

Local Market Update Missoula County - Land

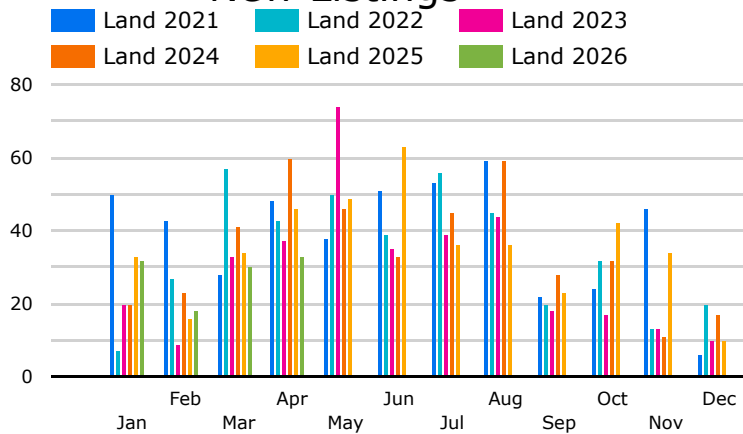
Month: Apr

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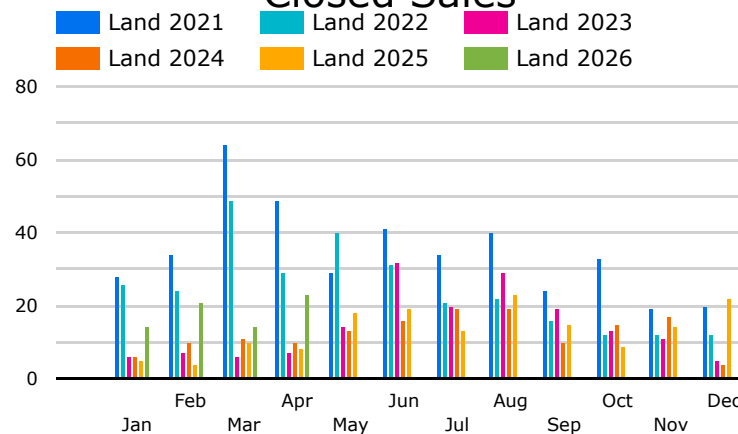
Tip: The best way to understand metrics is to only view one month at a time

	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
New Listings	33	46	-13	114	129	-15
Closed Sales	23	8	15	73	27	46
Median Sales Price (\$)	250.0K	227.5K	22,500	211.0K	222.5K	-11.5K
Average Sales Price (\$)	424.1K	301.3K	122,876	303.9K	375.8K	-71,871
Average % of Original List Price Received	0.88	0.86	2%	0.87	0.9	-3%
Average Days on Market Until Sale	164	207	-43	191	173	18

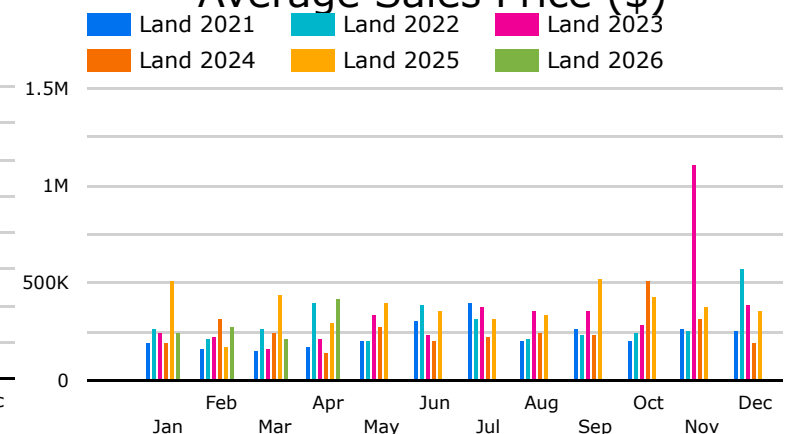
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Missoula County - Residential

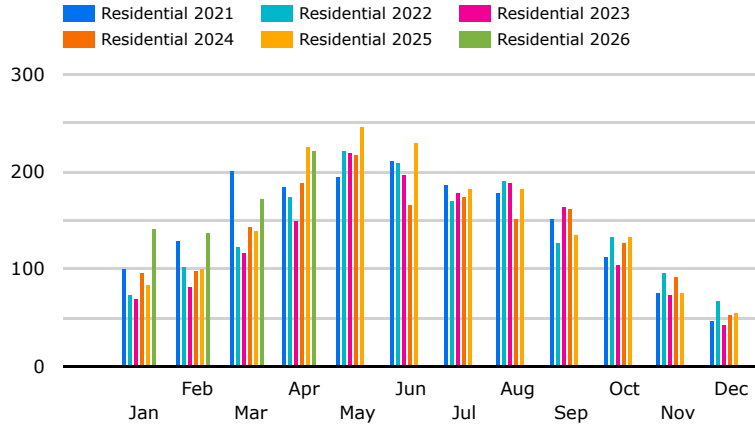
Month: Apr

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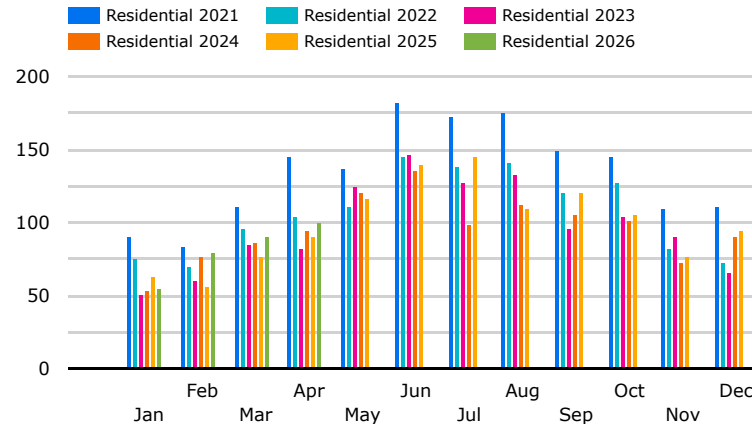
Tip: The best way to understand metrics is to only view one month at a time

	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	222	226	-4	672	550	122
Closed Sales	100	91	9	323	289	34
Median Sales Price (\$)	567.5K	555.0K	12,500	548.8K	555.0K	-6,232
Average Sales Price (\$)	680.8K	666.1K	14,749	648.7K	634.4K	14,307
Average % of Original List Price Received	0.95	0.96	-1%	0.95	0.96	-1%
Average Days on Market Until Sale	105	90	15	106	96	10

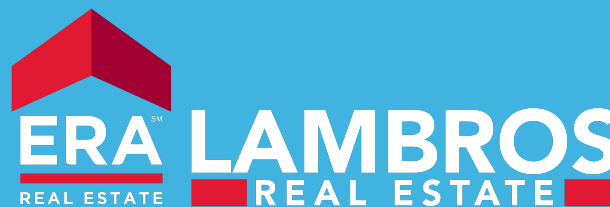
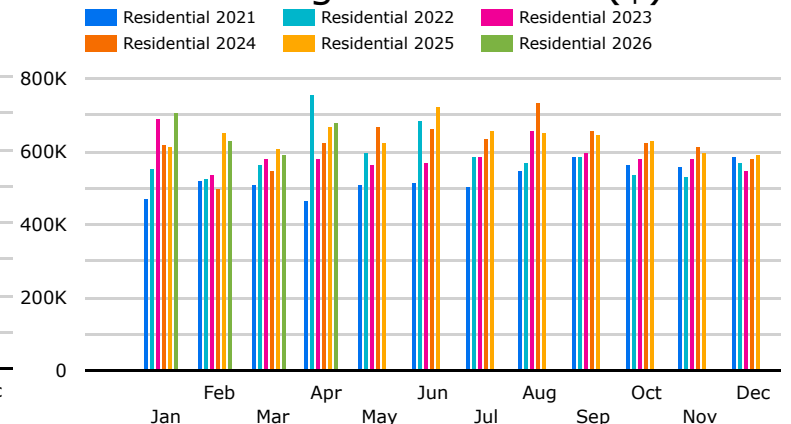
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Missoula City - Land

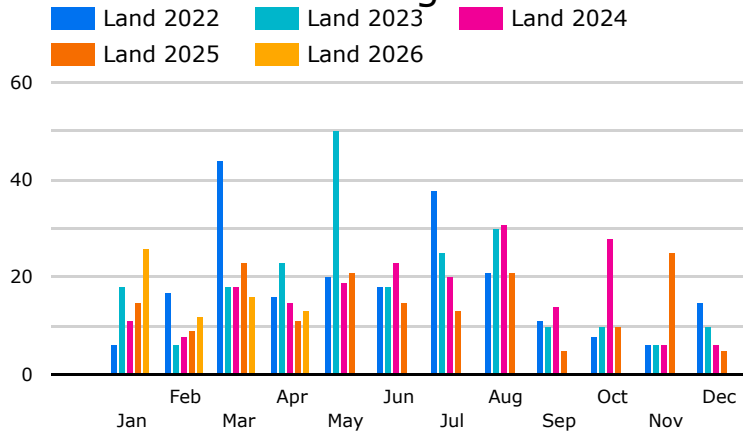
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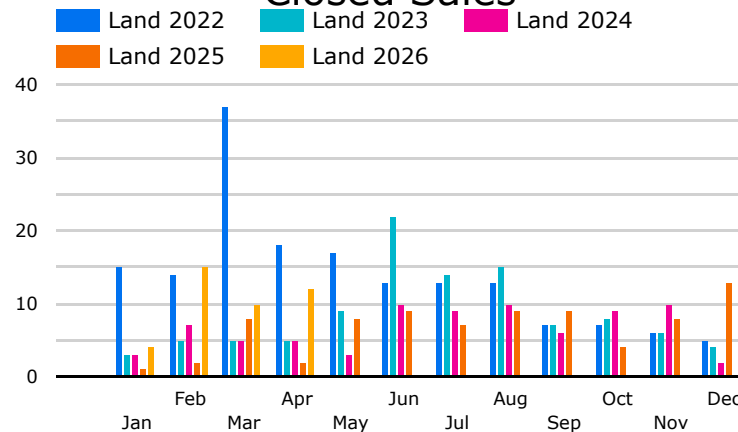
Tip: The best way to understand metrics is to only view one month at a time

	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
New Listings	13	11	2	68	58	-15
Closed Sales	12	2	10	42	13	29
Median Sales Price (\$)	264.0K	585.0K	-321,000	211.8K	285.0K	-11,500
Average Sales Price (\$)	424.8K	585.0K	-160,175	288.8K	482.7K	-71,871
Average % of Original List Price Received	0.91	0.71	20%	0.91	0.9	-3%
Average Days on Market Until Sale	159	708	-549	175	241	18

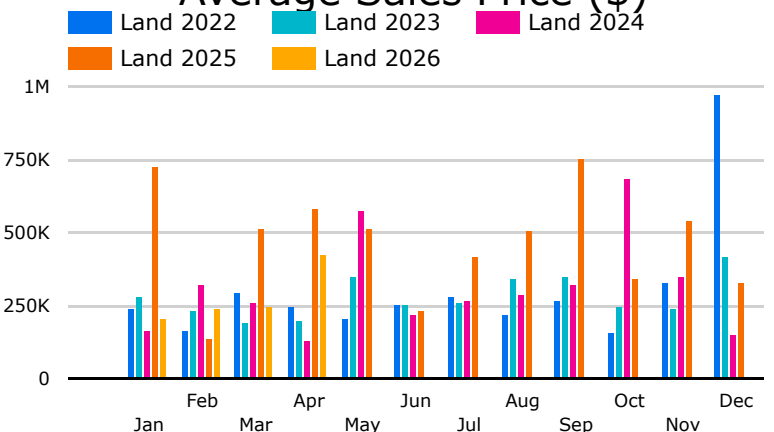
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Missoula City - Residential

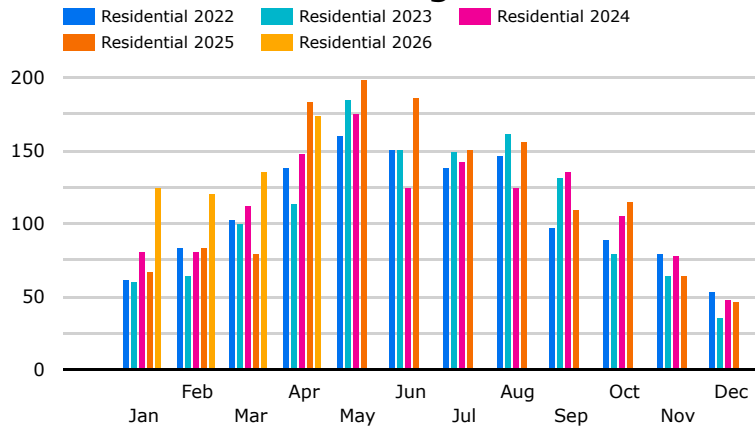
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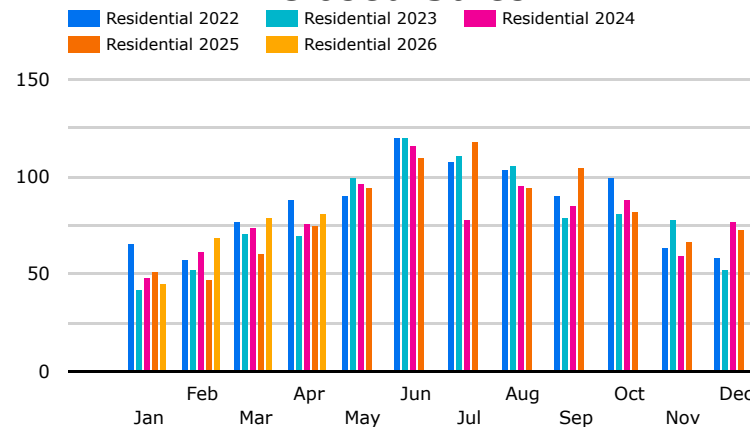
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	174	184	-10	555	445	110
Closed Sales	81	75	6	274	234	40
Median Sales Price (\$)	565.0K	560.0K	5,000	565.0K	550.0K	-2,430
Average Sales Price (\$)	644.2K	665.1K	-20,975	644.2K	626.2K	18,578
Average % of Original List Price Received	0.97	0.96	1%	0.91	0.96	-1%
Average Days on Market Until Sale	97	84	13	1	86	18

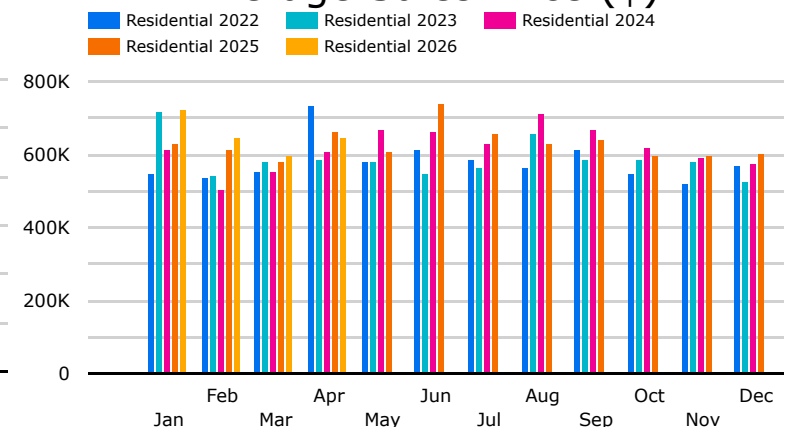
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Missoula County Commercial

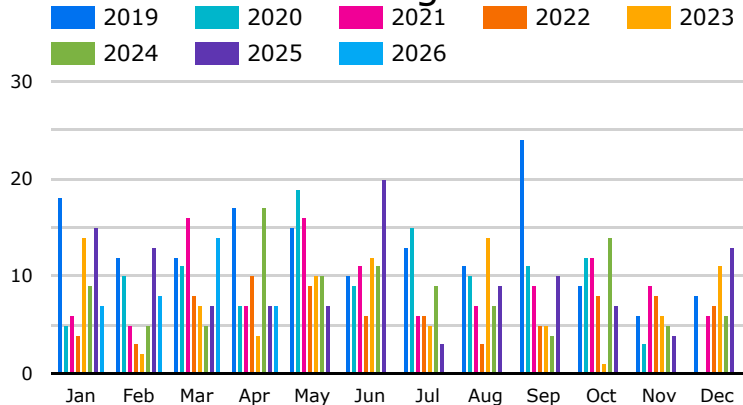
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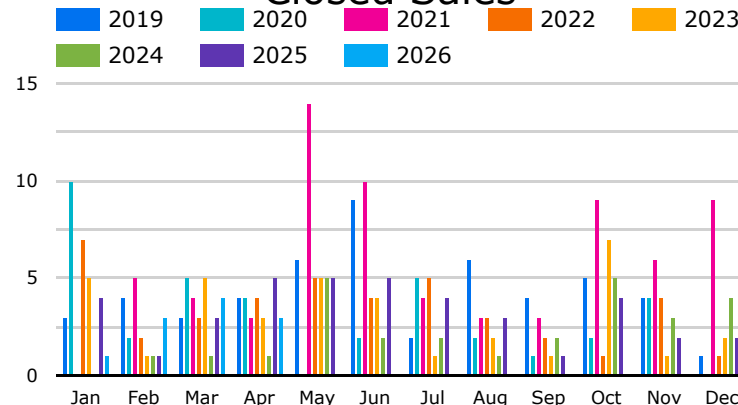
Tip: The best way to understand metrics is to only view one month at a time

	2026	2025	+/-	YTD 2026	YTD 2025	+/-
New Listings	7	7	0	37	42	-5
Closed Sales	3	5	-2	11	13	-2
Median Sales Price (\$)	600.0K	389.0K	211.0K	650.0K	700.0K	-50,000
Average Sales Price (\$)	561.0K	506.8K	54.2K	784.0K	1.1M	-353,462
Average % of Original List Price Received	0.94	0.95	-1%	0.85	0.89	-4%
Average Days on Market Until Sale	269	54	215	226	249	-23

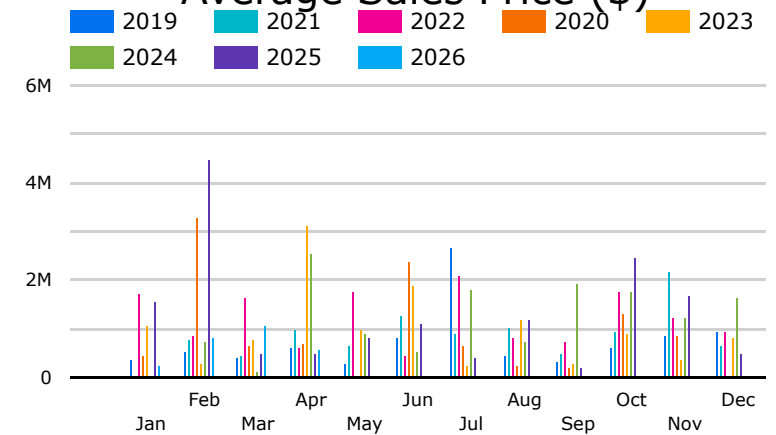
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Ravalli County - Land

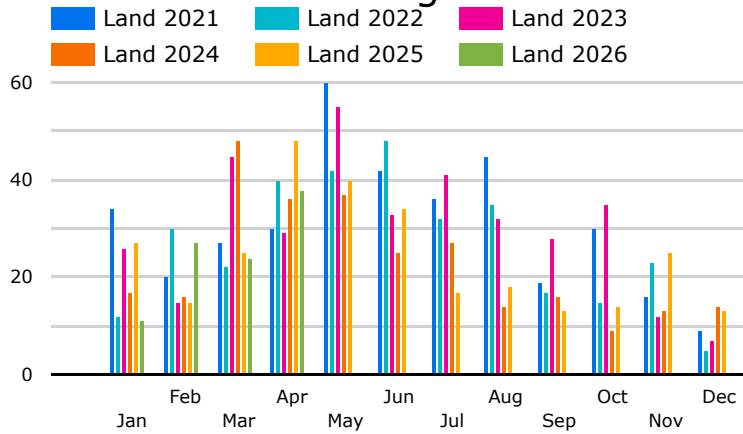
Month: Apr

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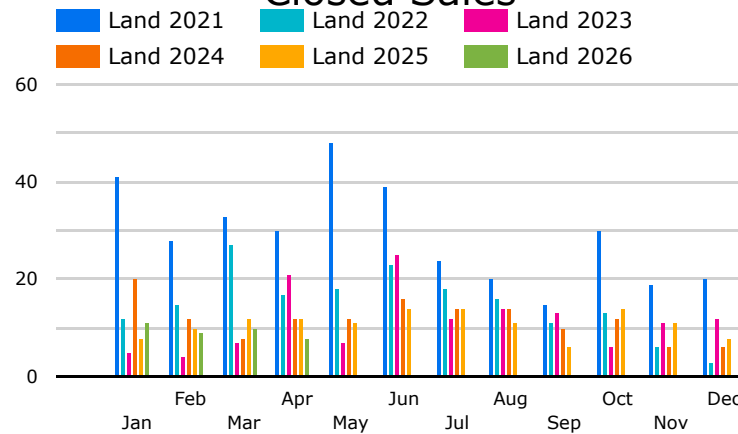
Tip: The best way to understand metrics is to only view one month at a time

	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
New Listings	38	48	-10	100	117	-17
Closed Sales	8	12	-4	43	41	2
Median Sales Price (\$)	255.0K	301.5K	-46,500	250.0K	250.0K	0
Average Sales Price (\$)	410.6K	363.6K	47,058	292.3K	399.4K	-107,037
Average % of Original List Price Received	0.92	0.97	-5%	0.91	0.93	-2%
Average Days on Market Until Sale	166	182	-16	188	161	27

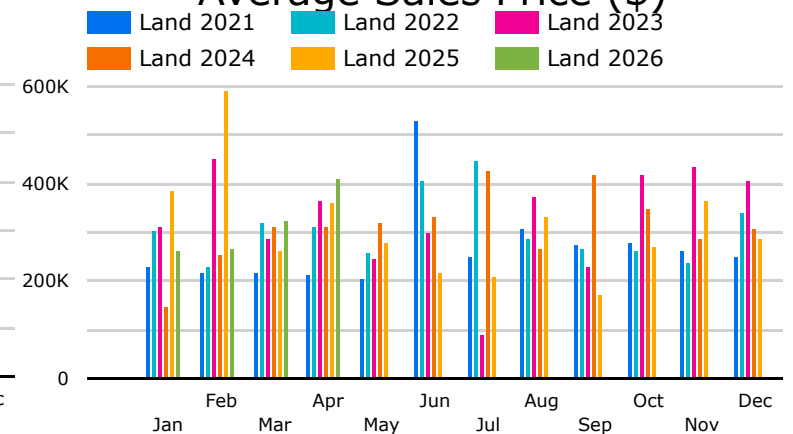
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Ravalli County - Residential

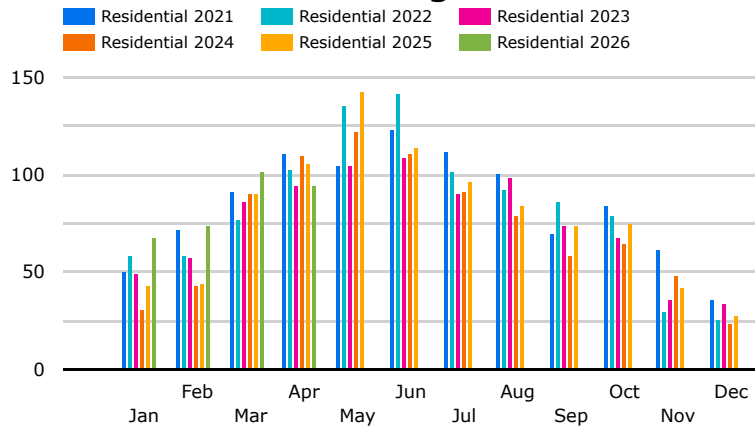
Month: Apr

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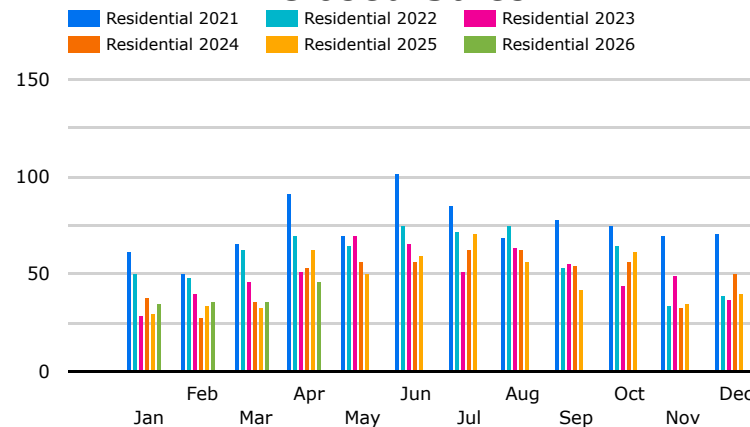
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	95	106	-11	339	286	53
Closed Sales	46	63	-17	155	160	-5
Median Sales Price (\$)	570.0K	625.0K	-55,000	580.0K	544.5K	35,500
Average Sales Price (\$)	689.0K	637.1K	51,972	722.1K	594.2K	127,945
Average % of Original List Price Received	0.93	0.94	-1%	0.93	0.93	0%
Average Days on Market Until Sale	117	99	18	120	109	11

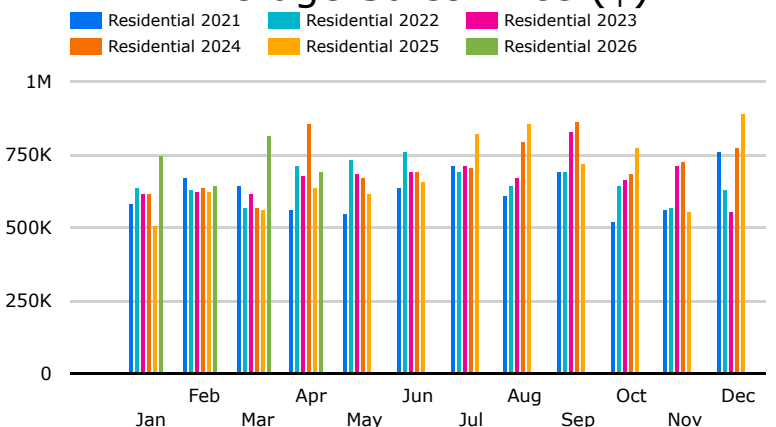
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Kalispell City - Land

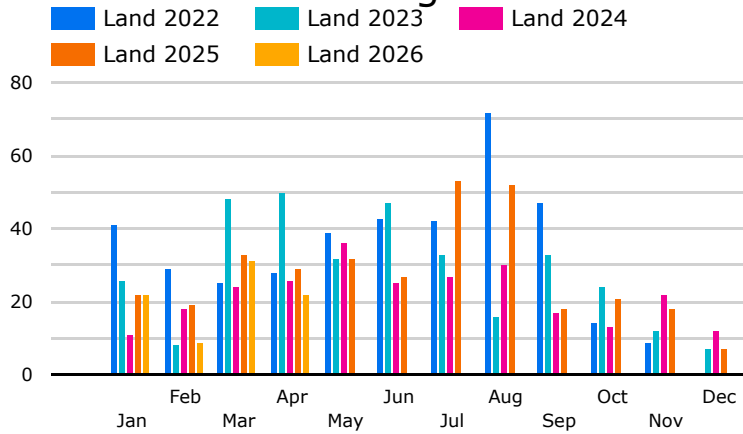
Month: Apr

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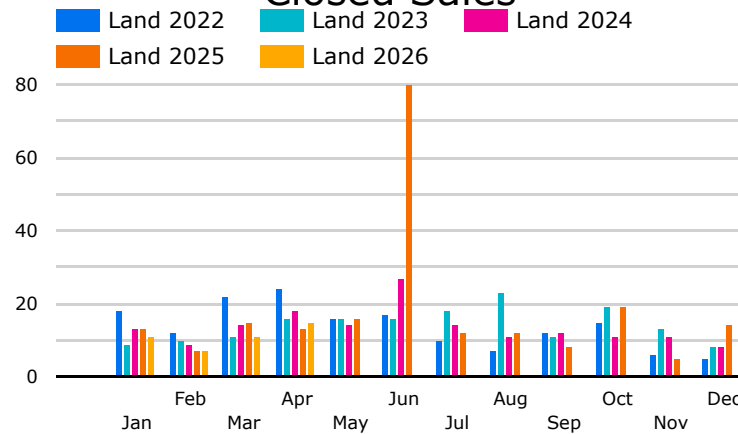
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	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
New Listings	22	29	-7	85	104	-19
Closed Sales	15	13	2	46	50	-4
Median Sales Price (\$)	250.0K	380.0K	-130,000	305.0K	245.0K	60,000
Average Sales Price (\$)	373.8K	1.2M	-811,735	492.1K	554.5K	-62,351
Average % of Original List Price Received	0.94	0.93	1%	0.91	0.92	-1%
Average Days on Market Until Sale	104	124	-20	140	165	-25

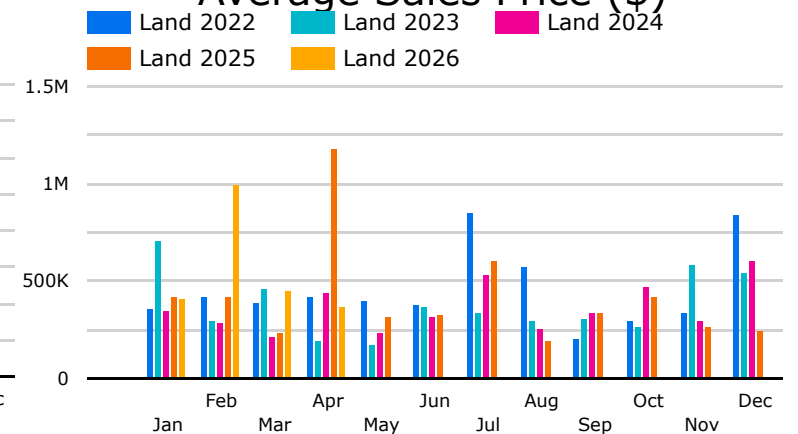
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Kalispell City - Residential

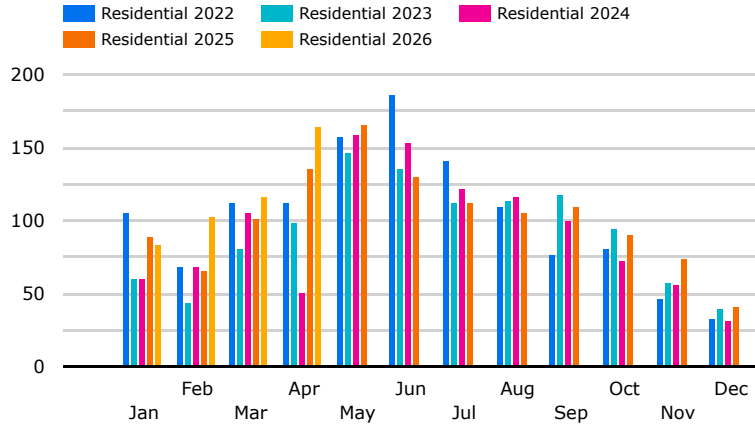
Month: Apr

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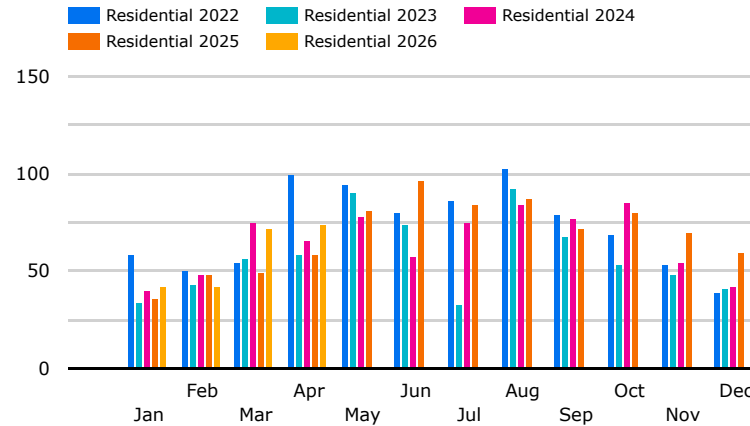
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	165	136	85	467	395	72
Closed Sales	74	59	-7	231	194	37
Median Sales Price (\$)	541.8K	575.0K	36,500	535.0K	572.2K	-37,200
Average Sales Price (\$)	702.6K	717.4K	110,311	663.0K	696.6K	-33,680
Average % of Original List Price Received	0.95	0.95	0%	0.94	0.94	0%
Average Days on Market Until Sale	105	121	1	119	130	-11

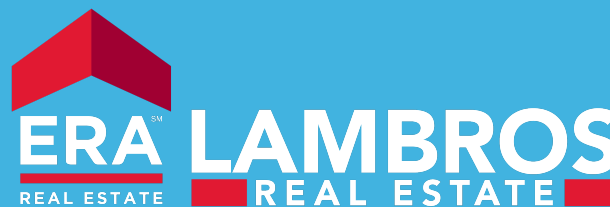
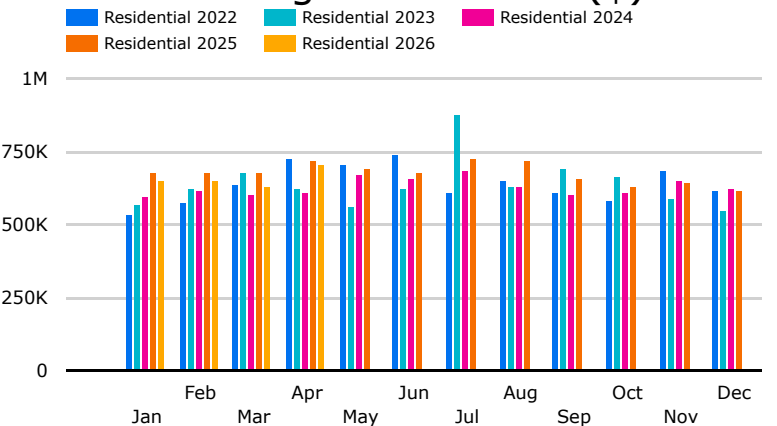
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Lake County - Land

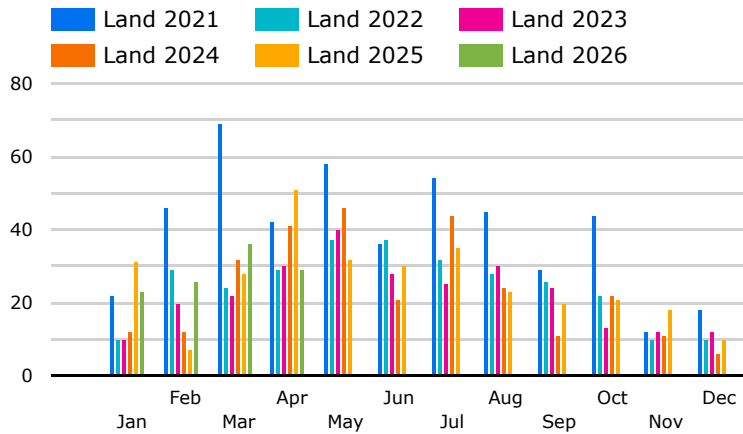
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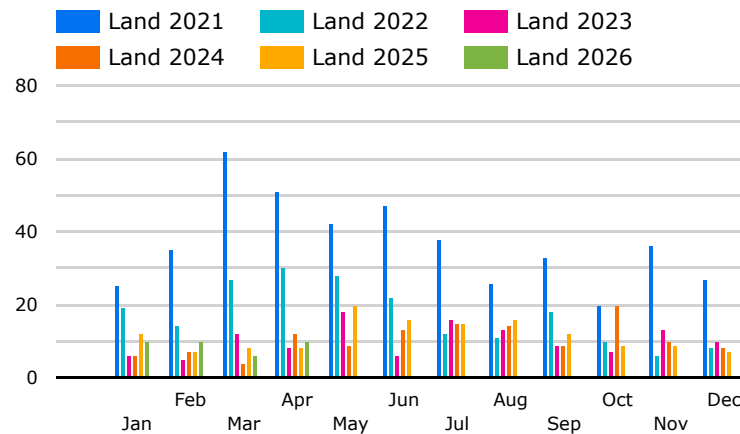
Tip: The best way to understand metrics is to only view one month at a time

	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
New Listings	29	51	-22	115	117	-2
Closed Sales	10	8	2	38	35	3
Median Sales Price (\$)	118.8K	247.5K	-128,750	177.5K	250.0K	-72,500
Average Sales Price (\$)	288.2K	341.8K	-13	375.0K	327.4K	47,583
Average % of Original List Price Received	0.91	0.86	5%	0.89	0.85	4%
Average Days on Market Until Sale	164	186	-22	195	195	0

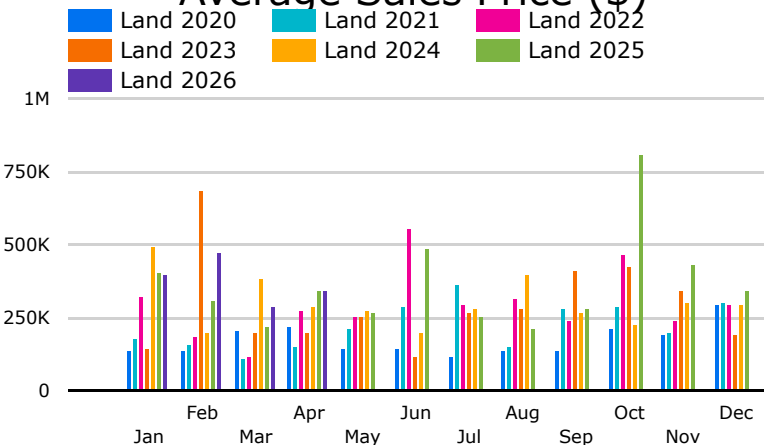
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Lake County - Residential

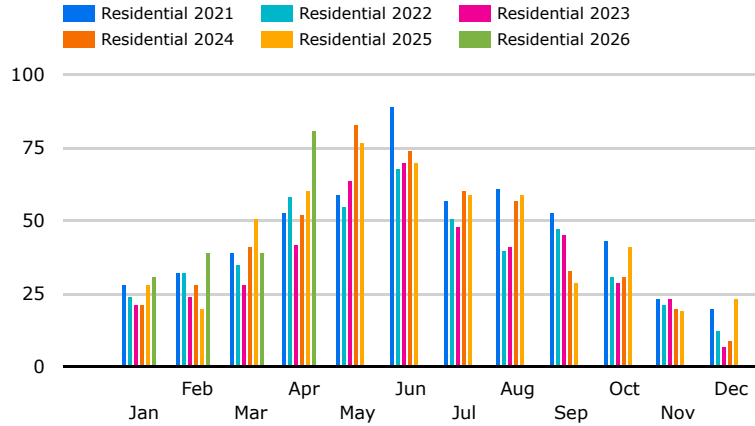
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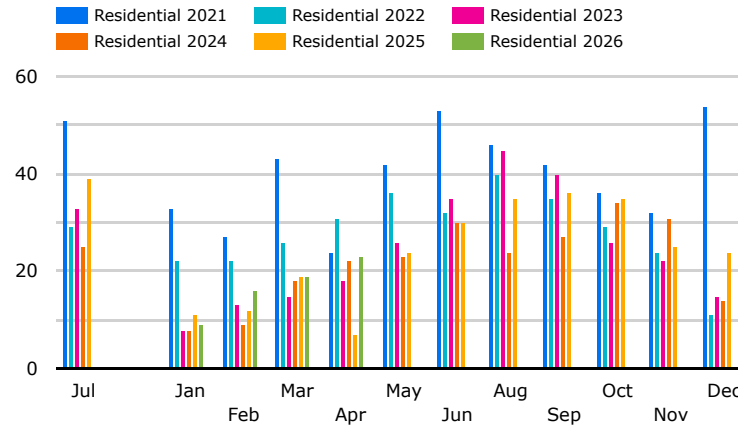
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	81	60	21	193	160	13
Closed Sales	23	7	16	68	49	19
Median Sales Price (\$)	585.0K	605.0K	-20,000	602.5K	600.0K	145,000
Average Sales Price (\$)	790.5K	694.3K	96,241	841.8K	981.9K	-140,084
Average % of Original List Price Received	0.95	0.91	4%	0.9	0.9	0%
Average Days on Market Until Sale	110	258	-148	164	177	-13

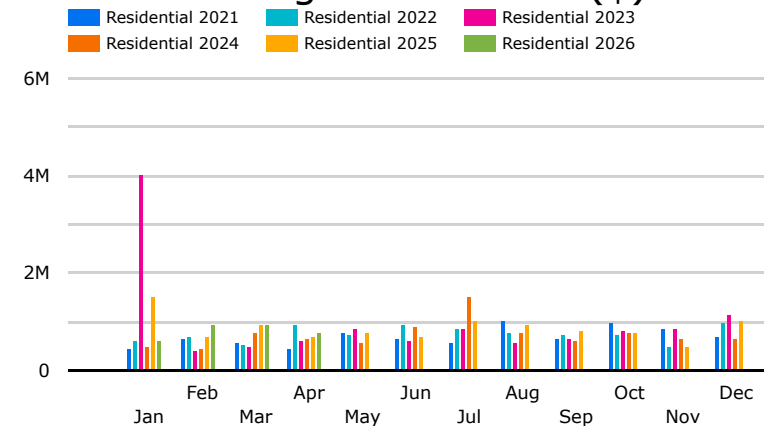
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Flathead County - Land

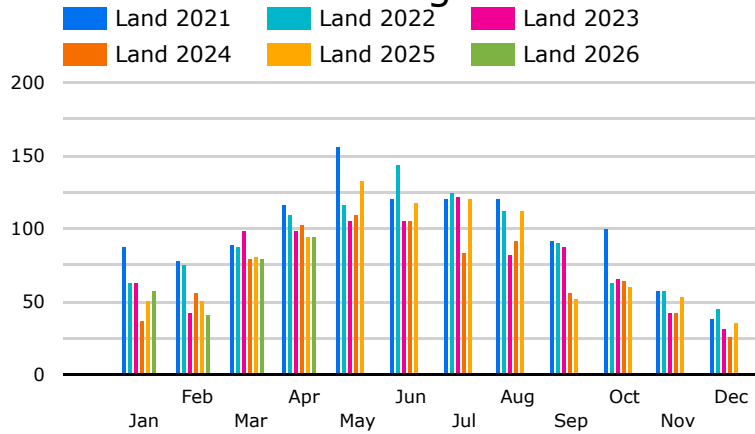
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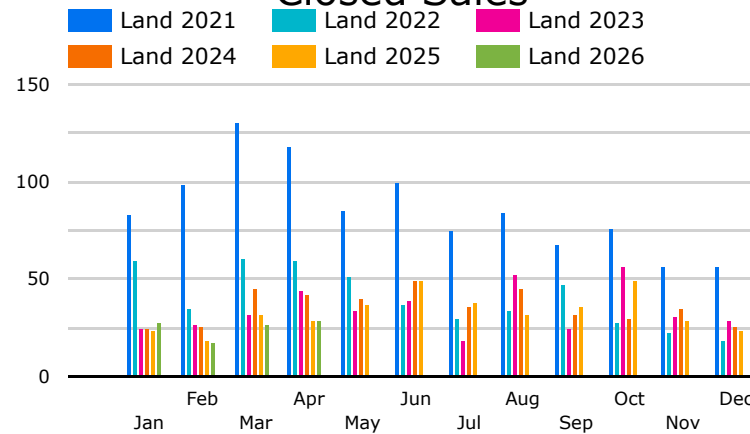
Tip: The best way to understand metrics is to only view one month at a time

	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
New Listings	95	95	0	274	280	-6
Closed Sales	29	29	0	103	106	-3
Median Sales Price (\$)	267.5K	340.0K	-72,500	350.0K	309.0K	41,000
Average Sales Price (\$)	350.4K	754.4K	-403,945	551.5K	614.5K	-62,924
Average % of Original List Price Received	0.94	0.91	3%	0.9	0.9	0%
Average Days on Market Until Sale	117	121	-4	166	176	-10

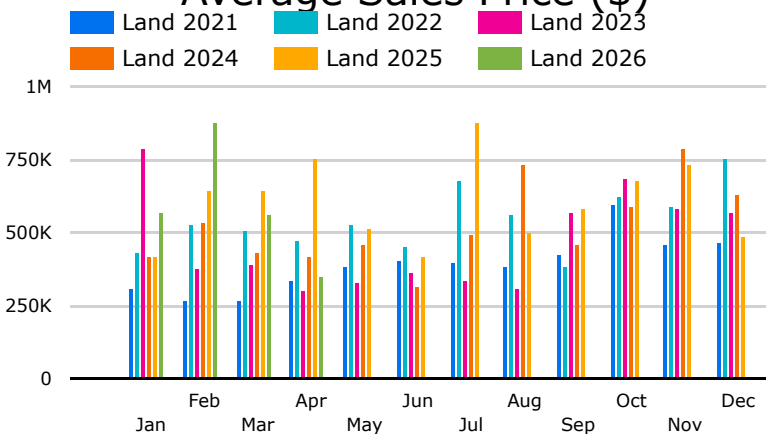
New Listings



Closed Sales



Average Sales Price (\$)



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Local Market Update Flathead County - Residential

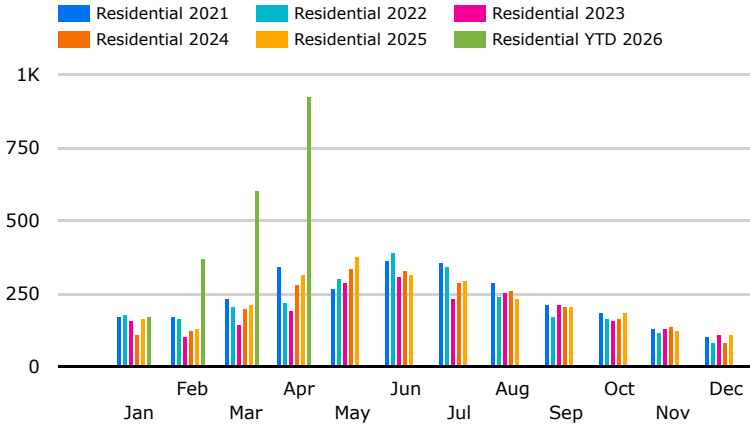
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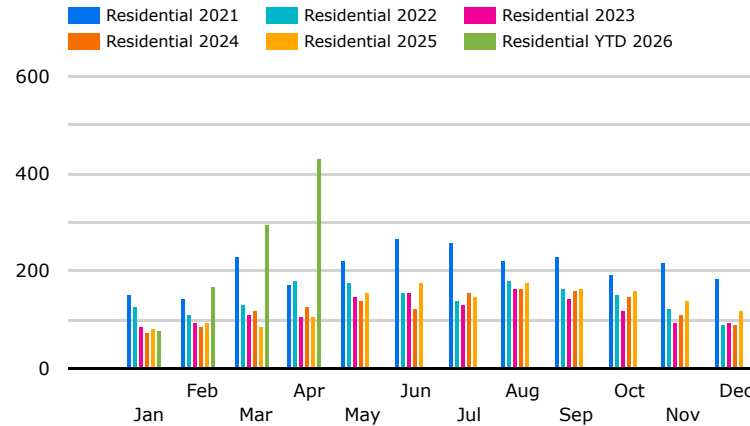
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	311	312	-1	923	826	97
Closed Sales	134	107	27	432	378	54
Median Sales Price (\$)	650.0K	625.0K	24,950	631.5K	649.5K	-18,000
Average Sales Price (\$)	953.8K	792.9K	160,874	956.5K	870.3K	86,224
Average % of Original List Price Received	0.94	0.94	1%	0.93	0.92	1%
Average Days on Market Until Sale	110	119	-9	126	141	-15

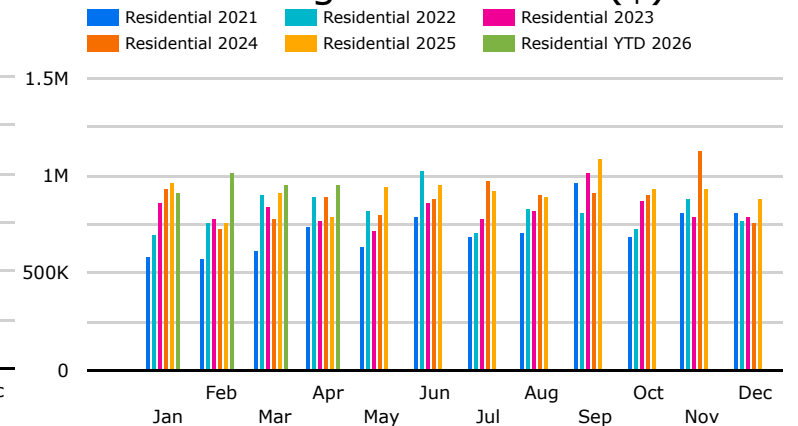
New Listings



Closed Sales



Average Sales Price (\$)



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Local Market Update Lincoln County - Land

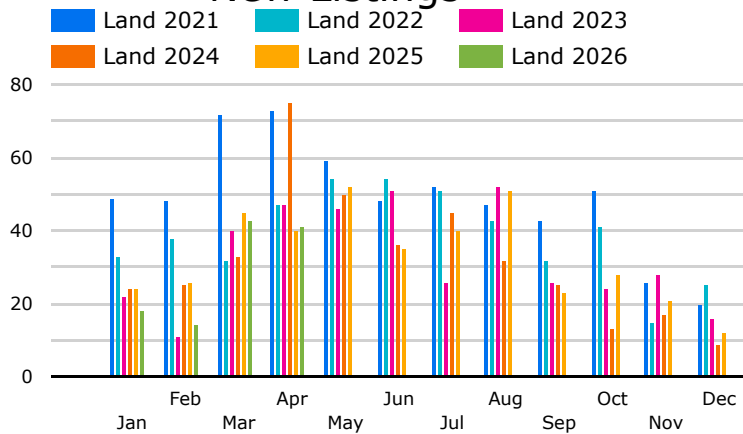
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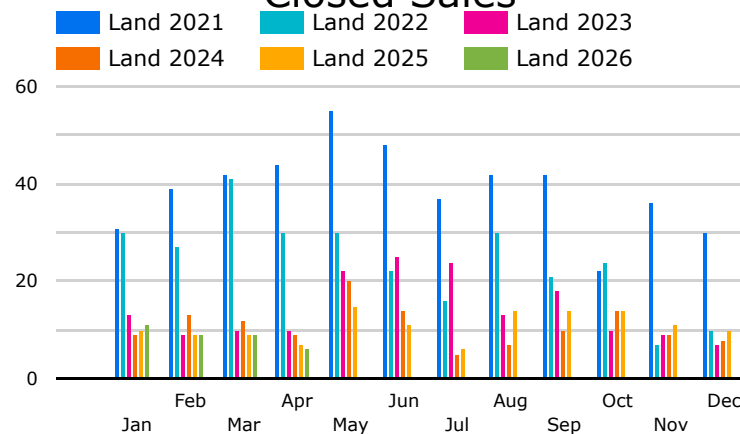
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	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
New Listings	41	40	1	117	135	-18
Closed Sales	6	7	-1	35	36	-1
Median Sales Price (\$)	131.5K	170.0K	-38,500	197.0K	142.5K	54,500
Average Sales Price (\$)	149.3K	170.0K	-17,381	210.8K	226.8K	-15,913
Average % of Original List Price Received	0.86	0.83	3%	0.94	0.83	11%
Average Days on Market Until Sale	196	214	-34	172	215	-43

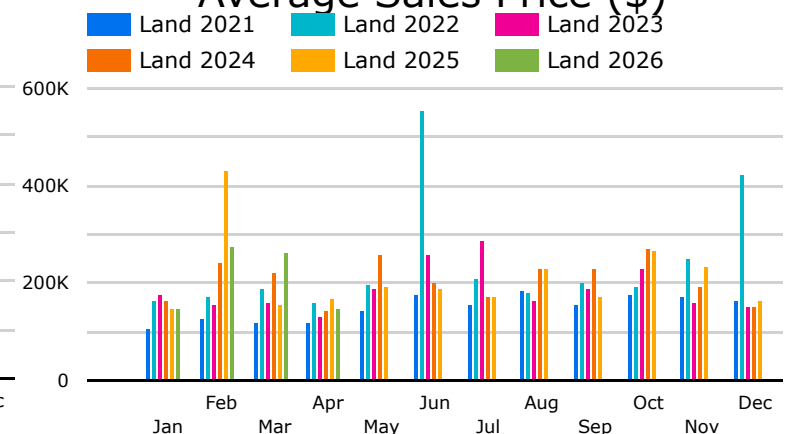
New Listings



Closed Sales



Average Sales Price (\$)



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Local Market Update Lincoln County - Residential

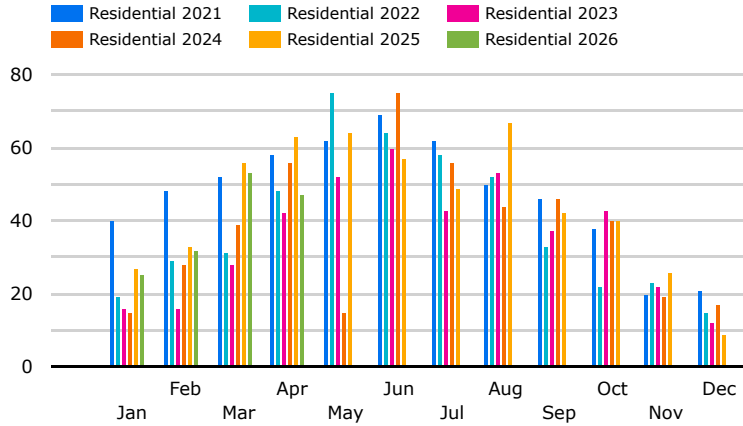
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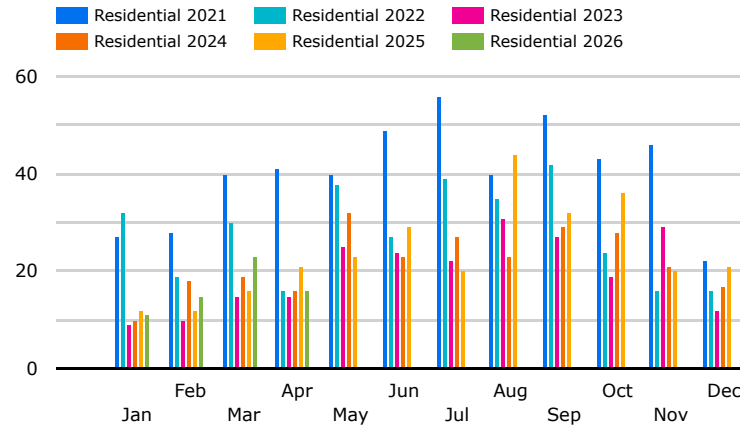
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	47	63	-16	159	181	-22
Closed Sales	16	21	-5	65	62	3
Median Sales Price (\$)	343.5K	350.0K	-6,500	337.0K	350.0K	-13,000
Average Sales Price (\$)	593.8K	546.0K	47,844	438.1K	484.3K	-46,272
Average % of Original List Price Received	0.9	0.91	-1%	0.9	0.88	2%
Average Days on Market Until Sale	121	141	-20	158	145	13

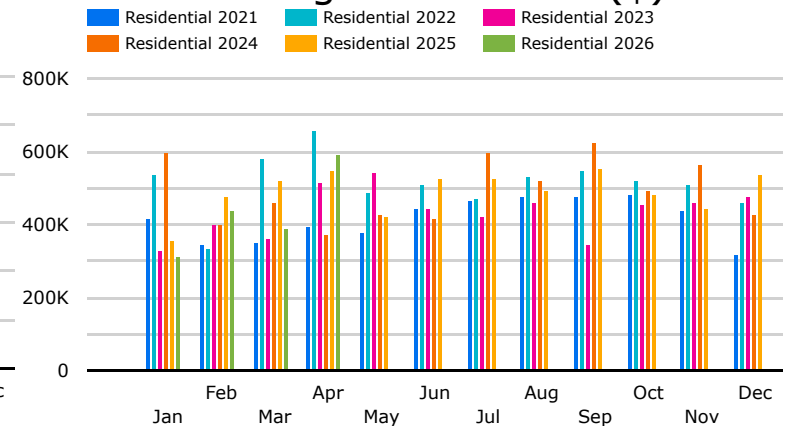
New Listings



Closed Sales



Average Sales Price (\$)



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