provided by Montana Regional MLS



## Lake County

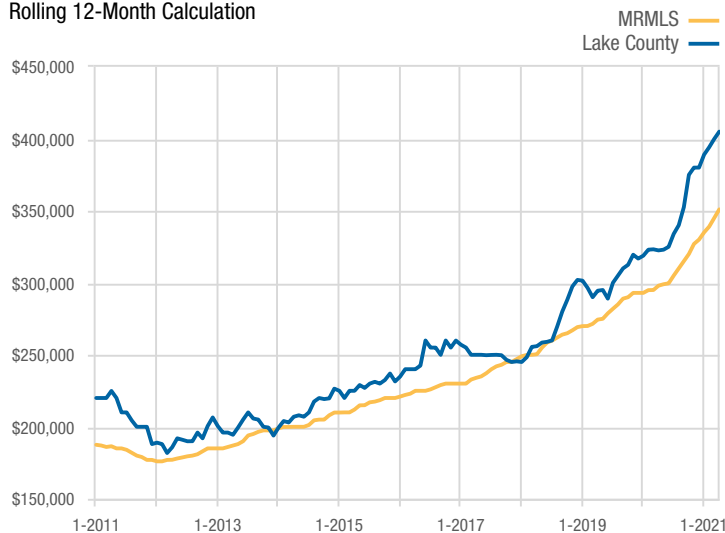
Single-Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	36	47	+ 30.6%	155	135	- 12.9%
Pending Sales	19	46	+ 142.1%	93	136	+ 46.2%
Closed Sales	22	24	+ 9.1%	98	121	+ 23.5%
Days on Market Until Sale	94	55	- 41.5%	142	91	- 35.9%
Median Sales Price*	\$272,601	\$355,000	+ 30.2%	\$290,000	\$425,000	+ 46.6%
Average Sales Price*	\$403,591	\$455,604	+ 12.9%	\$470,281	\$555,702	+ 18.2%
Percent of List Price Received*	97.6%	99.4%	+ 1.8%	96.1%	98.9%	+ 2.9%
Inventory of Homes for Sale	220	50	- 77.3%	—	—	—
Months Supply of Inventory	6.9	1.0	- 85.5%	—	—	—

Townhouse/Condo Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	1	2	+ 100.0%	7	4	- 42.9%
Pending Sales	2	1	- 50.0%	5	3	- 40.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	139	262	+ 88.5%
Median Sales Price*	—	—	—	\$297,000	\$250,000	- 15.8%
Average Sales Price*	—	—	—	\$297,000	\$250,000	- 15.8%
Percent of List Price Received*	—	—	—	97.3%	96.2%	- 1.1%
Inventory of Homes for Sale	8	1	- 87.5%	—	—	—
Months Supply of Inventory	4.6	0.5	- 89.1%	—	—	—

\* 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.

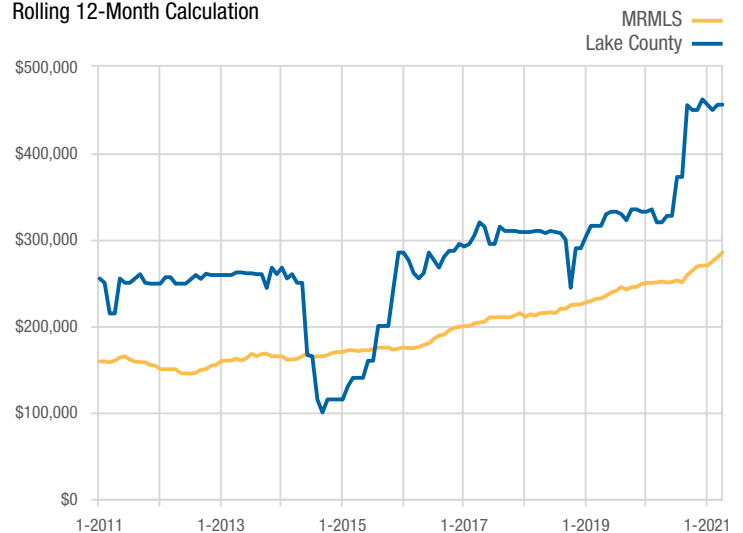
### Median Sales Price - Single-Family

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.