

Local Market Update – August 2021

A Research Tool Provided by Montana Regional MLS



Flathead County

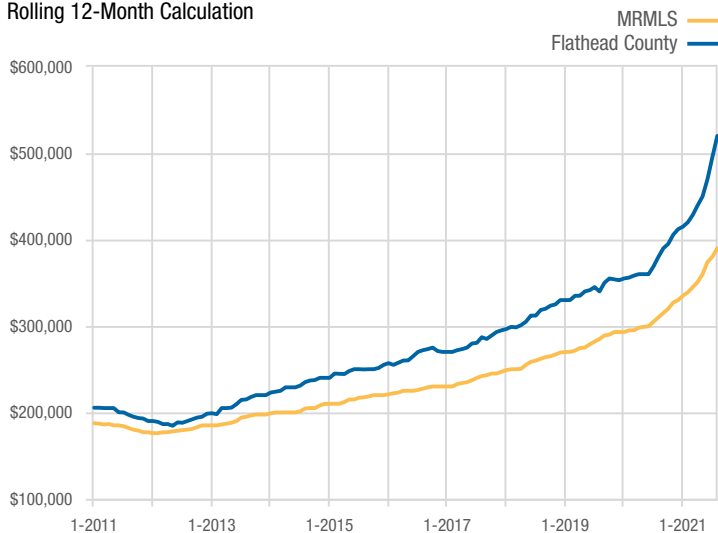
Single-Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	295	221	- 25.1%	1,836	1,637	- 10.8%
Pending Sales	281	200	- 28.8%	1,532	1,351	- 11.8%
Closed Sales	260	171	- 34.2%	1,196	1,229	+ 2.8%
Days on Market Until Sale	60	26	- 56.7%	75	37	- 50.7%
Median Sales Price*	\$439,000	\$610,000	+ 39.0%	\$387,500	\$555,000	+ 43.2%
Average Sales Price*	\$638,796	\$758,501	+ 18.7%	\$523,514	\$755,594	+ 44.3%
Percent of List Price Received*	98.5%	101.1%	+ 2.6%	98.2%	101.1%	+ 3.0%
Inventory of Homes for Sale	440	343	- 22.0%	—	—	—
Months Supply of Inventory	2.7	2.1	- 22.2%	—	—	—

Townhouse/Condo Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	90	55	- 38.9%	513	505	- 1.6%
Pending Sales	98	75	- 23.5%	458	453	- 1.1%
Closed Sales	49	52	+ 6.1%	322	408	+ 26.7%
Days on Market Until Sale	72	24	- 66.7%	95	43	- 54.7%
Median Sales Price*	\$299,500	\$493,000	+ 64.6%	\$275,000	\$387,000	+ 40.7%
Average Sales Price*	\$389,909	\$584,357	+ 49.9%	\$349,731	\$489,515	+ 40.0%
Percent of List Price Received*	99.2%	101.9%	+ 2.7%	98.1%	101.3%	+ 3.3%
Inventory of Homes for Sale	140	95	- 32.1%	—	—	—
Months Supply of Inventory	2.9	1.7	- 41.4%	—	—	—

* 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.

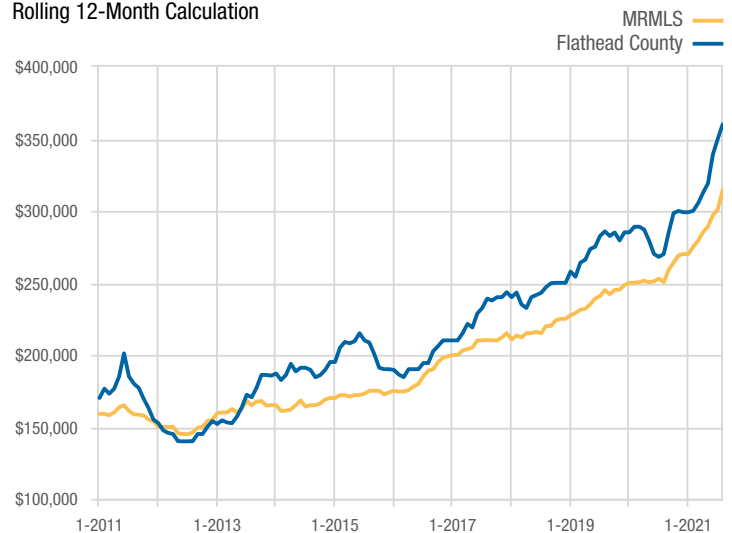
Median Sales Price - Single-Family

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