

# Local Market Update – August 2021

A Research Tool Provided by Montana Regional MLS



## Lake County

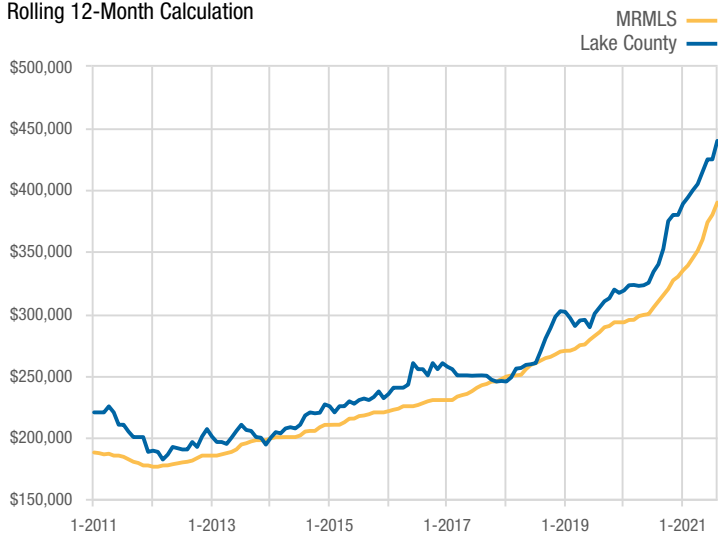
Single-Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	81	51	- 37.0%	447	371	- 17.0%
Pending Sales	72	39	- 45.8%	386	304	- 21.2%
Closed Sales	81	39	- 51.9%	313	287	- 8.3%
Days on Market Until Sale	90	31	- 65.6%	123	57	- 53.7%
Median Sales Price*	\$422,000	<b>\$645,000</b>	+ 52.8%	\$345,000	<b>\$475,000</b>	+ 37.7%
Average Sales Price*	\$562,146	<b>\$1,049,333</b>	+ 86.7%	\$508,746	<b>\$685,828</b>	+ 34.8%
Percent of List Price Received*	97.5%	<b>100.4%</b>	+ 3.0%	96.7%	<b>99.4%</b>	+ 2.8%
Inventory of Homes for Sale	166	91	- 45.2%	—	—	—
Months Supply of Inventory	3.9	2.3	- 41.0%	—	—	—

Townhouse/Condo Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	1	2	+ 100.0%	19	28	+ 47.4%
Pending Sales	6	0	- 100.0%	18	17	- 5.6%
Closed Sales	1	6	+ 500.0%	12	17	+ 41.7%
Days on Market Until Sale	99	12	- 87.9%	129	46	- 64.3%
Median Sales Price*	\$149,000	<b>\$422,500</b>	+ 183.6%	\$418,650	<b>\$450,000</b>	+ 7.5%
Average Sales Price*	\$149,000	<b>\$1,185,000</b>	+ 695.3%	\$402,192	<b>\$857,318</b>	+ 113.2%
Percent of List Price Received*	100.0%	<b>99.9%</b>	- 0.1%	96.5%	<b>98.3%</b>	+ 1.9%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	2.3	0.9	- 60.9%	—	—	—

\* 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.

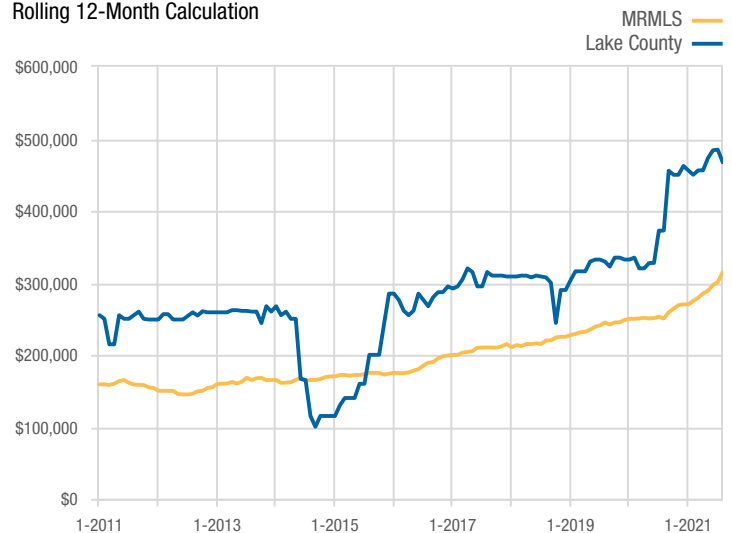
### Median Sales Price - Single-Family

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