

# Local Market Update Missoula County - Land

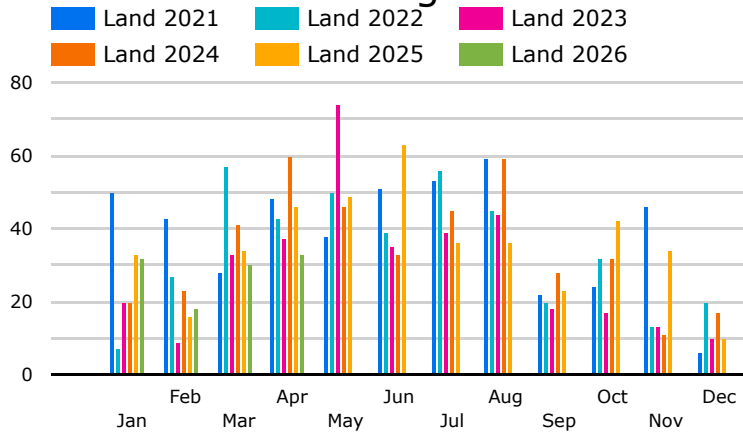
Month: Feb

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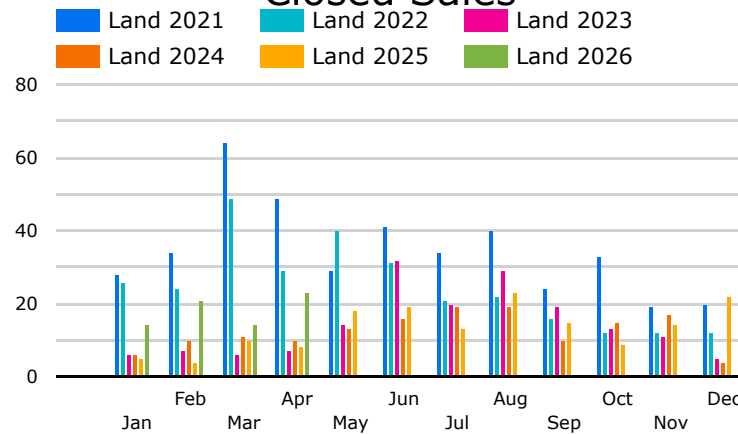
Tip: The best way to understand metrics is to only view one month at a time

	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
<b>New Listings</b>	18	16	2	50	49	1
<b>Closed Sales</b>	21	4	17	35	9	26
<b>Median Sales Price (\$)</b>	180.0K	169.9K	10,100	180.0K	225.0K	-45.0K
<b>Average Sales Price (\$)</b>	275.2K	173.7K	101,538	264.1K	364.4K	-100,325
<b>Average % of Original List Price Received</b>	0.92	0.94	-2%	0.86	0.88	-2%
<b>Average Days on Market Until Sale</b>	184	123	61	188	240	-52

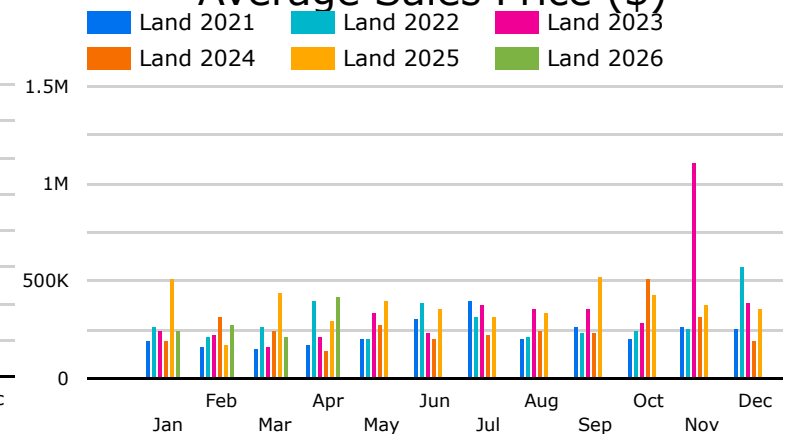
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

# Local Market Update Missoula County - Residential

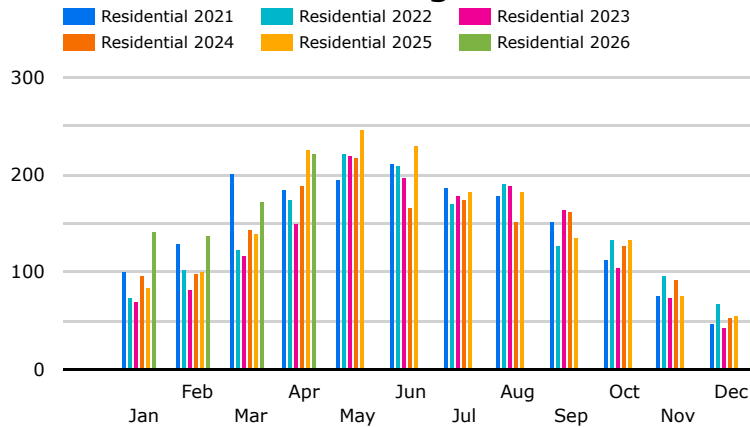
Month: Feb

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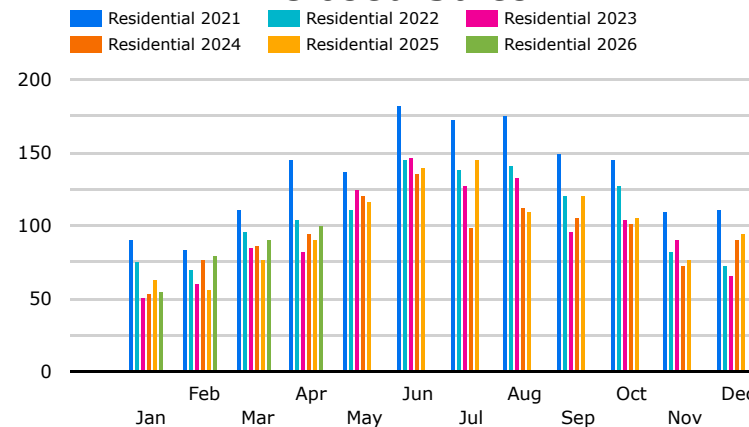
Tip: The best way to understand metrics is to only view one month at a time

	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
<b>New Listings</b>	137	101	36	277	185	92
<b>Closed Sales</b>	79	56	23	134	118	16
<b>Median Sales Price (\$)</b>	546.4K	577.5K	-31,128	541.0K	549.0K	-8,000
<b>Average Sales Price (\$)</b>	630.4K	651.1K	-20,753	662.2K	630.7K	31,518
<b>Average % of Original List Price Received</b>	0.93	0.95	-2%	0.93	0.95	-2%
<b>Average Days on Market Until Sale</b>	102	97	5	106	101	5

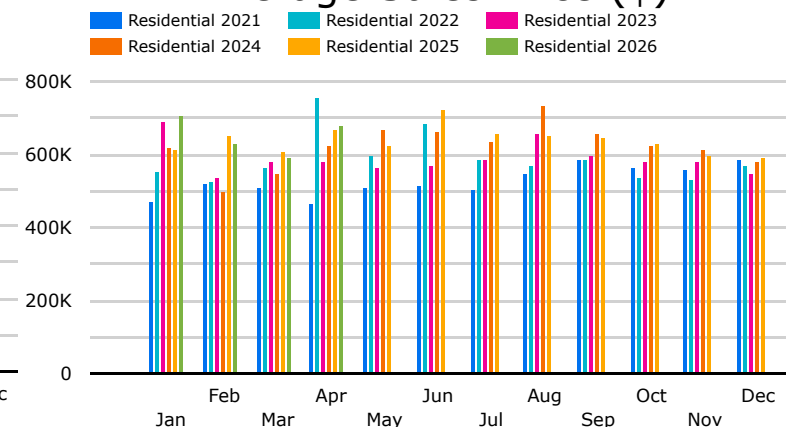
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

# Local Market Update Missoula City - Land

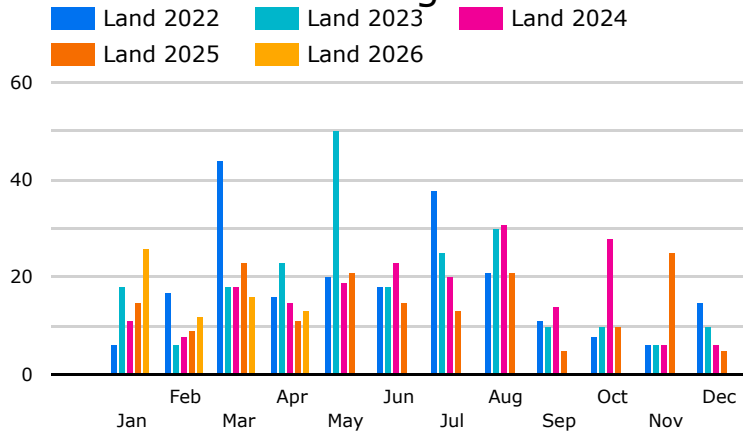
Month: Feb

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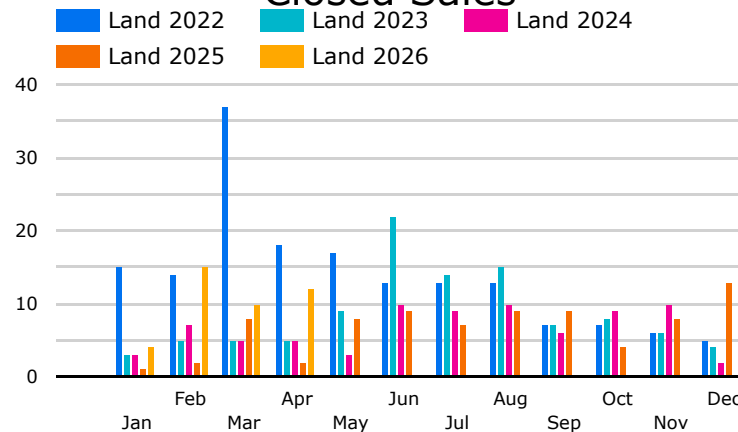
Tip: The best way to understand metrics is to only view one month at a time

	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
<b>New Listings</b>	12	9	3	38	24	1
<b>Closed Sales</b>	15	2	13	19	3	16
<b>Median Sales Price (\$)</b>	180.0K	140.0K	40,050	180.0K	149.9K	-45,000
<b>Average Sales Price (\$)</b>	242.2K	140.0K	102,283	234.1K	335.0K	-100,325
<b>Average % of Original List Price Received</b>	0.95	0.91	4%	0.92	0.85	-2%
<b>Average Days on Market Until Sale</b>	165	145	20	169	291	-52

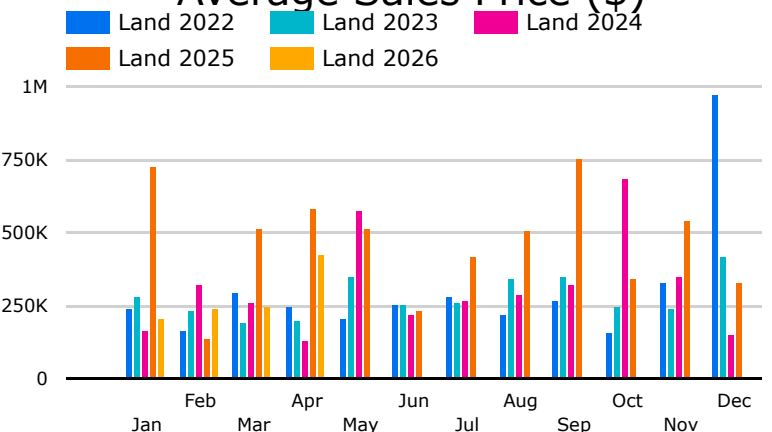
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

# Local Market Update Missoula City - Residential

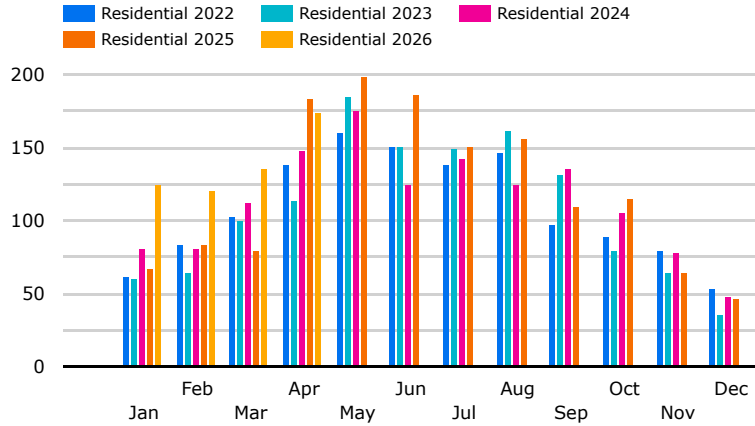
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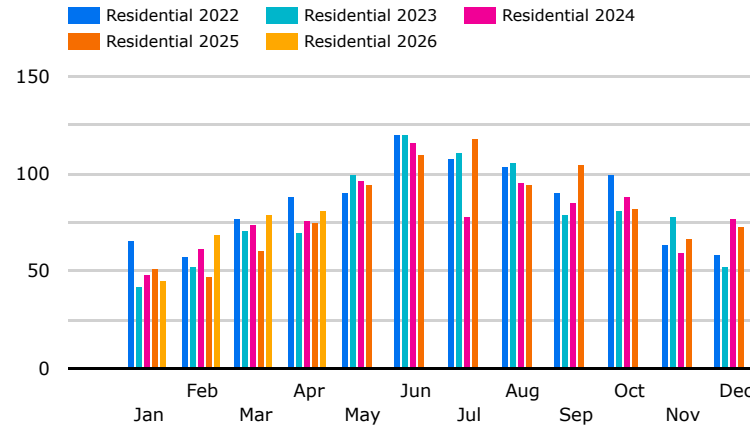
Tip: The best way to understand metrics is to only view one month at a time

	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
<b>New Listings</b>	120	83	37	245	150	95
<b>Closed Sales</b>	69	47	22	114	97	17
<b>Median Sales Price (\$)</b>	543.0K	575.0K	-32,000	543.0K	549.0K	-4,805
<b>Average Sales Price (\$)</b>	648.0K	614.8K	33,184	648.0K	623.8K	54,522
<b>Average % of Original List Price Received</b>	0.94	0.96	-2%	0.92	0.96	-2%
<b>Average Days on Market Until Sale</b>	100	81	19	1	87	17

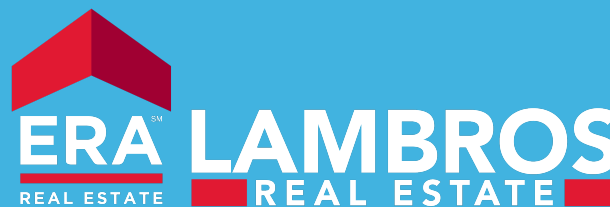
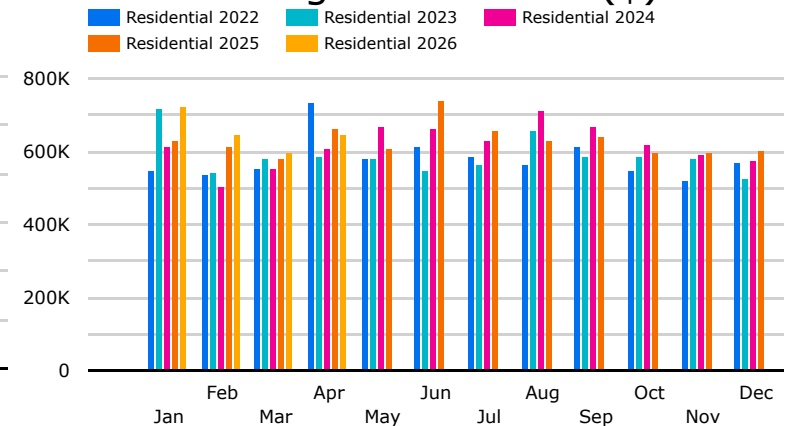
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

# Local Market Update Missoula County Commercial

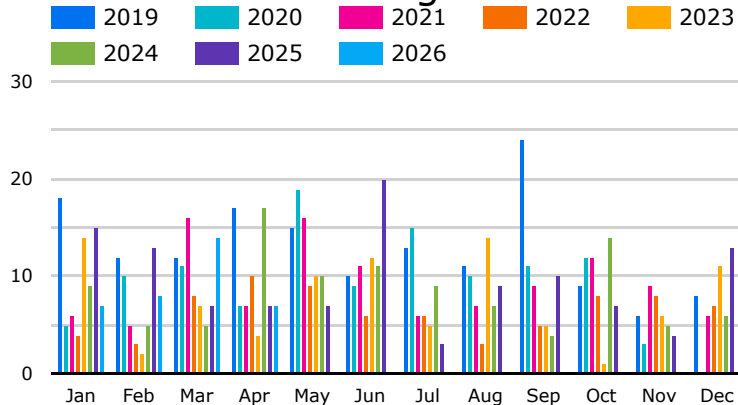
Month: Feb

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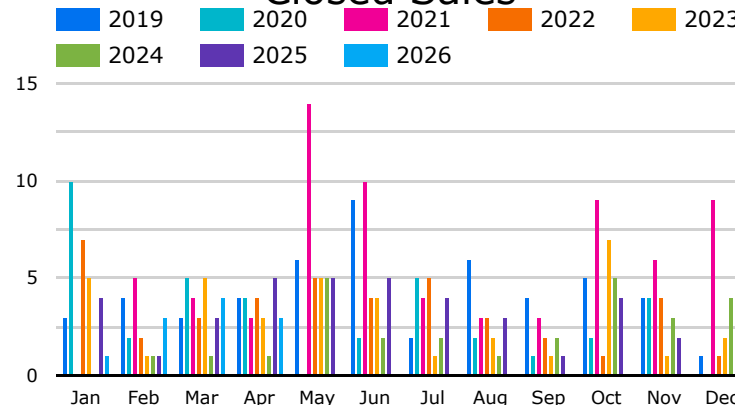
Tip: The best way to understand metrics is to only view one month at a time

<b>New Listings</b>	2026 8	2025 13	+/- -5	YTD 2026 15	YTD 2025 28	+/- -13
<b>Closed Sales</b>	3	1	2	4	5	-1
<b>Median Sales Price (\$)</b>	700.0K	4.5M	-3.8M	675.0K	1.6M	-905,000
<b>Average Sales Price (\$)</b>	828.3K	4.5M	-3.7M	678.8K	2.2M	-1,472,250
<b>Average % of Original List Price Received</b>	0.74	0.9	-16%	0.79	0.81	-2%
<b>Average Days on Market Until Sale</b>	381	651	-270	297	554	-257

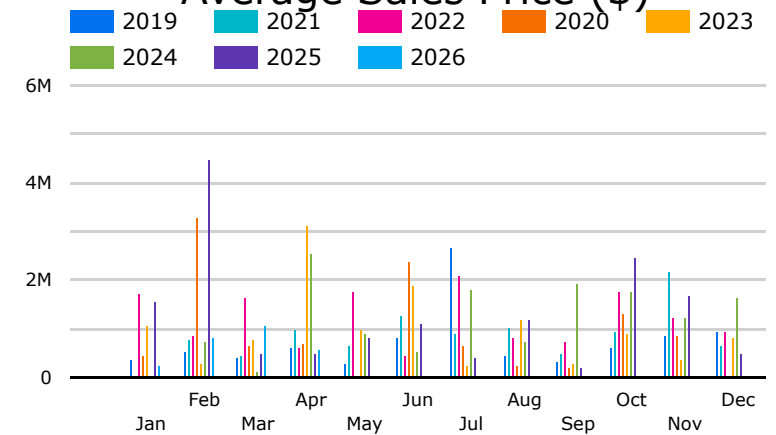
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

# Local Market Update Ravalli County - Land

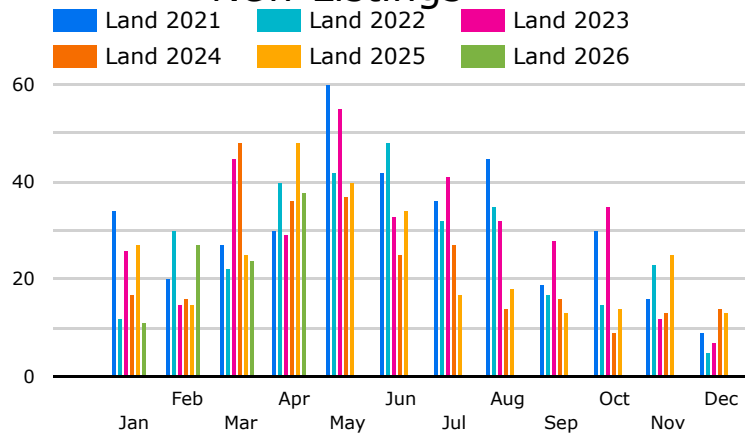
Month: Feb

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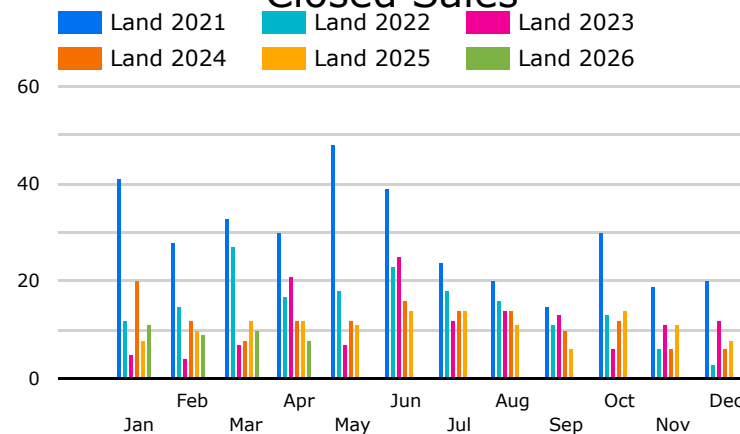
Tip: The best way to understand metrics is to only view one month at a time

<b>New Listings</b>	Land 2026 27	Land 2025 15	+/- 12	Land YTD 2026 38	Land YTD 2025 42	+/- -4
<b>Closed Sales</b>	9	10	-1	20	18	2
<b>Median Sales Price (\$)</b>	300.0K	242.0K	58,000	219.0K	226.8K	-7,750
<b>Average Sales Price (\$)</b>	267.4K	591.9K	-324,406	264.4K	500.3K	-235,949
<b>Average % of Original List Price Received</b>	0.93	0.89	4%	0.91	0.89	2%
<b>Average Days on Market Until Sale</b>	194	153	41	182	168	14

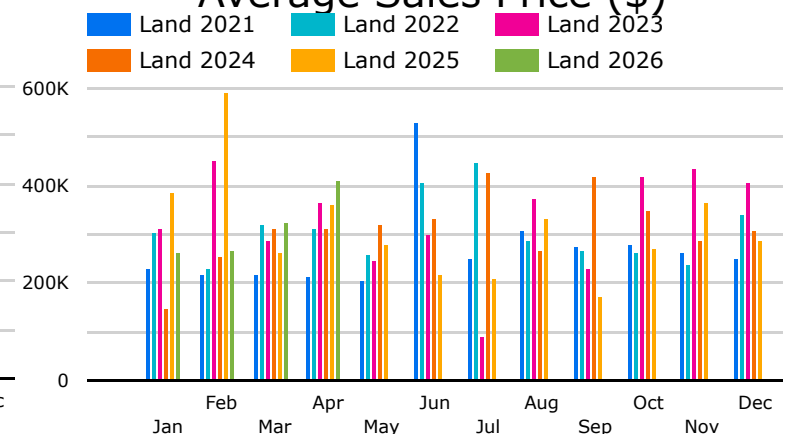
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

# Local Market Update Ravalli County - Residential

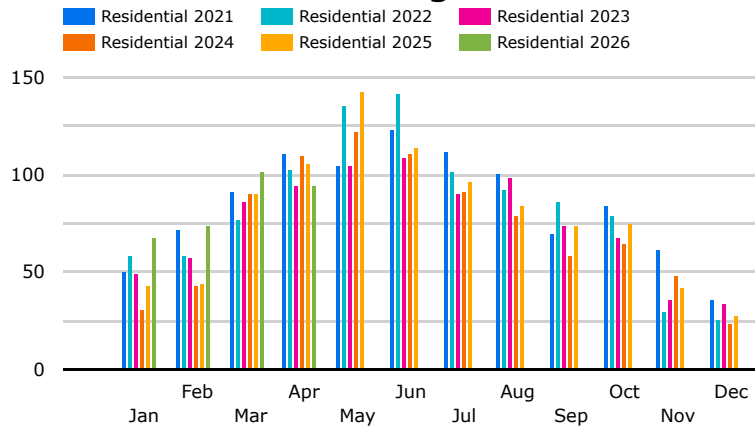
Month: Feb

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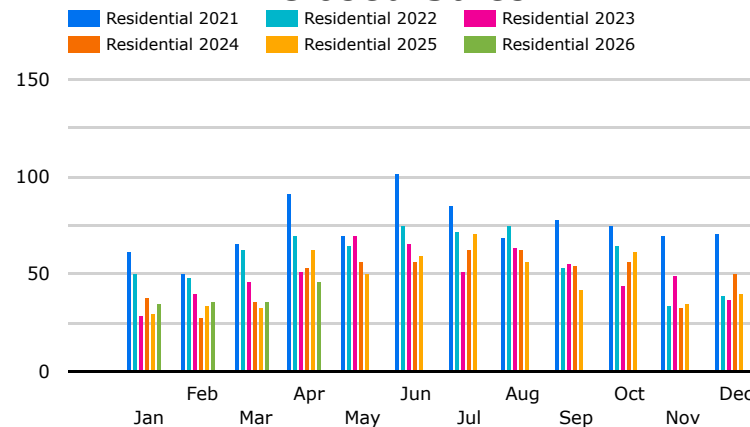
Tip: The best way to understand metrics is to only view one month at a time

	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
<b>New Listings</b>	74	44	30	142	87	55
<b>Closed Sales</b>	36	34	2	71	64	7
<b>Median Sales Price (\$)</b>	553.5K	520.0K	33,500	587.0K	467.3K	119,750
<b>Average Sales Price (\$)</b>	643.1K	622.6K	20,583	692.5K	567.8K	124,646
<b>Average % of Original List Price Received</b>	0.95	0.92	3%	0.93	0.93	0%
<b>Average Days on Market Until Sale</b>	112	156	-44	128	127	1

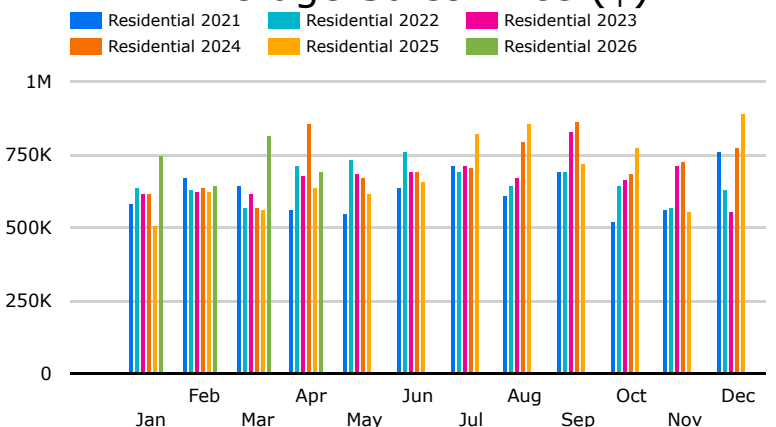
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

# Local Market Update Kalispell City - Land

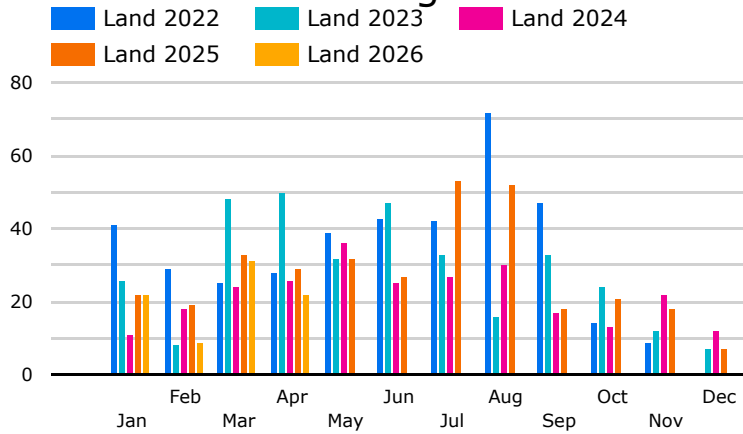
Month: Feb

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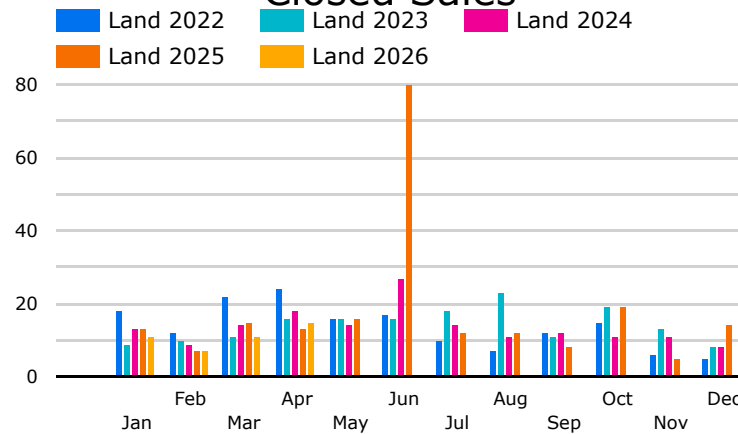
Tip: The best way to understand metrics is to only view one month at a time

	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
<b>New Listings</b>	9	19	-10	32	41	-9
<b>Closed Sales</b>	7	7	0	18	20	-2
<b>Median Sales Price (\$)</b>	430.0K	290.0K	140,000	414.5K	270.0K	144,500
<b>Average Sales Price (\$)</b>	996.1K	417.8K	578,300	635.5K	417.2K	218,232
<b>Average % of Original List Price Received</b>	0.94	0.89	5%	0.94	0.9	4%
<b>Average Days on Market Until Sale</b>	118	156	-38	123	203	-80

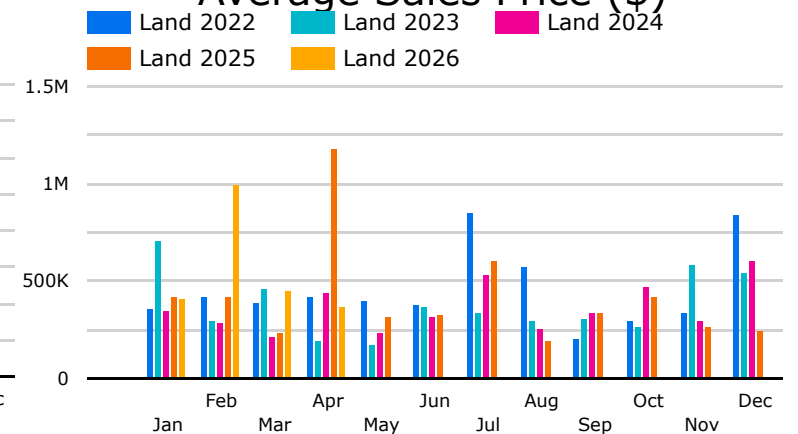
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

# Local Market Update Kalispell City - Residential

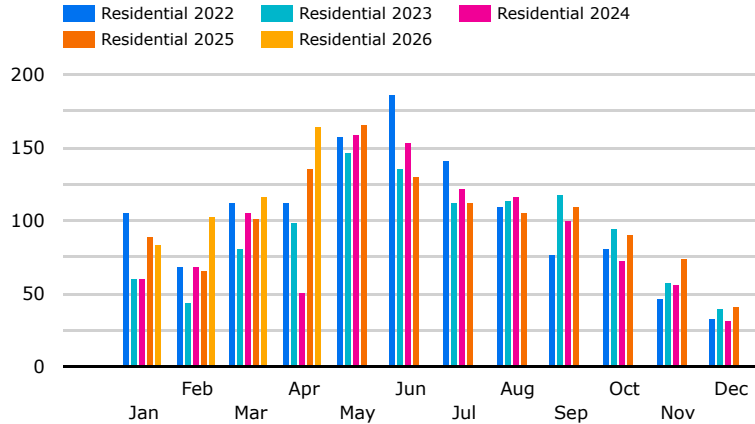
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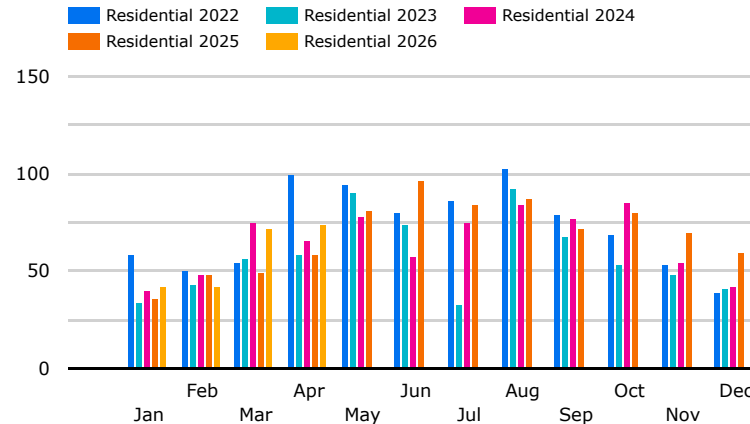
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
<b>New Listings</b>	103	66	-2	186	155	31
<b>Closed Sales</b>	42	48	0	84	84	0
<b>Median Sales Price (\$)</b>	552.5K	554.5K	20,500	539.5K	562.5K	-23,000
<b>Average Sales Price (\$)</b>	650.9K	676.5K	56,712	651.4K	675.9K	-24,504
<b>Average % of Original List Price Received</b>	0.93	0.94	2%	0.94	0.93	1%
<b>Average Days on Market Until Sale</b>	128	127	-1	117	135	-18

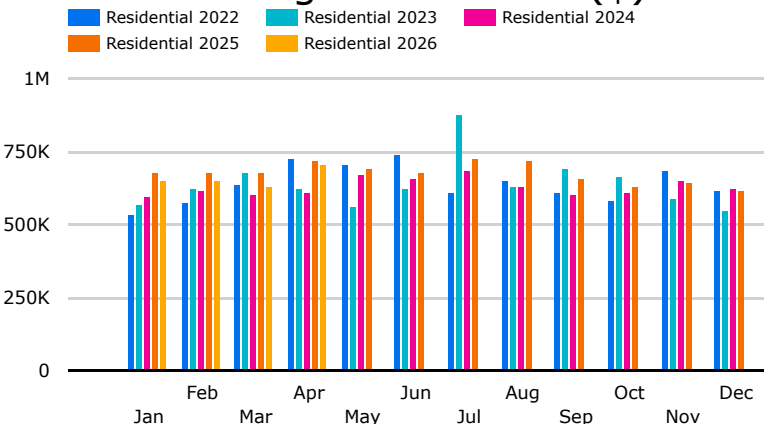
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

# Local Market Update Lake County - Land

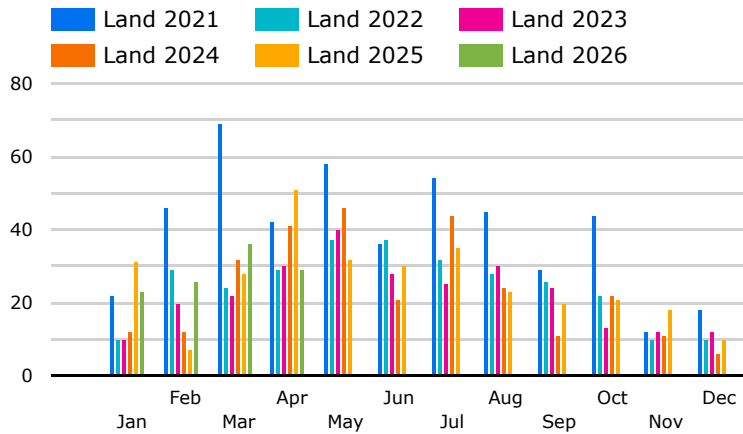
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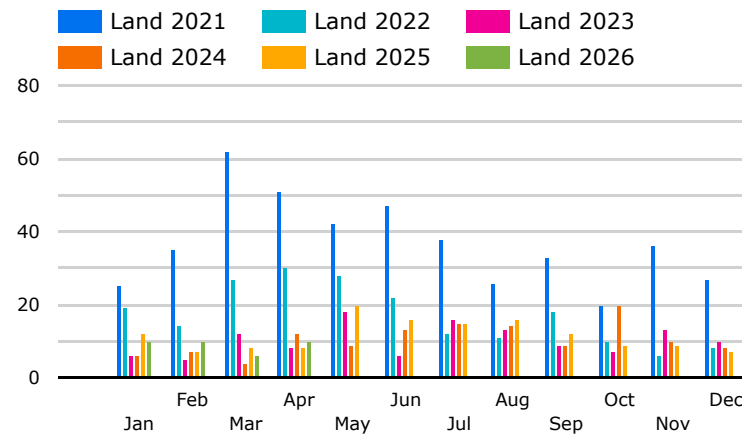
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	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
<b>New Listings</b>	26	7	19	50	38	12
<b>Closed Sales</b>	10	7	3	21	19	2
<b>Median Sales Price (\$)</b>	205.0K	250.0K	-45,000	212.0K	300.0K	-88,000
<b>Average Sales Price (\$)</b>	201.8K	305.7K	166,486	429.8K	367.7K	62,025
<b>Average % of Original List Price Received</b>	0.87	0.84	3%	0.88	0.86	2%
<b>Average Days on Market Until Sale</b>	272	301	-29	229	212	17

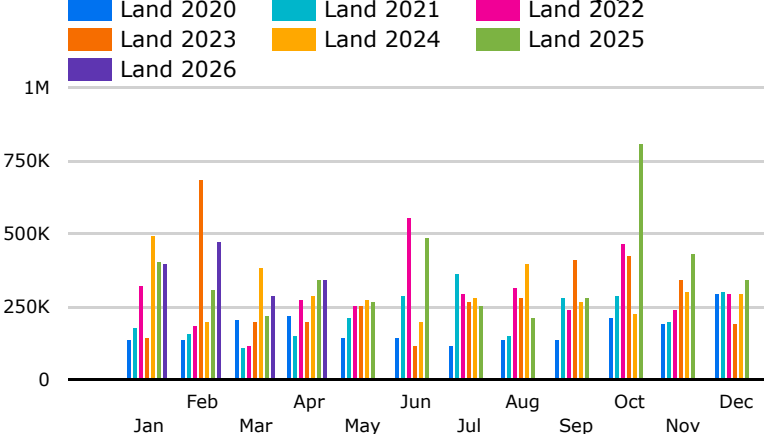
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

# Local Market Update Lake County - Residential

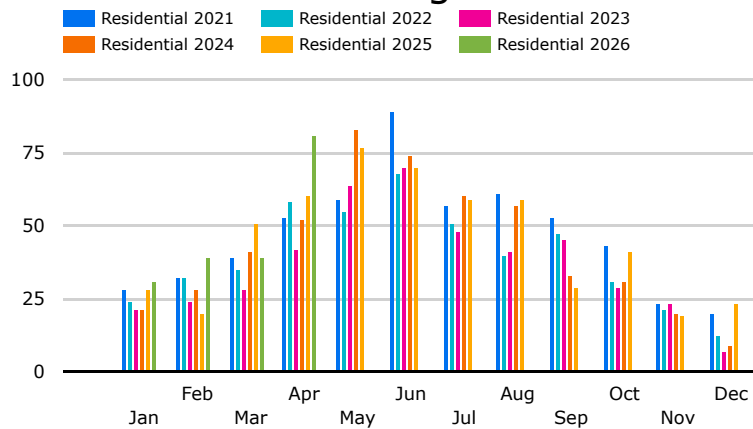
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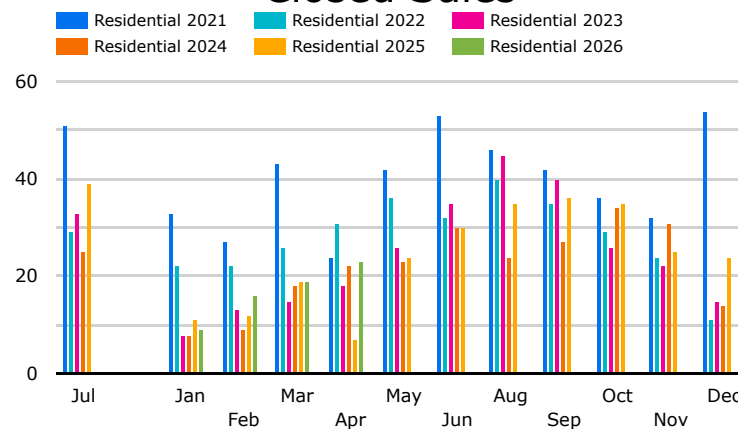
Tip: The best way to understand metrics is to only view one month at a time

	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
<b>New Listings</b>	39	20	19	71	48	-5
<b>Closed Sales</b>	16	12	4	25	23	2
<b>Median Sales Price (\$)</b>	642.1K	497.6K	144,457	620.0K	725.0K	287,000
<b>Average Sales Price (\$)</b>	941.3K	714.7K	226,596	831.2K	1.1M	-276,442
<b>Average % of Original List Price Received</b>	0.91	0.87	4%	0.9	0.89	1%
<b>Average Days on Market Until Sale</b>	173	154	19	176	171	5

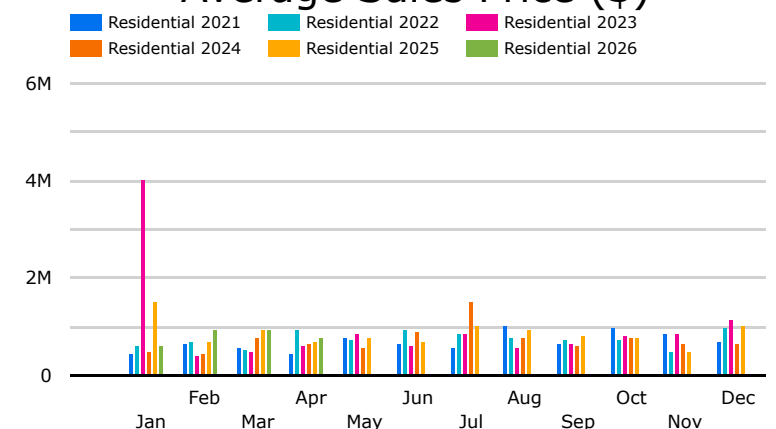
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

# Local Market Update Flathead County - Land

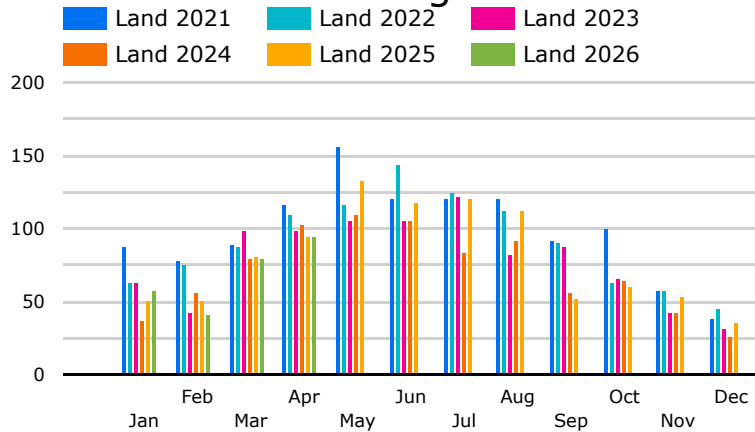
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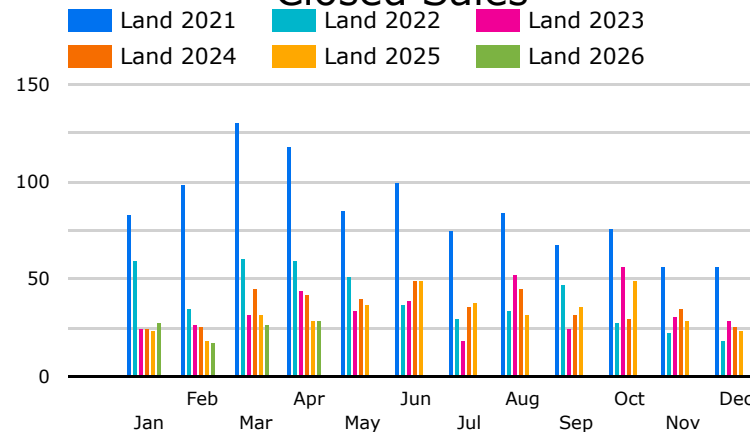
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	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
<b>New Listings</b>	41	51	-10	100	102	-2
<b>Closed Sales</b>	17	19	-2	45	43	2
<b>Median Sales Price (\$)</b>	470.0K	375.0K	95,000	470.0K	370.0K	100,000
<b>Average Sales Price (\$)</b>	877.8K	646.6K	231,139	684.1K	619.9K	64,195
<b>Average % of Original List Price Received</b>	0.91	0.88	3%	0.9	0.89	1%
<b>Average Days on Market Until Sale</b>	197	169	28	176	217	-41

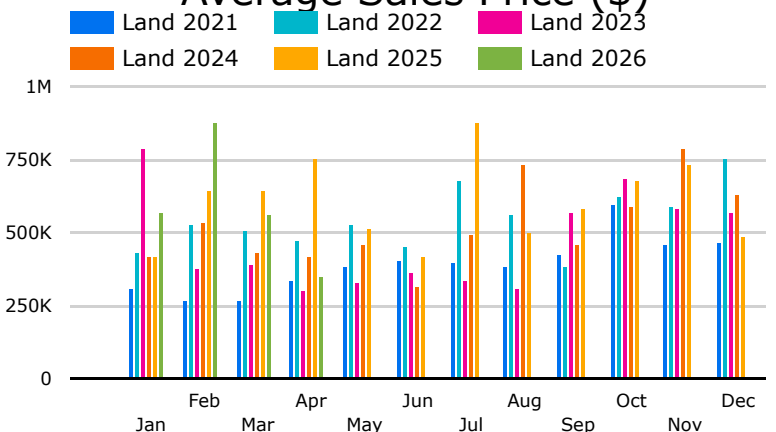
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

# Local Market Update Flathead County - Residential

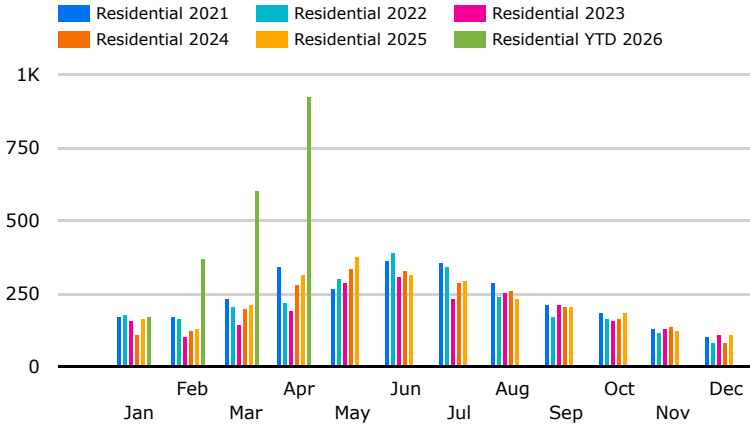
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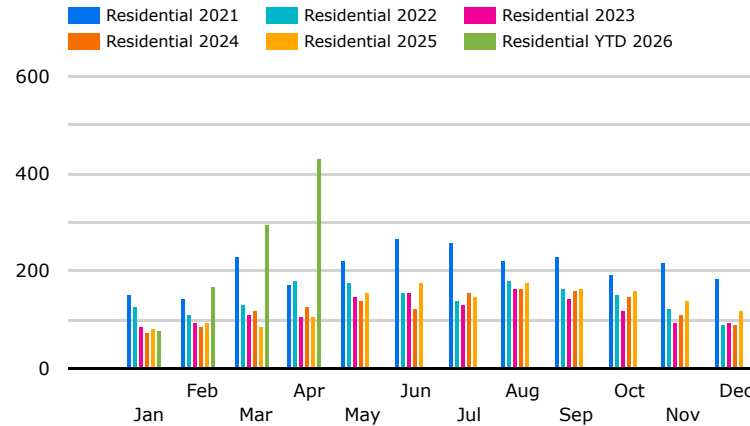
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
<b>New Listings</b>	201	132	69	372	294	78
<b>Closed Sales</b>	87	96	-9	167	178	-11
<b>Median Sales Price (\$)</b>	658.3K	605.3K	53,095	658.3K	621.9K	36,470
<b>Average Sales Price (\$)</b>	1.1M	764.4K	342,055	1.0M	857.9K	157,903
<b>Average % of Original List Price Received</b>	0.92	0.93	1%	0.92	0.92	0%
<b>Average Days on Market Until Sale</b>	134	144	-10	127	148	-21

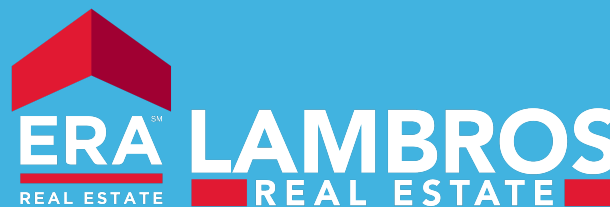
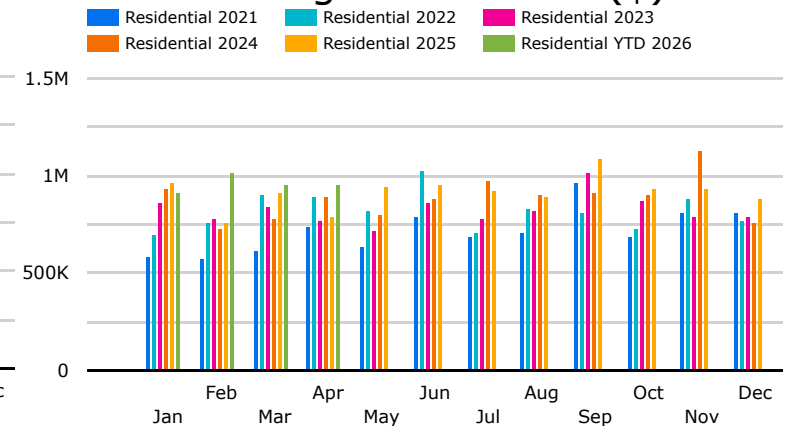
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

# Local Market Update Lincoln County - Land

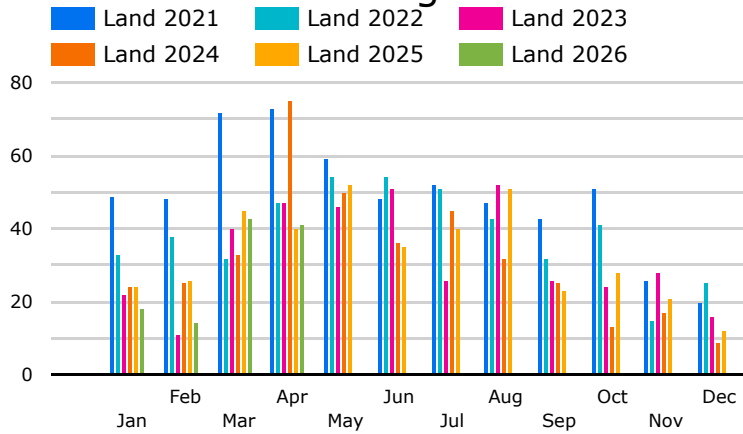
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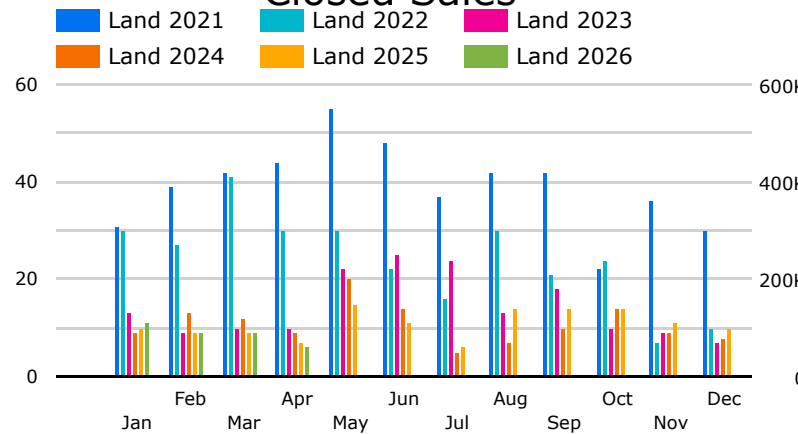
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<b>New Listings</b>	Land 2026 14	Land 2025 26	+/- -12	Land YTD 2026 32	Land YTD 2025 50	+/- -18
<b>Closed Sales</b>	9	9	0	20	19	1
<b>Median Sales Price (\$)</b>	212.0K	162.5K	49,500	191.0K	131.3K	59,750
<b>Average Sales Price (\$)</b>	275.0K	162.5K	-158,222	205.4K	282.3K	-76,926
<b>Average % of Original List Price Received</b>	0.93	0.82	11%	0.98	0.83	15%
<b>Average Days on Market Until Sale</b>	189	256	-76	189	234	-45

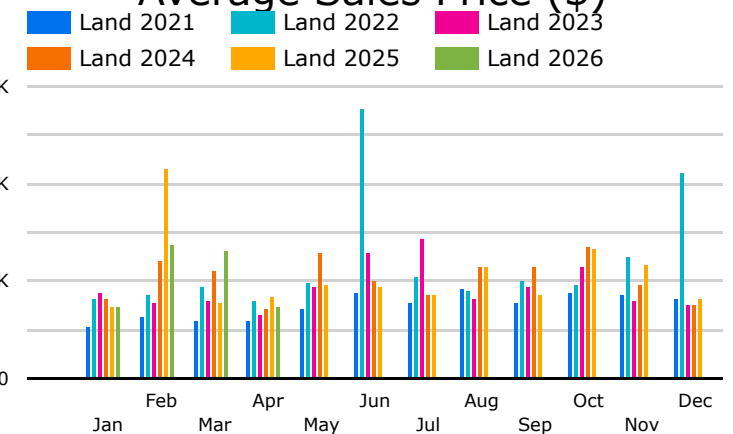
New Listings



Closed Sales



Average Sales Price (\$)



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# Local Market Update Lincoln County - Residential

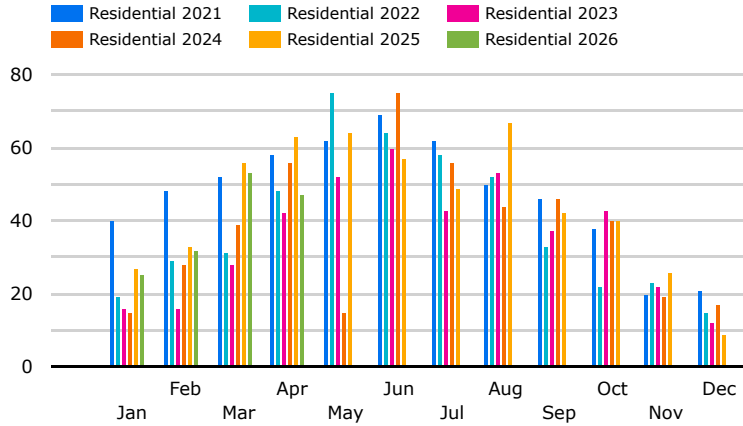
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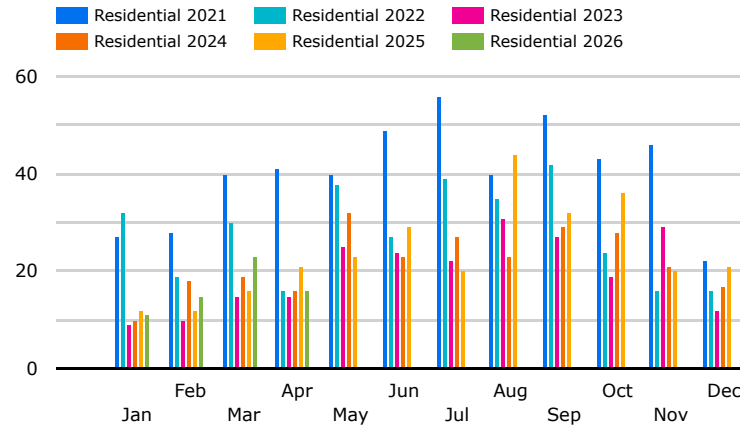
Tip: The best way to understand metrics is to only view one month at a time

	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
<b>New Listings</b>	32	33	-1	57	60	-3
<b>Closed Sales</b>	15	12	3	26	24	2
<b>Median Sales Price (\$)</b>	435.0K	422.0K	13,000	355.0K	342.5K	12,500
<b>Average Sales Price (\$)</b>	439.5K	475.1K	-35,516	384.6K	416.0K	-31,347
<b>Average % of Original List Price Received</b>	0.89	0.86	3%	0.89	0.85	4%
<b>Average Days on Market Until Sale</b>	148	165	-17	146	157	-11

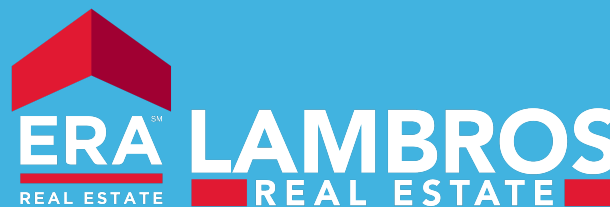
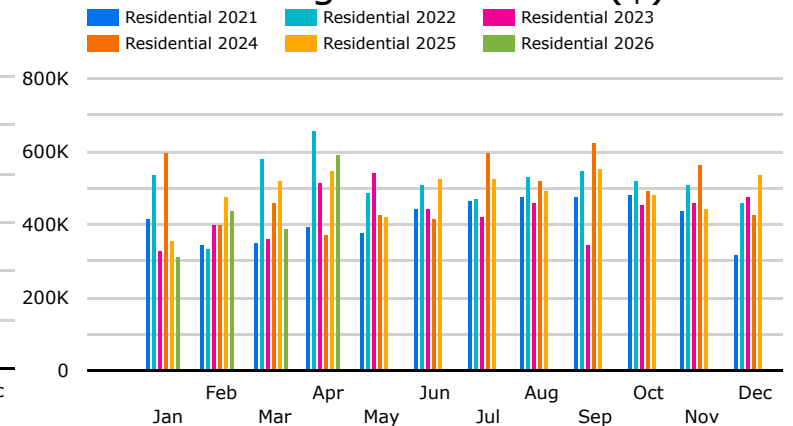
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS