

# Local Market Update – July 2021

A Research Tool Provided by Montana Regional MLS



## Lake County

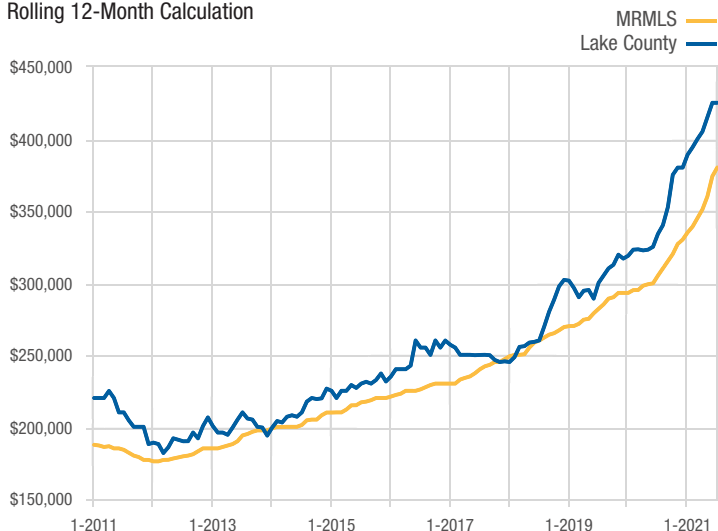
Single-Family Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	68	46	- 32.4%	366	319	- 12.8%
Pending Sales	84	44	- 47.6%	314	269	- 14.3%
Closed Sales	69	39	- 43.5%	232	248	+ 6.9%
Days on Market Until Sale	117	27	- 76.9%	135	62	- 54.1%
Median Sales Price*	\$389,000	<b>\$399,000</b>	+ 2.6%	\$333,000	<b>\$449,500</b>	+ 35.0%
Average Sales Price*	\$588,754	<b>\$643,741</b>	+ 9.3%	\$490,021	<b>\$628,663</b>	+ 28.3%
Percent of List Price Received*	97.0%	<b>99.1%</b>	+ 2.2%	96.4%	<b>99.3%</b>	+ 3.0%
Inventory of Homes for Sale	169	85	- 49.7%	—	—	—
Months Supply of Inventory	4.2	2.0	- 52.4%	—	—	—

Townhouse/Condo Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	1	8	+ 700.0%	18	26	+ 44.4%
Pending Sales	1	9	+ 800.0%	12	20	+ 66.7%
Closed Sales	2	8	+ 300.0%	11	11	0.0%
Days on Market Until Sale	43	54	+ 25.6%	131	64	- 51.1%
Median Sales Price*	\$473,150	<b>\$585,000</b>	+ 23.6%	\$462,300	<b>\$485,000</b>	+ 4.9%
Average Sales Price*	\$473,150	<b>\$732,875</b>	+ 54.9%	\$425,209	<b>\$678,582</b>	+ 59.6%
Percent of List Price Received*	100.8%	<b>99.0%</b>	- 1.8%	96.2%	<b>97.4%</b>	+ 1.2%
Inventory of Homes for Sale	10	6	- 40.0%	—	—	—
Months Supply of Inventory	5.2	2.1	- 59.6%	—	—	—

\* 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.

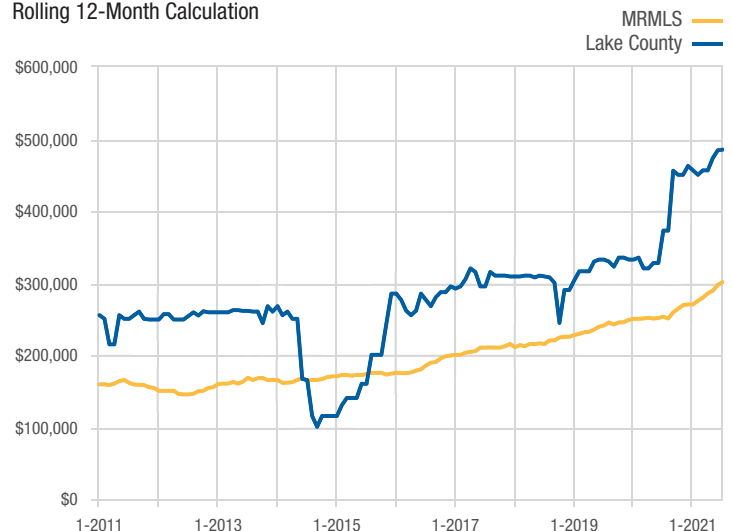
### Median Sales Price - Single-Family

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.