Local Market Update – May 2021

A Research Tool Provided by Montana Regional MLS

MONTANA Regional MLS
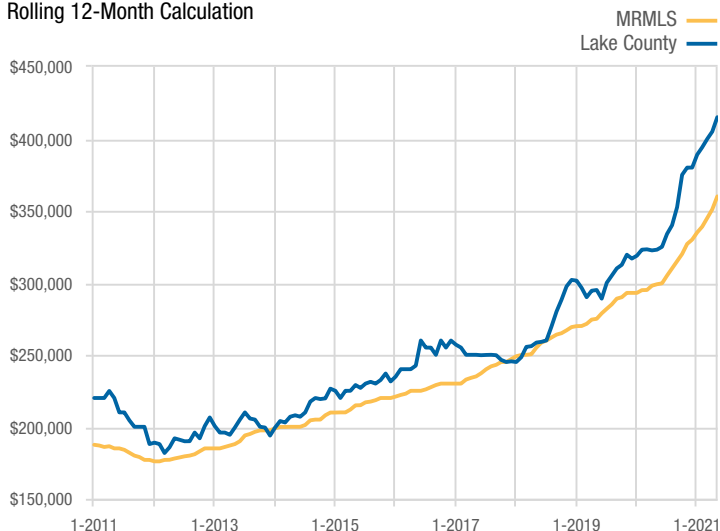
Lake County

Single-Family

Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	77	56	- 27.3%	232	195	- 15.9%
Pending Sales	56	45	- 19.6%	149	182	+ 22.1%
Closed Sales	21	39	+ 85.7%	119	160	+ 34.5%
Days on Market Until Sale	119	44	- 63.0%	138	80	- 42.0%
Median Sales Price*	$272,000	$525,000	+ 93.0%	$288,950	$437,500	+ 51.4%
Average Sales Price*	$285,575	$786,363	+ 175.4%	$437,410	$611,926	+ 39.9%
Percent of List Price Received*	96.0%	98.8%	+ 2.9%	96.1%	98.9%	+ 2.9%
Inventory of Homes for Sale	225	64	- 71.6%	—	—	—
Months Supply of Inventory	6.8	1.3	- 80.9%	—	—	—

Townhouse/Condo

Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	2	2	0.0%	9	6	- 33.3%
Pending Sales	3	1	- 66.7%	8	4	- 50.0%
Closed Sales	3	1	- 66.7%	5	2	- 60.0%
Days on Market Until Sale	155	9	- 94.2%	149	136	- 8.7%
Median Sales Price*	$375,000	$866,400	+ 131.0%	$375,000	$558,200	+ 48.9%
Average Sales Price*	$460,000	$866,400	+ 88.3%	$394,800	$558,200	+ 41.4%
Percent of List Price Received*	97.6%	83.7%	- 14.2%	97.5%	89.9%	- 7.8%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	3.3	1.1	- 66.7%	—	—	—

* 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.
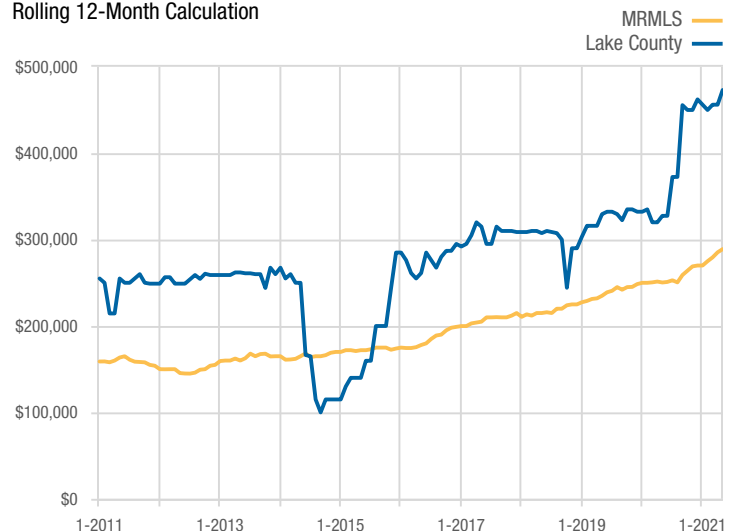
Median Sales Price - Single-Family
Rolling 12-Month Calculation

MRMLS —
Lake County —

Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation

MRMLS —
Lake County —

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.