

Local Market Update – September 2021

A Research Tool Provided by Montana Regional MLS



Flathead County

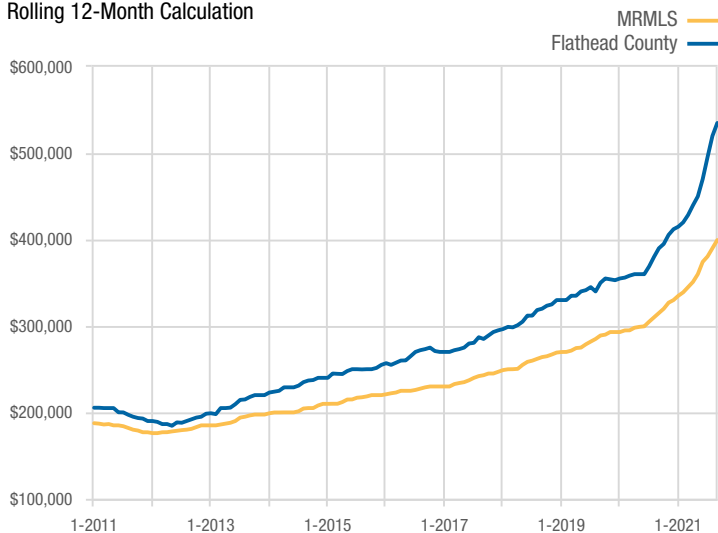
Single-Family Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	216	164	- 24.1%	2,052	1,805	- 12.0%
Pending Sales	232	167	- 28.0%	1,764	1,502	- 14.9%
Closed Sales	291	175	- 39.9%	1,487	1,405	- 5.5%
Days on Market Until Sale	52	28	- 46.2%	70	36	- 48.6%
Median Sales Price*	\$450,000	\$597,000	+ 32.7%	\$396,094	\$558,500	+ 41.0%
Average Sales Price*	\$641,196	\$1,117,444	+ 74.3%	\$546,560	\$800,368	+ 46.4%
Percent of List Price Received*	99.1%	99.7%	+ 0.6%	98.4%	101.0%	+ 2.6%
Inventory of Homes for Sale	388	319	- 17.8%	—	—	—
Months Supply of Inventory	2.3	2.0	- 13.0%	—	—	—

Townhouse/Condo Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	59	28	- 52.5%	572	533	- 6.8%
Pending Sales	79	39	- 50.6%	537	486	- 9.5%
Closed Sales	75	59	- 21.3%	397	467	+ 17.6%
Days on Market Until Sale	95	27	- 71.6%	95	41	- 56.8%
Median Sales Price*	\$315,000	\$457,000	+ 45.1%	\$285,000	\$395,000	+ 38.6%
Average Sales Price*	\$432,319	\$581,654	+ 34.5%	\$365,334	\$501,155	+ 37.2%
Percent of List Price Received*	99.1%	100.7%	+ 1.6%	98.3%	101.2%	+ 3.0%
Inventory of Homes for Sale	108	81	- 25.0%	—	—	—
Months Supply of Inventory	2.0	1.5	- 25.0%	—	—	—

* 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.

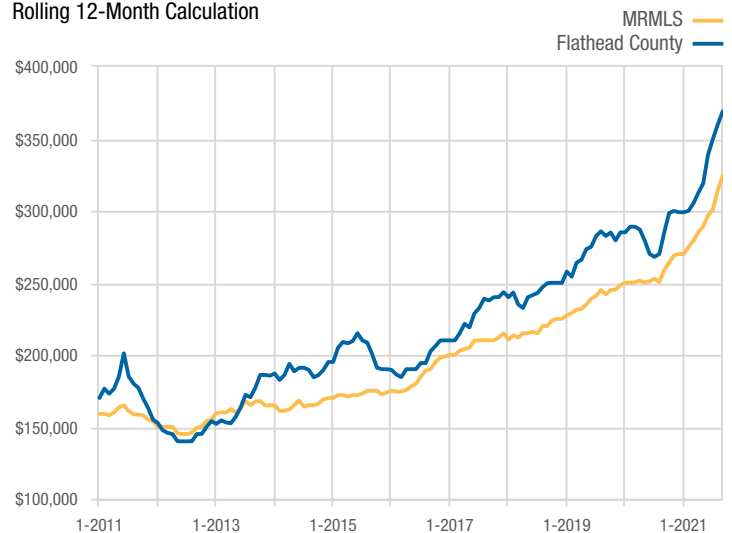
Median Sales Price - Single-Family

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