

# Local Market Update – June 2021

A Research Tool Provided by Montana Regional MLS



## Flathead County

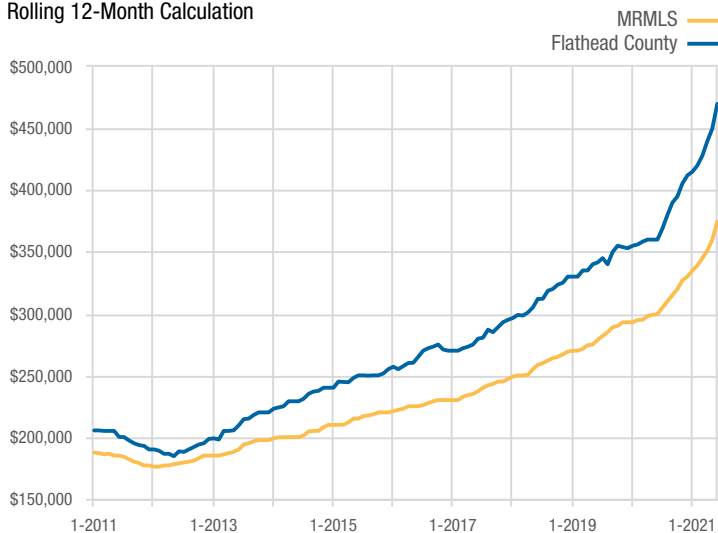
Single-Family Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	300	<b>283</b>	- 5.7%	1,218	<b>1,157</b>	- 5.0%
Pending Sales	246	<b>216</b>	- 12.2%	921	<b>990</b>	+ 7.5%
Closed Sales	169	<b>196</b>	+ 16.0%	690	<b>872</b>	+ 26.4%
Days on Market Until Sale	67	<b>30</b>	- 55.2%	86	<b>42</b>	- 51.2%
Median Sales Price*	\$364,600	<b>\$571,000</b>	+ 56.6%	\$365,000	<b>\$532,500</b>	+ 45.9%
Average Sales Price*	\$428,604	<b>\$914,973</b>	+ 113.5%	\$465,866	<b>\$743,972</b>	+ 59.7%
Percent of List Price Received*	98.2%	<b>102.6%</b>	+ 4.5%	97.9%	<b>101.0%</b>	+ 3.2%
Inventory of Homes for Sale	527	<b>277</b>	- 47.4%	—	—	—
Months Supply of Inventory	3.7	<b>1.5</b>	- 59.5%	—	—	—

Townhouse/Condo Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	66	<b>71</b>	+ 7.6%	297	<b>360</b>	+ 21.2%
Pending Sales	66	<b>50</b>	- 24.2%	256	<b>329</b>	+ 28.5%
Closed Sales	39	<b>62</b>	+ 59.0%	217	<b>288</b>	+ 32.7%
Days on Market Until Sale	108	<b>57</b>	- 47.2%	100	<b>50</b>	- 50.0%
Median Sales Price*	\$247,000	<b>\$415,000</b>	+ 68.0%	\$265,000	<b>\$374,950</b>	+ 41.5%
Average Sales Price*	\$302,410	<b>\$461,931</b>	+ 52.7%	\$325,839	<b>\$481,988</b>	+ 47.9%
Percent of List Price Received*	98.7%	<b>102.0%</b>	+ 3.3%	97.7%	<b>101.0%</b>	+ 3.4%
Inventory of Homes for Sale	141	<b>80</b>	- 43.3%	—	—	—
Months Supply of Inventory	3.5	<b>1.3</b>	- 62.9%	—	—	—

\* 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.

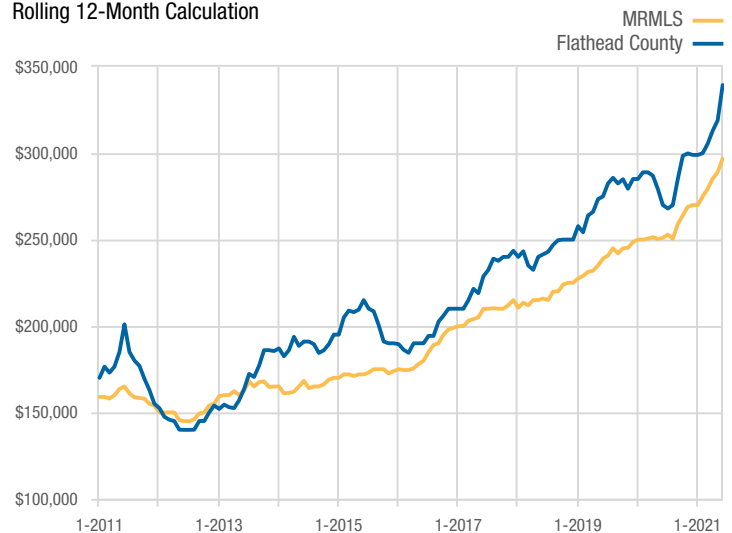
### Median Sales Price - Single-Family

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 July 6, 2021. All data from Montana Regional MLS. Report © 2021 ShowingTime.