

Local Market Update Missoula County - Land

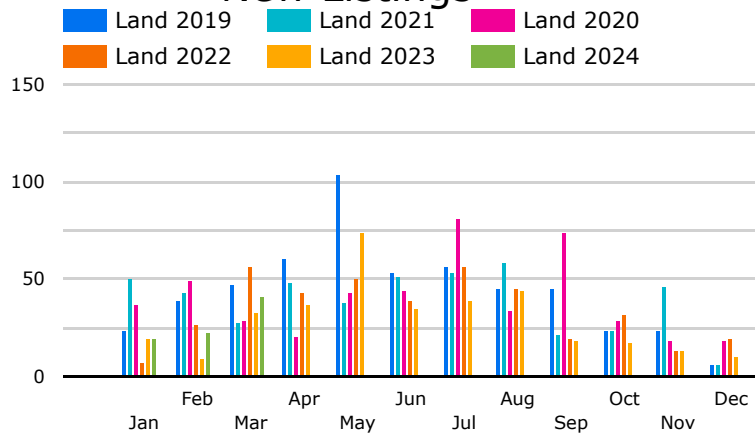
Month: Feb

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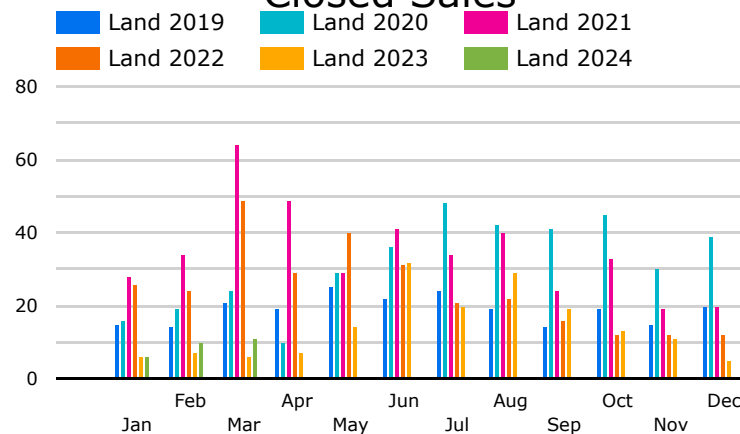
Tip: The best way to understand metrics is to only view one month at a time

	Land 2024	Land 2023	+/-	Land YTD 2024	Land YTD 2023	+/-
New Listings	23	9	14	43	29	14
Closed Sales	10	7	3	16	13	3
Median Sales Price (\$)	275.0K	130.0K	145,000	242.5K	160.0K	30.0K
Average Sales Price (\$)	315.2K	227.5K	87,711	270.5K	234.4K	36,025
Average % of Original List Price Received	93.00%	92.00%	1%	89.00%	94.00%	-5%
Average Days on Market Until Sale	102	144	-42	163	122	41

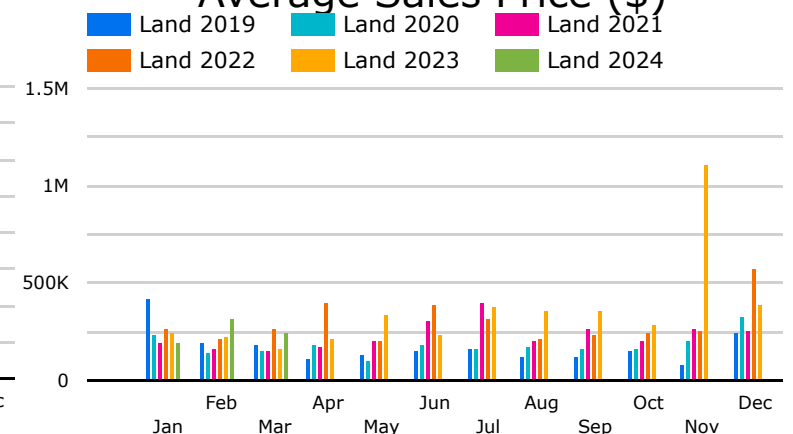
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Missoula County - Residential

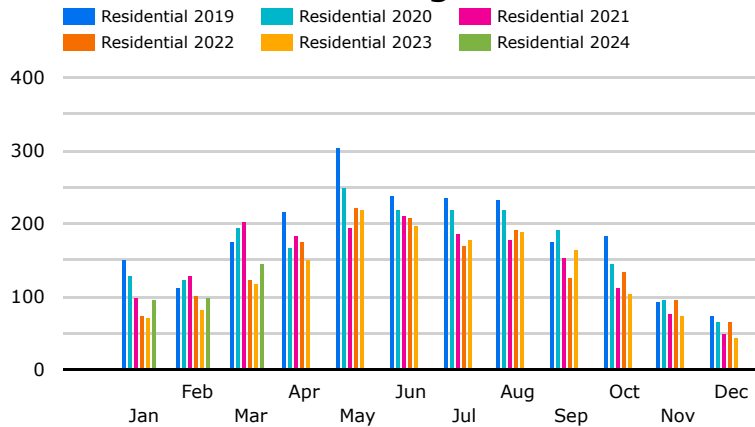
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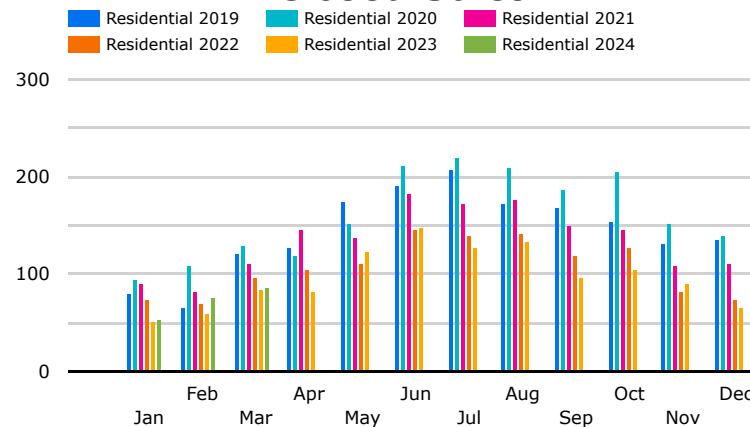
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	Residential 2024	Residential 2023	+/-	Residential YTD 2024	Residential YTD 2023	+/-
New Listings	98	82	16	199	152	47
Closed Sales	77	60	17	131	111	20
Median Sales Price (\$)	499.0K	518.0K	-19,000	525.0K	540.0K	-15,000
Average Sales Price (\$)	498.1K	534.9K	-36,826	547.2K	607.3K	-60,089
Average % of Original List Price Received	94.00%	96.00%	-2%	0.94	0.95	-1%
Average Days on Market Until Sale	94	77	17	90	101	-11

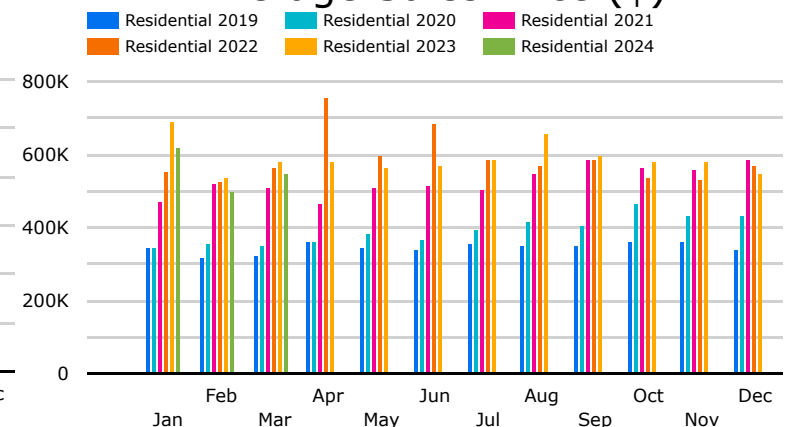
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Missoula City - Land

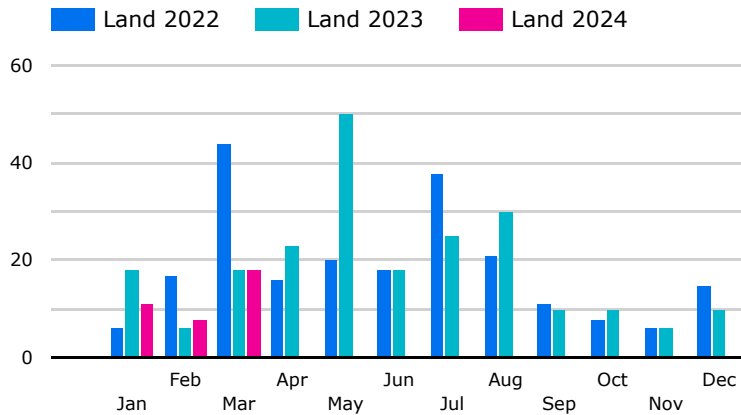
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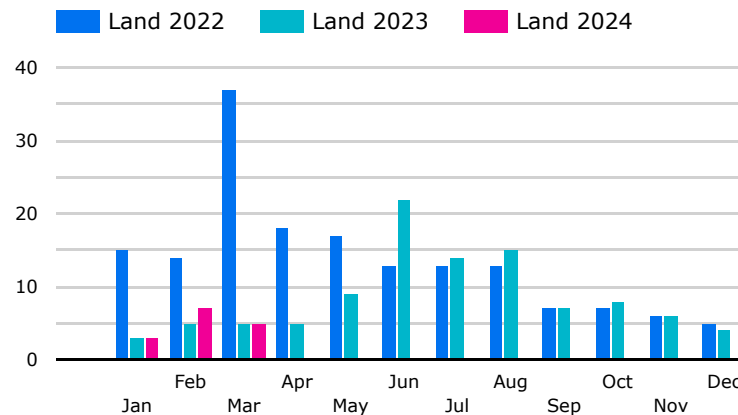
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	Land 2024	Land 2023	+/-	Land YTD 2024	Land YTD 2023	+/-
New Listings	1	6	2	19	24	14
Closed Sales	7	5	2	10	8	3
Median Sales Price (\$)	275.0K	130.0K	145,000	242.5K	177.5K	82,500
Average Sales Price (\$)	318.9K	235.0K	83,914	721.7K	251.9K	36,025
Average % of Original List Price Received	93.00%	93.00%	0%	85.00%	94.00%	-5%
Average Days on Market Until Sale	86	200	-114	171	172	41

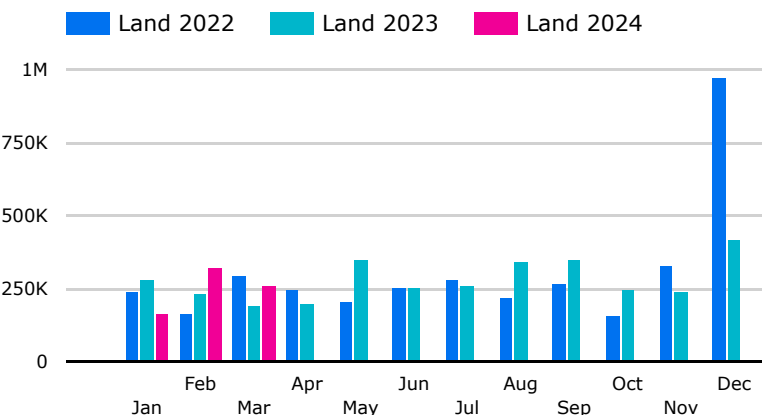
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Missoula City - Residential

Month: Feb

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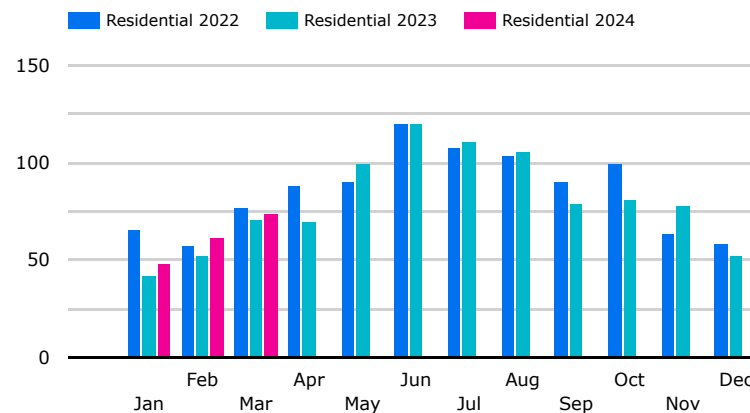
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	Residential 2024	Residential 2023	+/-	Residential YTD 2024	Residential YTD 2023	+/-
New Listings	81	65	16	167	125	42
Closed Sales	62	52	10	110	94	16
Median Sales Price (\$)	492.0K	518.0K	-26,000	522.5K	540.0K	-17,500
Average Sales Price (\$)	505.4K	544.9K	-39,491	551.9K	621.5K	-69,609
Average % of Original List Price Received	95.00%	96.00%	-1%	95.00%	96.00%	-1%
Average Days on Market Until Sale	88	78	10	87	100	-13

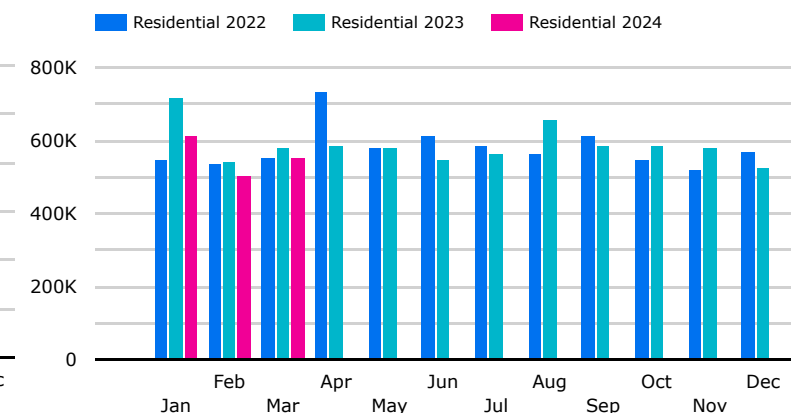
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Missoula County Commercial

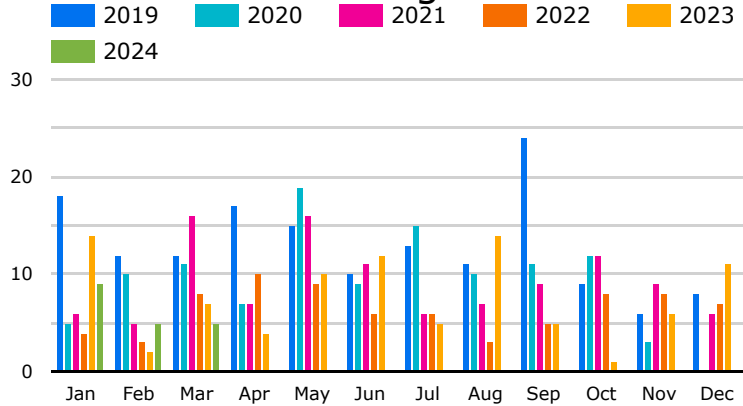
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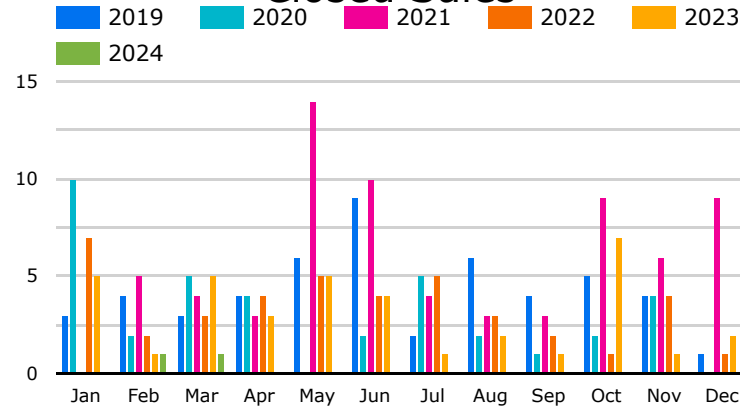
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	2024	2023	+/-	YTD 2024	YTD 2023	+/-
New Listings	5	2	3	14	16	-2
Closed Sales	1	1	0	1	6	-5
Median Sales Price (\$)	760.0K	290.0K	-583.8K	760.0K	527.5K	232,500
Average Sales Price (\$)	760.0K	290.0K	-583.8K	760.0K	937.5K	-177,500
Average % of Original List Price Received	92.00%	100.00%	-8%	92.00%	82.00%	10%
Average Days on Market Until Sale	296	50	246	296	191	105

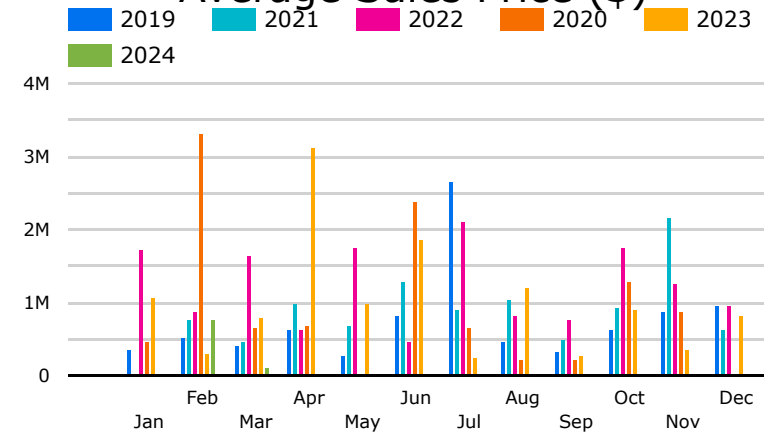
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Ravalli County - Land

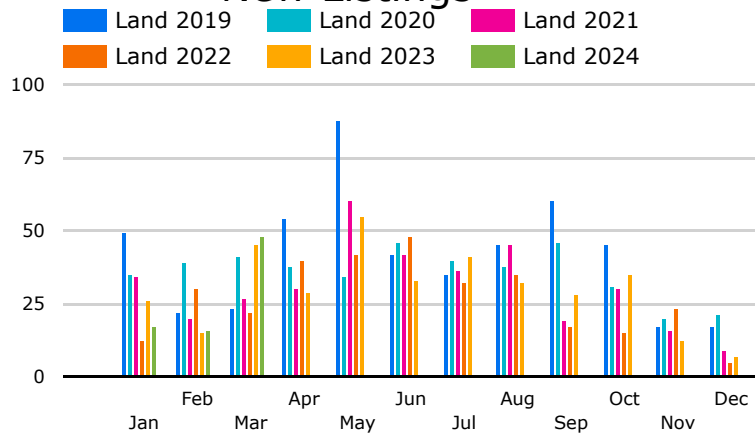
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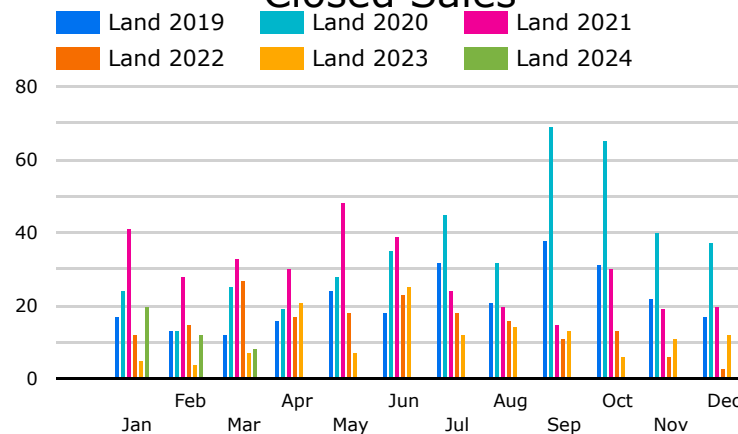
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	Land 2024	Land 2023	+/-	Land YTD 2024	Land YTD 2023	+/-
New Listings	16	15	1	34	41	-7
Closed Sales	12	4	8	32	9	23
Median Sales Price (\$)	239.5K	330.0K	-90,500	150.0K	250.0K	-100,000
Average Sales Price (\$)	255.2K	451.0K	-195,825	150.0K	374.0K	-224,000
Average % of Original List Price Received	89.00%	85.00%	4%	89.00%	87.00%	2%
Average Days on Market Until Sale	170	122	48	157	112	45

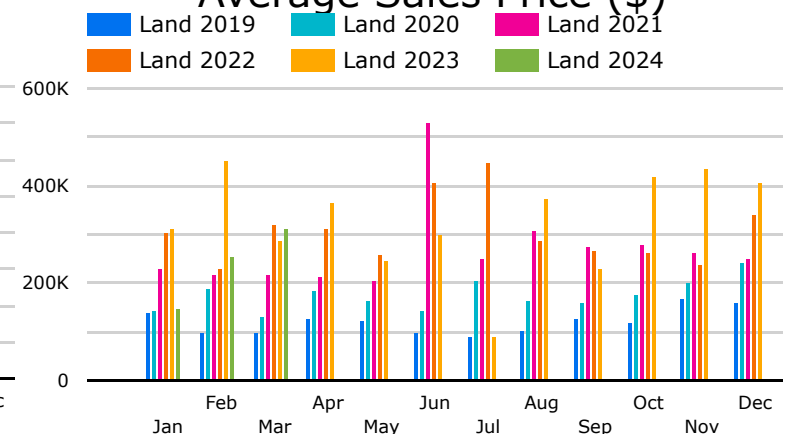
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Ravalli County - Residential

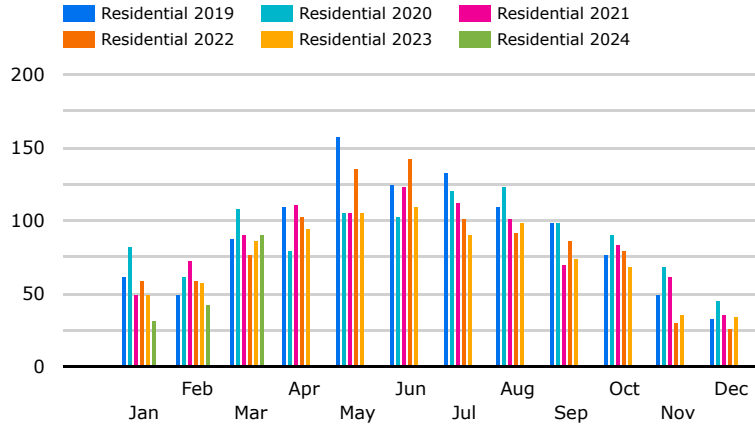
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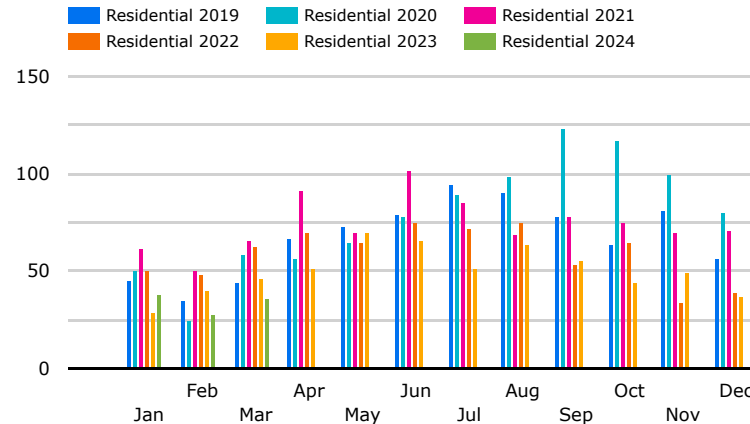
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	Residential 2024	Residential 2023	+/-	Residential YTD 2024	Residential YTD 2023	+/-
New Listings	43	58	-15	74	107	-33
Closed Sales	28	40	-12	68	69	-1
Median Sales Price (\$)	530.3K	552.8K	-22,500	557.5K	525.0K	32,500
Average Sales Price (\$)	637.0K	626.2K	10,813	612.0K	621.4K	-9,358
Average % of Original List Price Received	94.00%	90.00%	4%	94.00%	90.00%	4%
Average Days on Market Until Sale	104	119	-15	97	110	-13

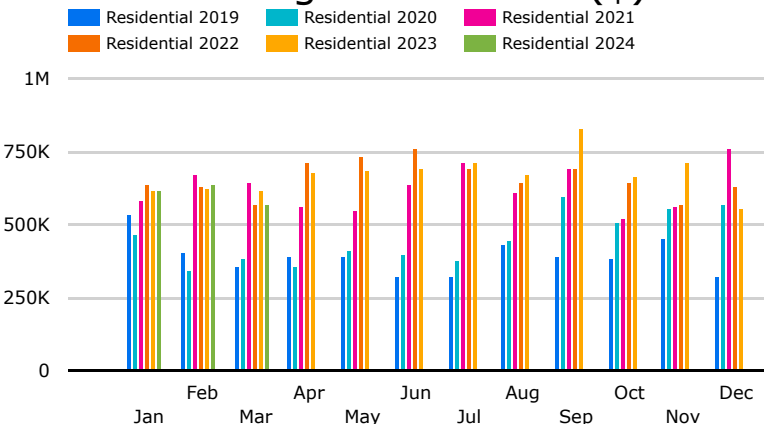
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Kalispell City - Land

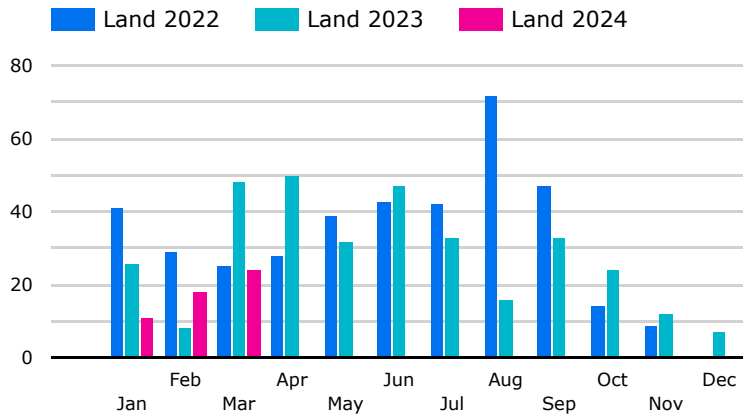
Month: Feb

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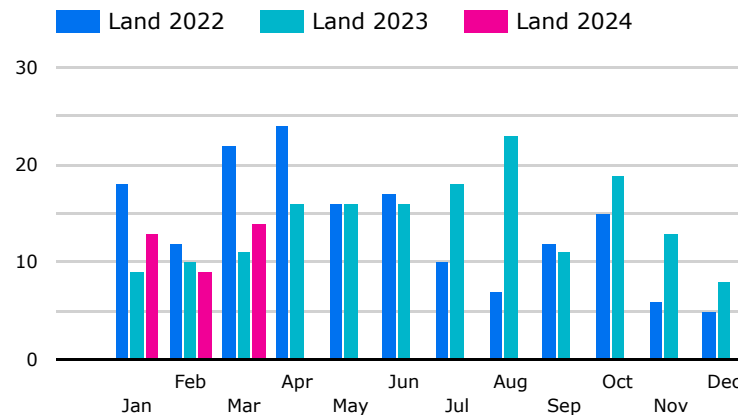
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	Land 2024	Land 2023	+/-	Land YTD 2024	Land YTD 2023	+/-
New Listings	18	8	10	29	34	-5
Closed Sales	9	10	-1	22	19	3
Median Sales Price (\$)	184.9K	217.5K	-32,600	194.5K	220.0K	-25,550
Average Sales Price (\$)	283.5K	293.4K	-9,944	324.4K	85.0%	-164,527
Average % of Original List Price Received	97.00%	88.00%	9%	93.00%	85.00%	8%
Average Days on Market Until Sale	149	179	-30	212	210	2

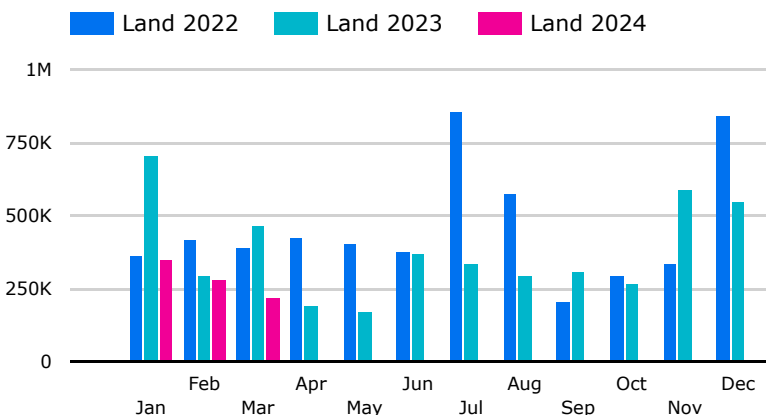
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Kalispell City - Residential

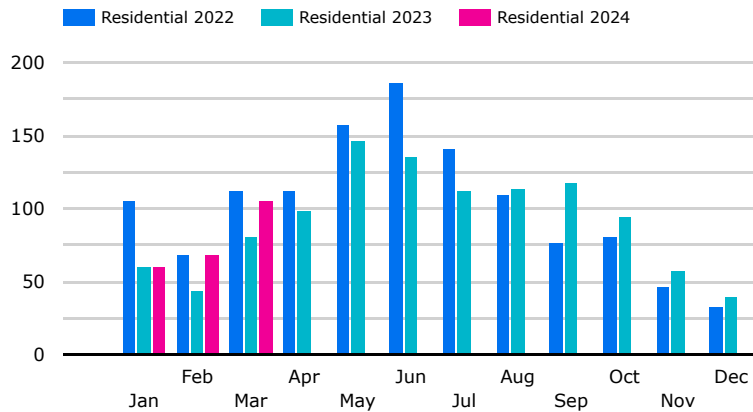
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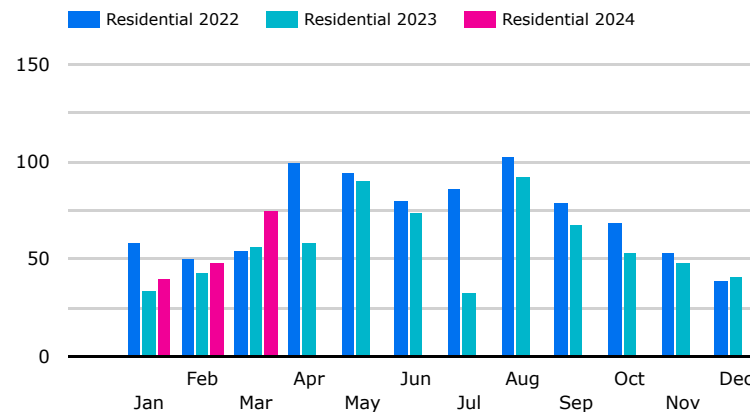
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	Residential 2024	Residential 2023	+/-	Residential YTD 2024	Residential YTD 2023	+/-
New Listings	68	44	24	128	104	24
Closed Sales	48	43	5	88	77	11
Median Sales Price (\$)	534.0K	565.0K	-31,000	521.5K	510.0K	11,450
Average Sales Price (\$)	619.8K	622.8K	-2,923	610.0K	599.7K	10,326
Average % of Original List Price Received	92.00%	92.00%	0%	93.00%	92.00%	1%
Average Days on Market Until Sale	128	111	17	117	109	8

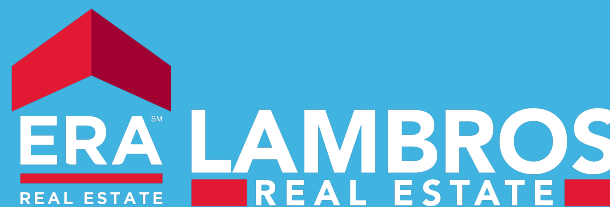
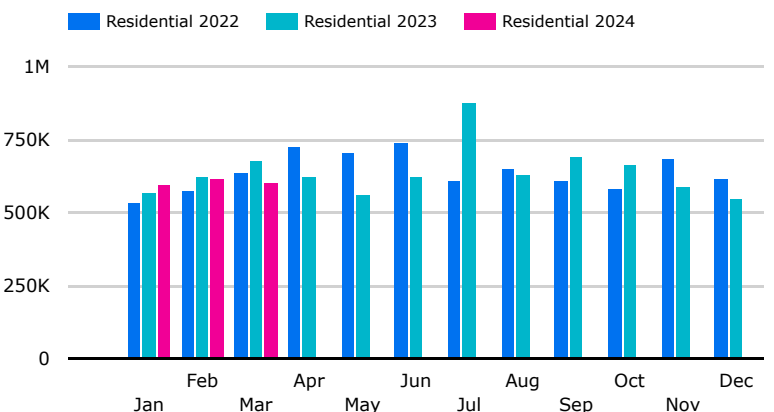
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Lake County - Land

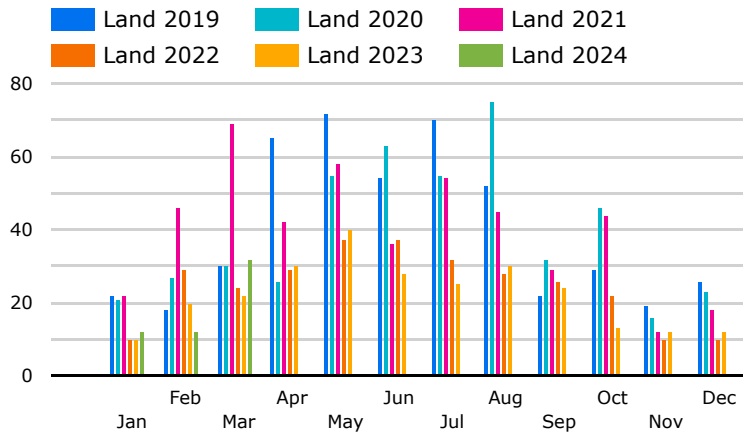
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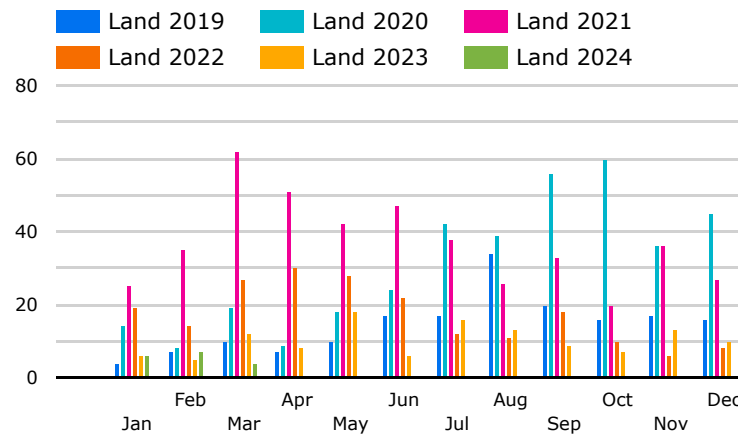
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	Land 2024	Land 2023	+/-	Land YTD 2024	Land YTD 2023	+/-
New Listings	12	20	-8	29	30	-1
Closed Sales	7	5	2	13	11	2
Median Sales Price (\$)	160.0K	630.0K	-470,000	200.0K	144.0K	56,000
Average Sales Price (\$)	201.8K	684.0K	-482,214	337.3K	390.5K	-53,276
Average % of Original List Price Received	77.00%	91.00%	-14%	86.00%	84.00%	2%
Average Days on Market Until Sale	184	302	-118	185	233	-48

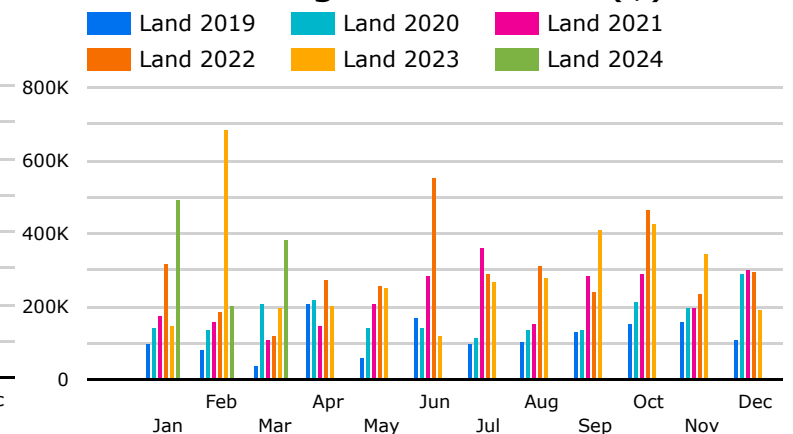
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Lake County - Residential

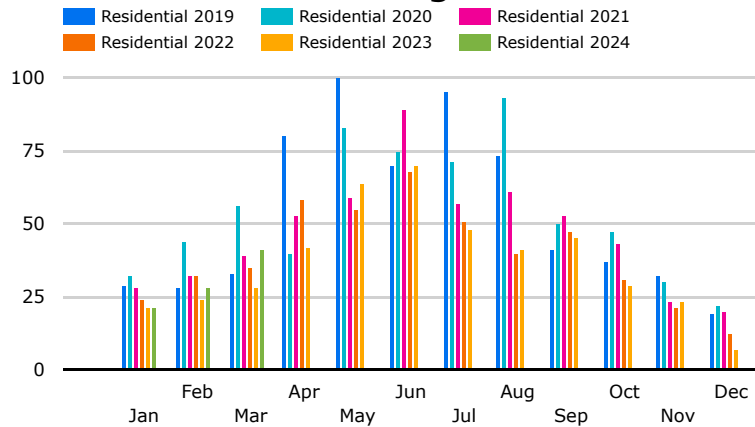
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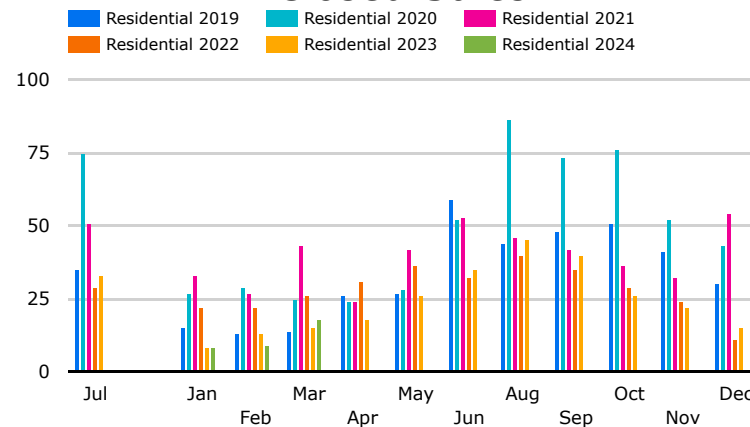
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	Residential 2024	Residential 2023	+/-	Residential YTD 2024	Residential YTD 2023	+/-
New Listings	28	24	4	53	45	8
Closed Sales	9	13	-4	17	21	-4
Median Sales Price (\$)	438.0K	430.0K	8,000	438.0K	430.0K	8,000
Average Sales Price (\$)	455.3K	424.8K	30,568	468.1K	1.8M	-1,335,360
Average % of Original List Price Received	88.00%	93.00%	-5%	91.00%	93.00%	-2%
Average Days on Market Until Sale	173	94	79	137	100	37

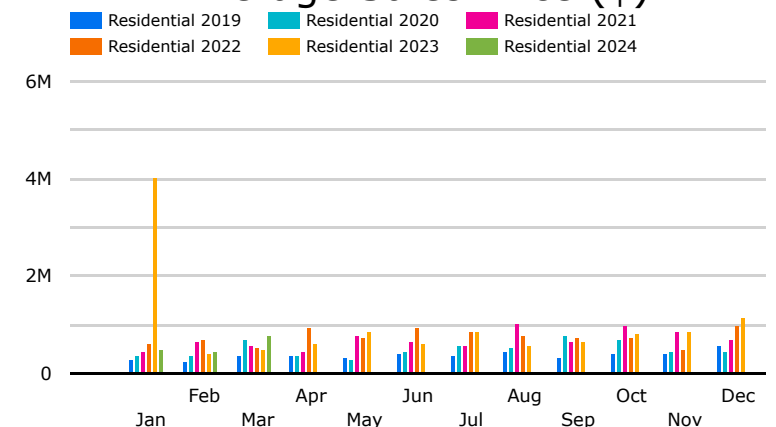
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Flathead County - Land

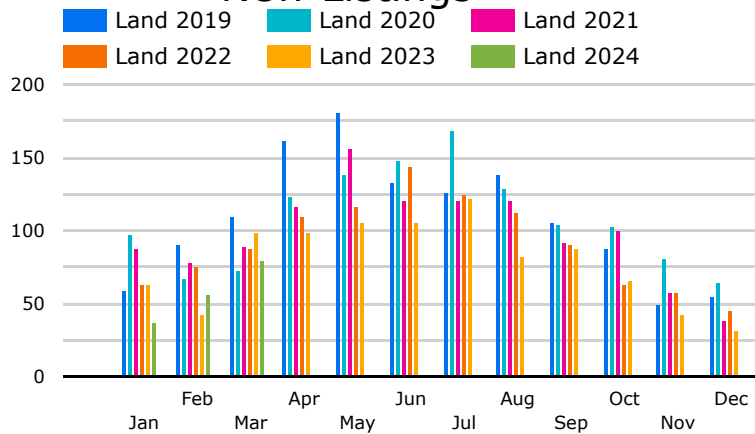
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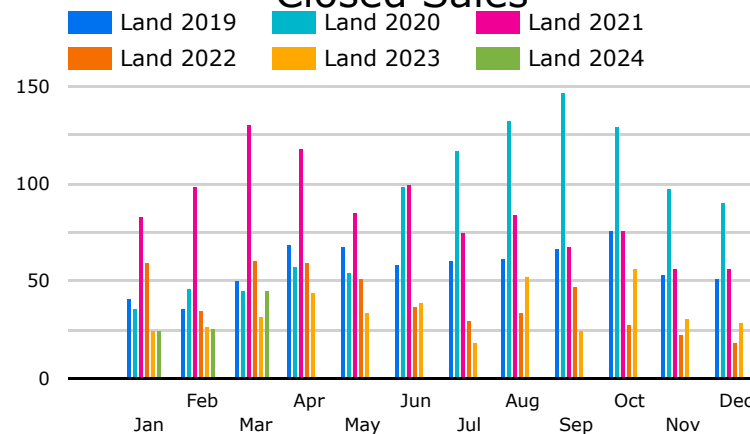
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	Land 2024	Land 2023	+/-	Land YTD 2024	Land YTD 2023	+/-
New Listings	56	42	14	121	105	16
Closed Sales	26	27	-1	53	52	1
Median Sales Price (\$)	295.0K	235.0K	60,000	300.0K	297.5K	2,500
Average Sales Price (\$)	531.0K	373.5K	157,478	538.4K	571.9K	-33,504
Average % of Original List Price Received	89.00%	88.00%	1%	88.00%	87.00%	1%
Average Days on Market Until Sale	432	145	287	317	151	166

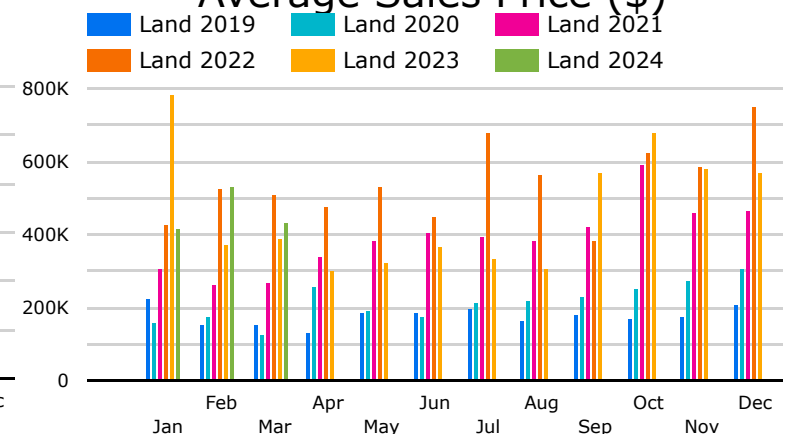
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Flathead County - Residential

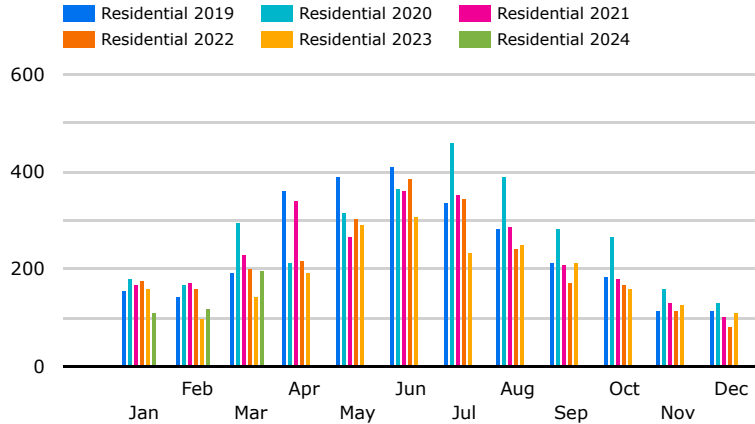
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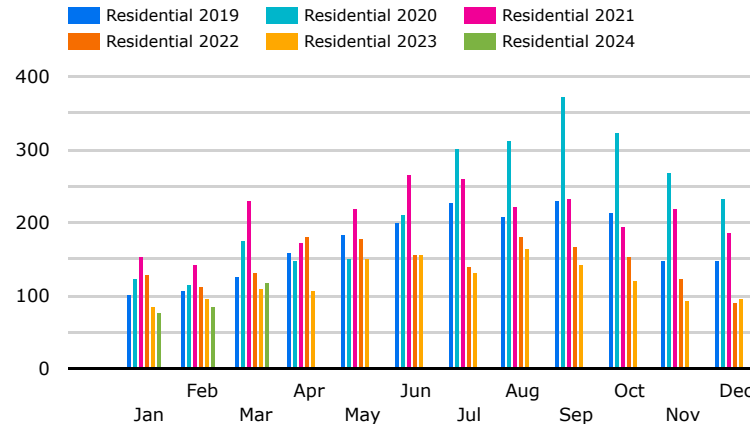
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	Residential 2024	Residential 2023	+/-	Residential YTD 2024	Residential YTD 2023	+/-
New Listings	121	100	21	266	259	7
Closed Sales	85	95	-10	162	184	-22
Median Sales Price (\$)	570.0K	602.0K	-31,999	571.3K	583.0K	-11,750
Average Sales Price (\$)	726.8K	785.9K	-59,142	823.1K	811.8K	11,244
Average % of Original List Price Received	92.00%	98.00%	-6%	92.00%	90.00%	2%
Average Days on Market Until Sale	120	141	-21	123	142	-19

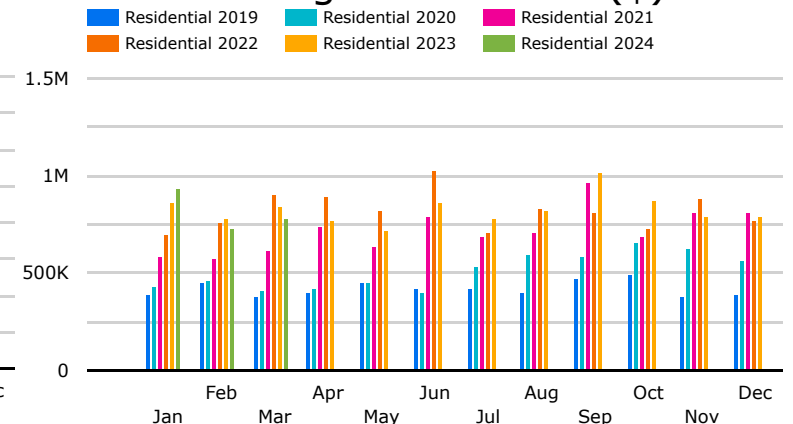
New Listings



Closed Sales



Average Sales Price (\$)



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Local Market Update Lincoln County - Land

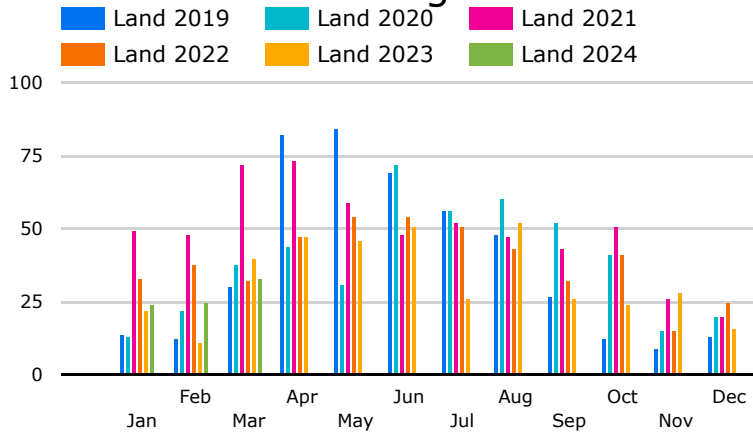
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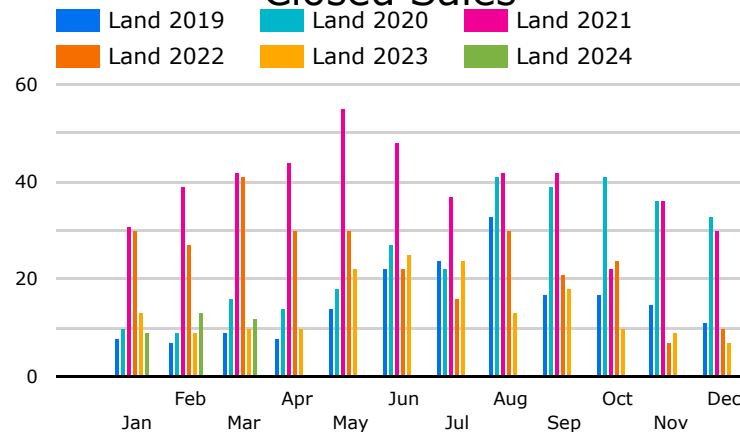
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	Land 2024	Land 2023	+/-	Land YTD 2024	Land YTD 2023	+/-
New Listings	25	11	14	40	33	7
Closed Sales	13	9	4	22	22	0
Median Sales Price (\$)	125.0K	100.0K	25,000	132.3K	130.4K	1,880
Average Sales Price (\$)	240.7K	100.0K	84,207	209.6K	169.5K	40,097
Average % of Original List Price Received	82.00%	89.00%	-7%	85.00%	96.00%	-11%
Average Days on Market Until Sale	189	161	28	224	217	7

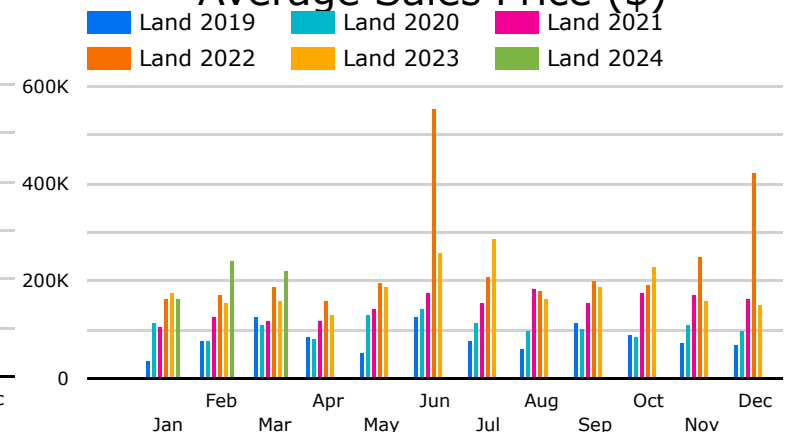
New Listings



Closed Sales



Average Sales Price (\$)



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Local Market Update Lincoln County - Residential

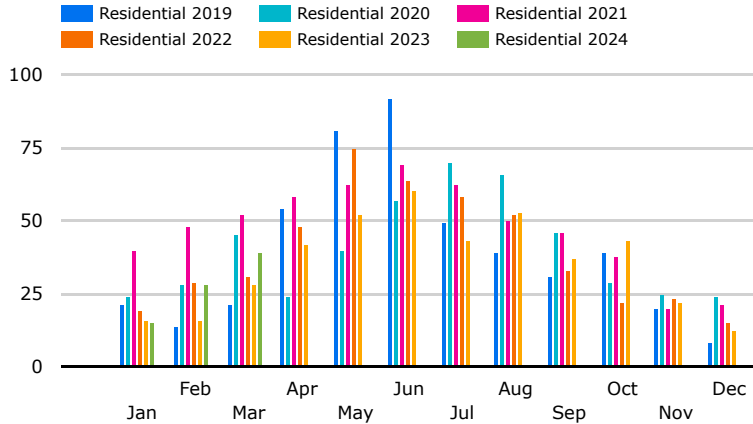
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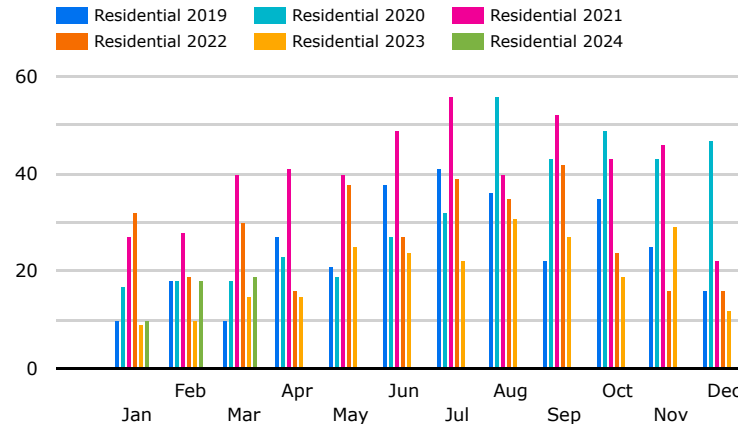
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	Residential 2024	Residential 2023	+/-	Residential YTD 2024	Residential YTD 2023	+/-
New Listings	28	16	12	54	32	22
Closed Sales	18	10	8	29	19	10
Median Sales Price (\$)	336.5K	302.5K	34,000	374.5K	345.0K	29,500
Average Sales Price (\$)	401.2K	397.8K	3,434	473.5K	366.1K	107,489
Average % of Original List Price Received	89.00%	82.00%	7%	90.00%	84.00%	6%
Average Days on Market Until Sale	129	129	0	116	135	-19

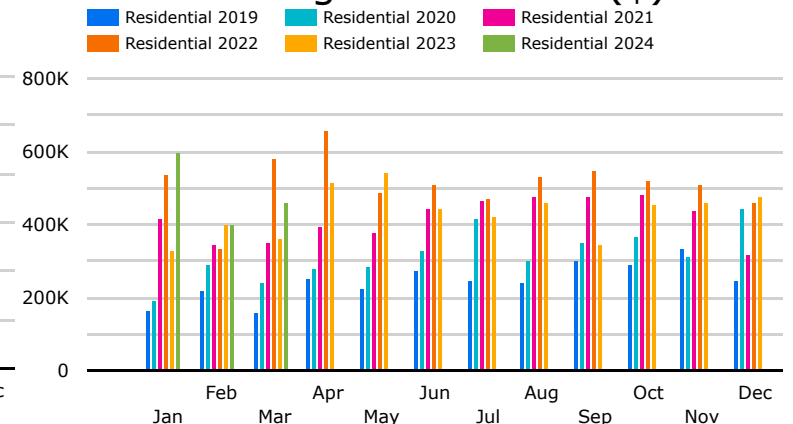
New Listings



Closed Sales



Average Sales Price (\$)



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