

Local Market Update – July 2021

A Research Tool Provided by Montana Regional MLS



Flathead County

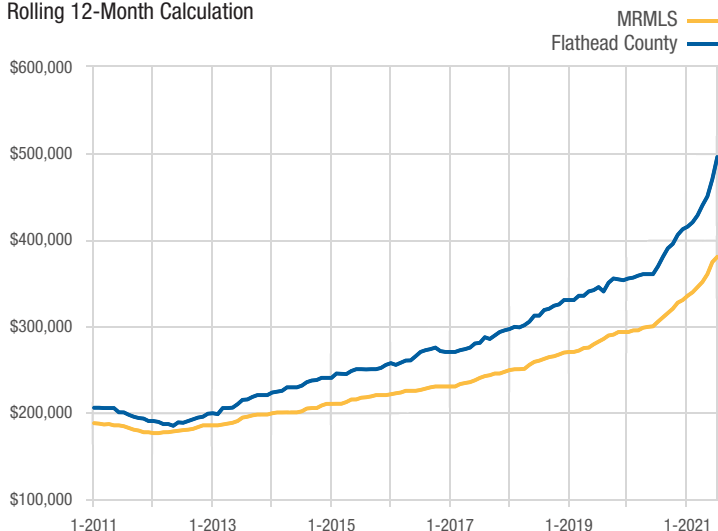
Single-Family Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	323	258	- 20.1%	1,541	1,416	- 8.1%
Pending Sales	330	199	- 39.7%	1,251	1,168	- 6.6%
Closed Sales	246	184	- 25.2%	936	1,058	+ 13.0%
Days on Market Until Sale	60	24	- 60.0%	79	39	- 50.6%
Median Sales Price*	\$409,000	\$622,500	+ 52.2%	\$375,000	\$550,000	+ 46.7%
Average Sales Price*	\$563,838	\$810,649	+ 43.8%	\$491,615	\$754,979	+ 53.6%
Percent of List Price Received*	98.9%	101.8%	+ 2.9%	98.1%	101.2%	+ 3.2%
Inventory of Homes for Sale	469	328	- 30.1%	—	—	—
Months Supply of Inventory	3.0	1.9	- 36.7%	—	—	—

Townhouse/Condo Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	126	84	- 33.3%	423	450	+ 6.4%
Pending Sales	104	54	- 48.1%	360	383	+ 6.4%
Closed Sales	56	67	+ 19.6%	273	355	+ 30.0%
Days on Market Until Sale	96	28	- 70.8%	99	46	- 53.5%
Median Sales Price*	\$278,000	\$400,000	+ 43.9%	\$265,000	\$375,000	+ 41.5%
Average Sales Price*	\$407,159	\$453,399	+ 11.4%	\$342,520	\$476,593	+ 39.1%
Percent of List Price Received*	98.7%	102.0%	+ 3.3%	97.9%	101.2%	+ 3.4%
Inventory of Homes for Sale	152	114	- 25.0%	—	—	—
Months Supply of Inventory	3.4	1.9	- 44.1%	—	—	—

* 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.

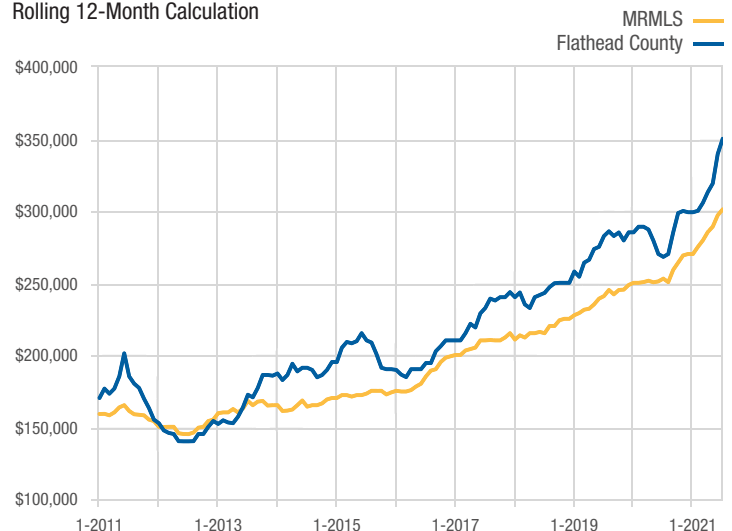
Median Sales Price - Single-Family

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