

# Local Market Update – May 2021

A Research Tool Provided by Montana Regional MLS



## Flathead County

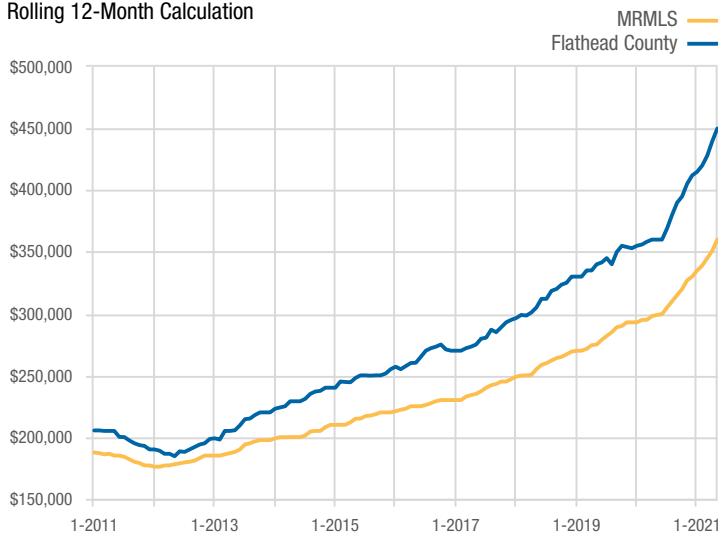
Single-Family Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	253	211	- 16.6%	918	873	- 4.9%
Pending Sales	182	186	+ 2.2%	675	788	+ 16.7%
Closed Sales	123	157	+ 27.6%	521	677	+ 29.9%
Days on Market Until Sale	70	42	- 40.0%	92	45	- 51.1%
Median Sales Price*	\$380,000	\$530,000	+ 39.5%	\$370,000	\$520,500	+ 40.7%
Average Sales Price*	\$472,700	\$713,168	+ 50.9%	\$477,953	\$694,401	+ 45.3%
Percent of List Price Received*	98.5%	102.0%	+ 3.6%	97.8%	100.5%	+ 2.8%
Inventory of Homes for Sale	516	212	- 58.9%	—	—	—
Months Supply of Inventory	3.8	1.1	- 71.1%	—	—	—

Townhouse/Condo Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	58	51	- 12.1%	231	289	+ 25.1%
Pending Sales	49	49	0.0%	190	283	+ 48.9%
Closed Sales	27	56	+ 107.4%	178	225	+ 26.4%
Days on Market Until Sale	110	38	- 65.5%	98	48	- 51.0%
Median Sales Price*	\$252,800	\$425,000	+ 68.1%	\$275,000	\$360,000	+ 30.9%
Average Sales Price*	\$356,226	\$476,000	+ 33.6%	\$330,972	\$488,769	+ 47.7%
Percent of List Price Received*	97.5%	101.8%	+ 4.4%	97.5%	100.7%	+ 3.3%
Inventory of Homes for Sale	157	57	- 63.7%	—	—	—
Months Supply of Inventory	4.1	0.9	- 78.0%	—	—	—

\* 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.

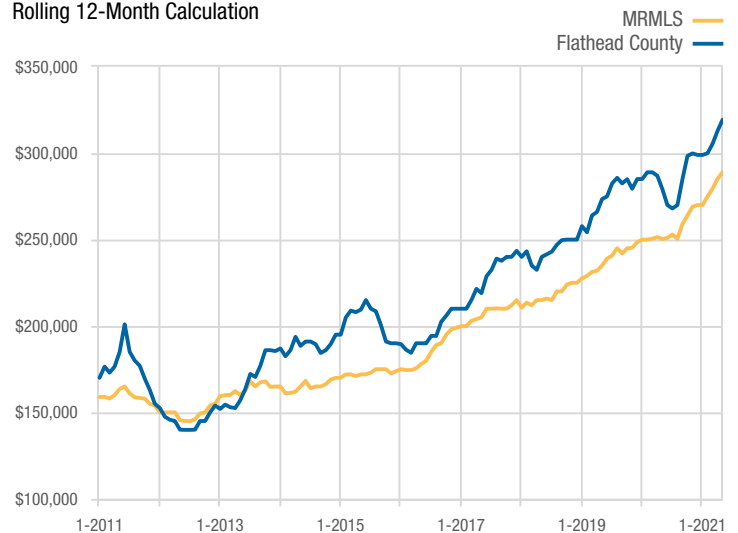
### Median Sales Price - Single-Family

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