

Local Market Update Missoula County - Land

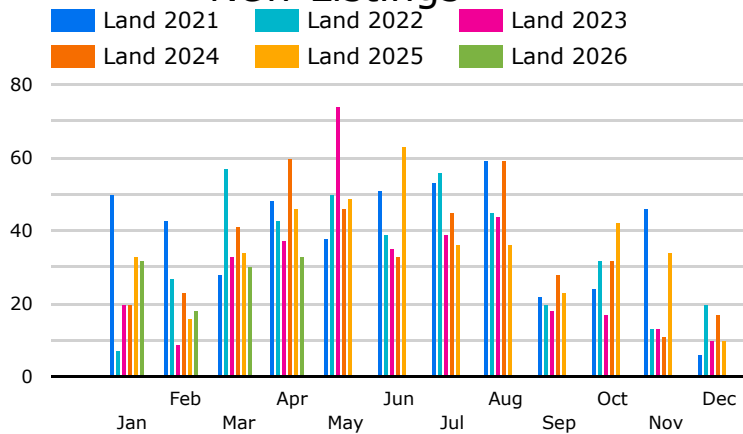
Month: Jan

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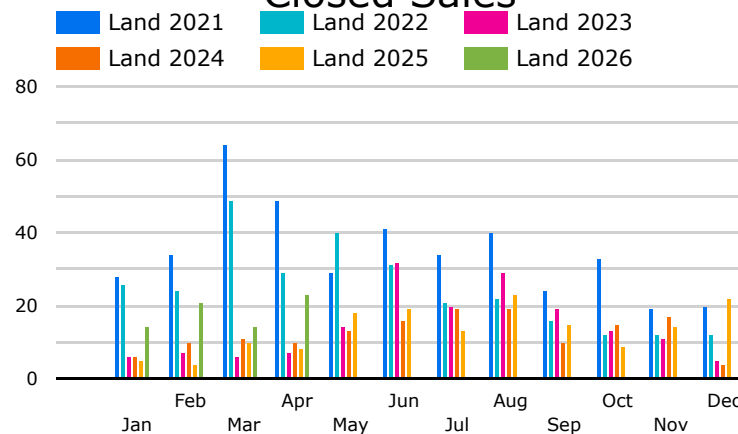
Tip: The best way to understand metrics is to only view one month at a time

New Listings	Land 2026 32	Land 2025 33	+/- -1	Land YTD 2026 32	Land YTD 2025 33	+/- -1
Closed Sales	14	5	9	14	5	9
Median Sales Price (\$)	142.5K	600.0K	-457,500	142.5K	600.0K	-457.5K
Average Sales Price (\$)	247.4K	517.0K	-269,614	247.4K	517.0K	-269,614
Average % of Original List Price Received	0.77	0.82	-5%	0.77	0.82	-5%
Average Days on Market Until Sale	194	334	-140	194	334	-140

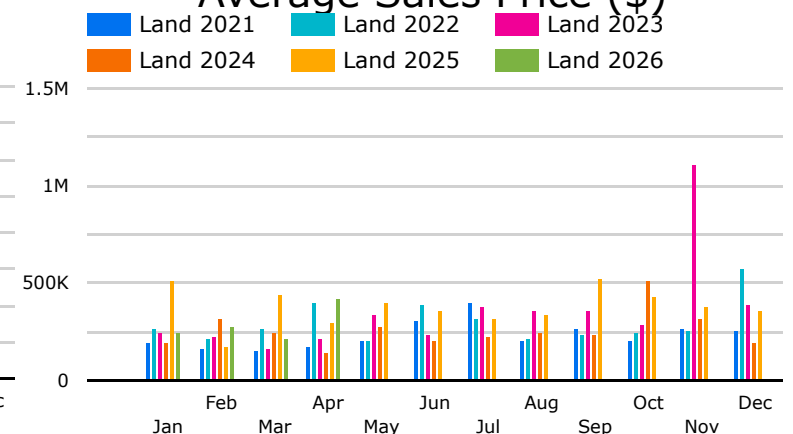
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Missoula County - Residential

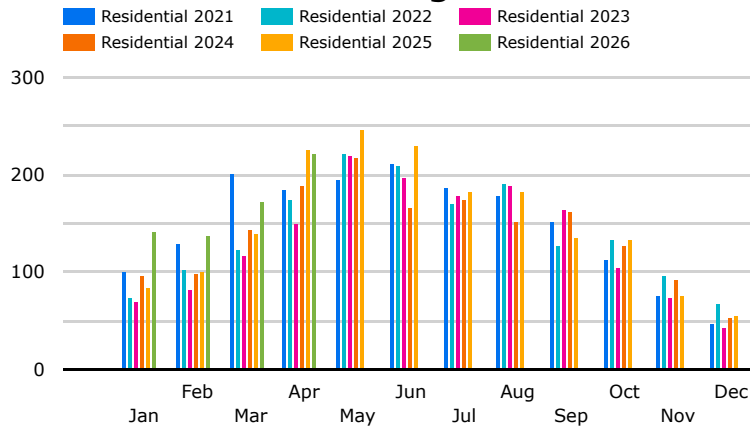
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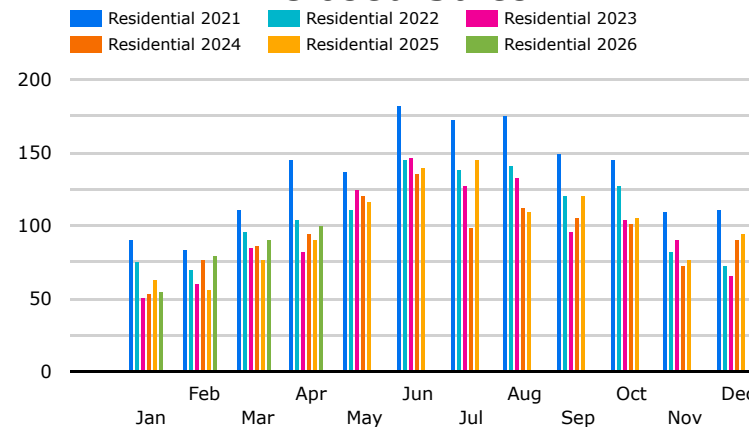
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	141	84	57	141	84	57
Closed Sales	55	63	-8	55	63	-8
Median Sales Price (\$)	495.0K	546.0K	-51,000	495.0K	546.0K	-51,000
Average Sales Price (\$)	708.0K	611.6K	96,376	708.0K	611.6K	96,376
Average % of Original List Price Received	0.93	0.95	-2%	0.93	0.95	-2%
Average Days on Market Until Sale	113	105	8	113	105	8

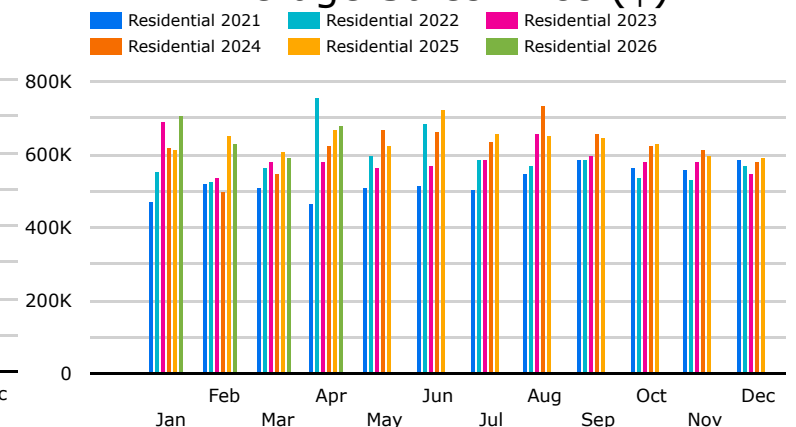
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Missoula City - Land

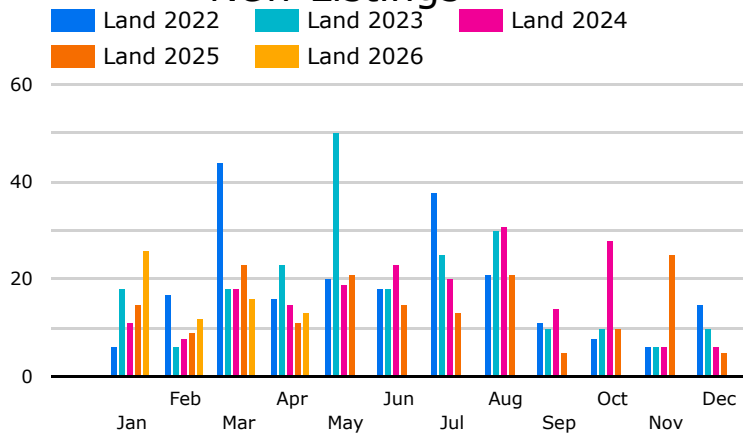
Month: Jan

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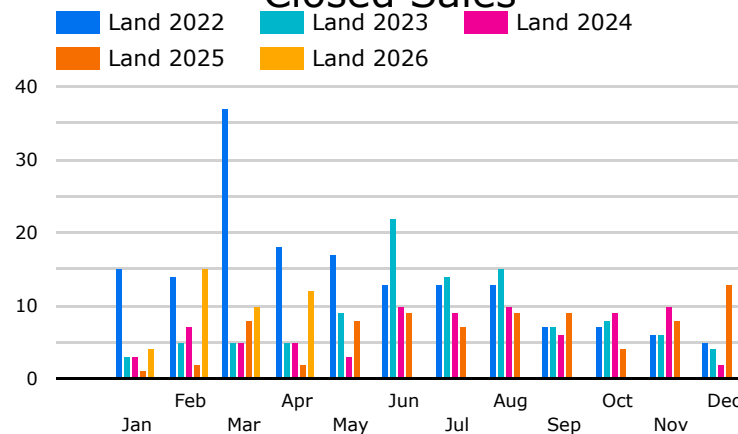
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New Listings	Land 2026 26	Land 2025 15	+/- 11	Land YTD 2026 26	Land YTD 2025 15	+/- -1
Closed Sales	4	1	3	4	1	3
Median Sales Price (\$)	140.0K	725.0K	-585,000	140.0K	725.0K	-457,500
Average Sales Price (\$)	203.8K	725.0K	-521,250	203.8K	725.0K	-269,614
Average % of Original List Price Received	0.8	0.73	7%	0.8	0.73	-5%
Average Days on Market Until Sale	184	585	-401	184	585	-140

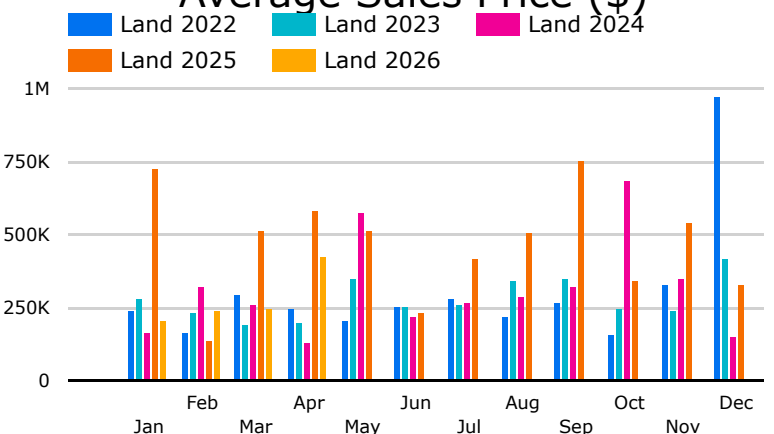
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Missoula City - Residential

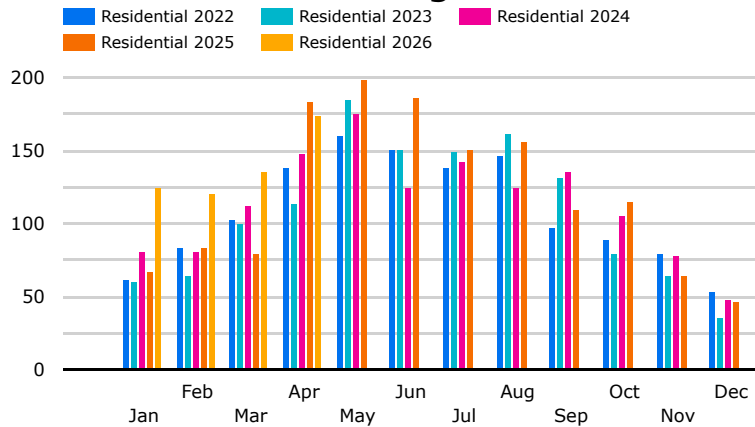
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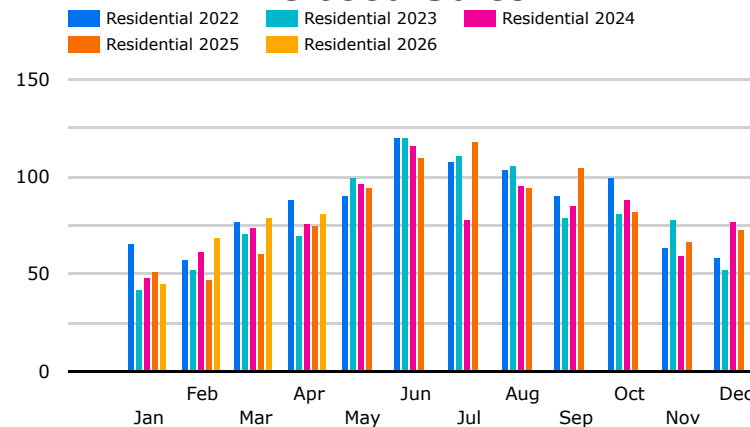
Tip: The best way to understand metrics is to only view one month at a time

	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	125	67	58	125	67	58
Closed Sales	45	51	-6	45	51	-6
Median Sales Price (\$)	545.4K	546.0K	-610	545.4K	546.0K	-610
Average Sales Price (\$)	724.7K	631.0K	93,760	724.7K	631.0K	93,760
Average % of Original List Price Received	0.93	0.97	-4%	0.8	0.97	-4%
Average Days on Market Until Sale	110	94	16	1	94	16

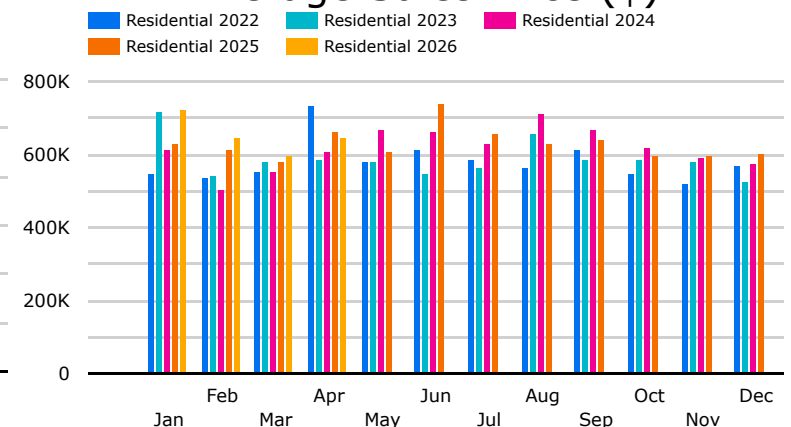
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Missoula County Commercial

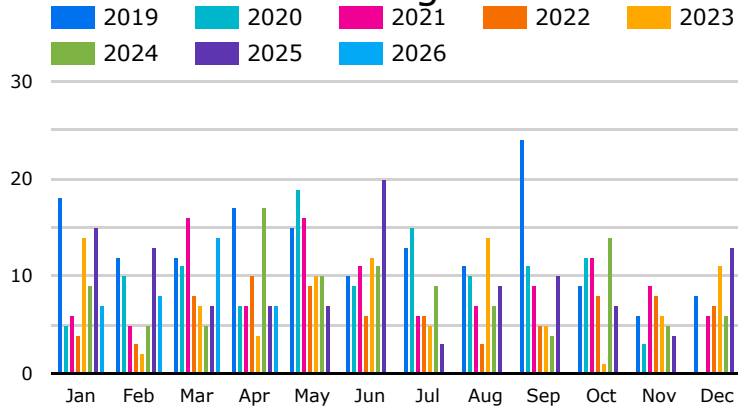
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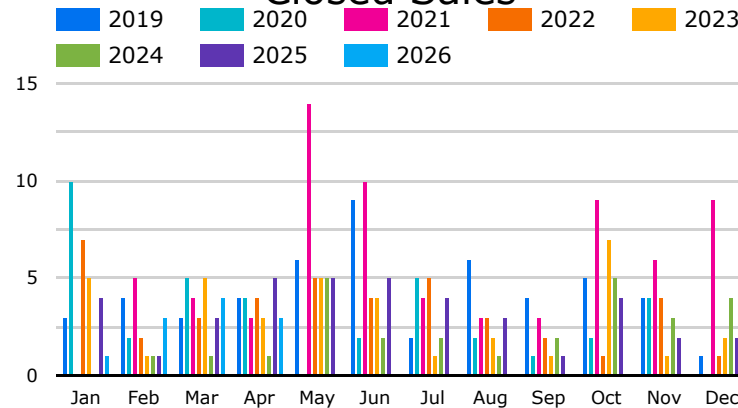
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New Listings	2026 7	2025 15	+/- -8	YTD 2026 7	YTD 2025 15	+/- -8
Closed Sales	1	4	-3	1	4	-3
Median Sales Price (\$)	230.0K	1.2M	-997.5K	230.0K	1.2M	-997,500
Average Sales Price (\$)	230.0K	1.6M	-1.3M	230.0K	1.6M	-1,333,750
Average % of Original List Price Received	0.96	0.78	18%	0.96	0.78	18%
Average Days on Market Until Sale	45	530	-485	45	530	-485

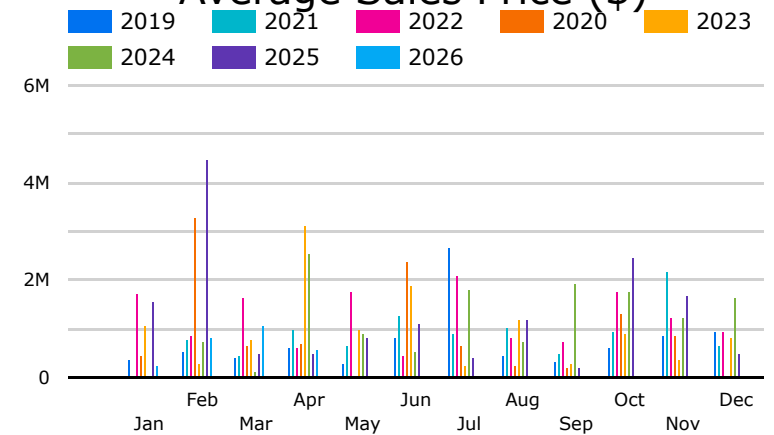
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Ravalli County - Land

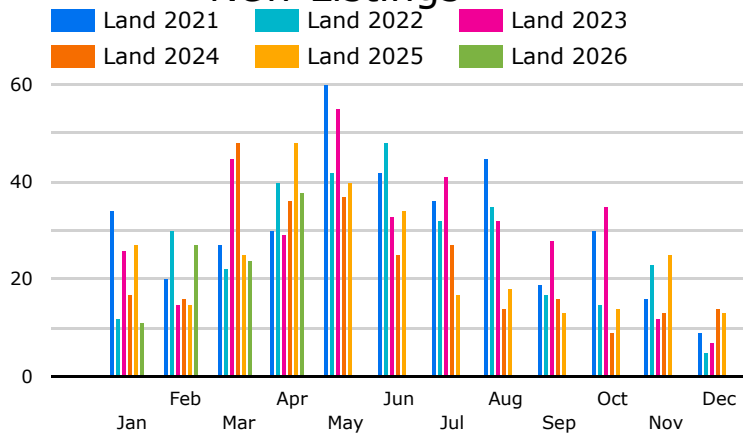
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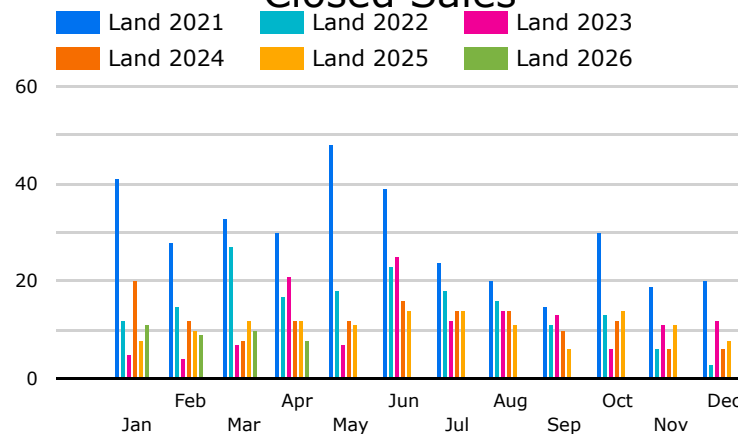
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	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
New Listings	11	27	-16	11	27	-16
Closed Sales	11	8	3	11	8	3
Median Sales Price (\$)	183.0K	187.5K	-4,500	183.0K	187.5K	-4,500
Average Sales Price (\$)	261.9K	386.0K	-124,063	261.9K	386.0K	-124,063
Average % of Original List Price Received	0.89	0.88	1%	0.89	0.88	1%
Average Days on Market Until Sale	173	187	-14	173	187	-14

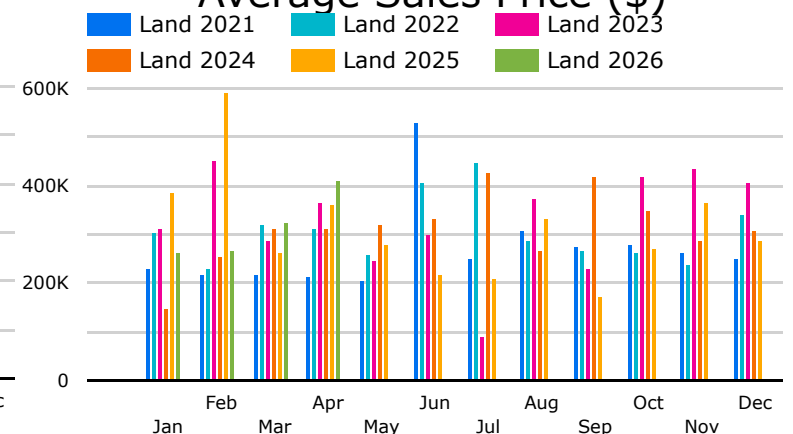
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Ravalli County - Residential

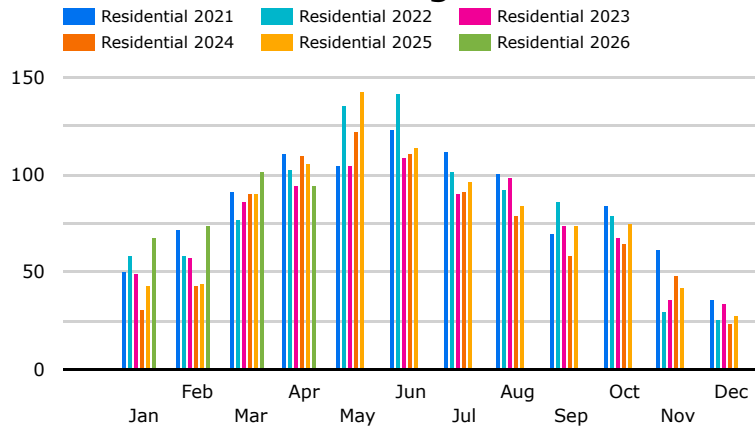
Month: Jan

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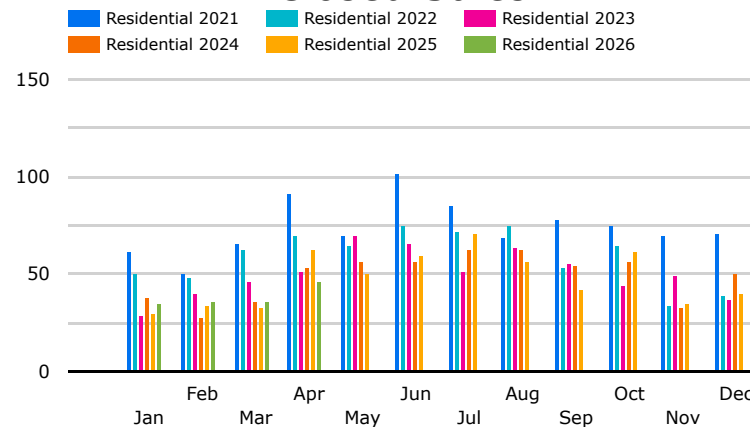
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	68	43	25	68	43	25
Closed Sales	35	30	5	35	30	5
Median Sales Price (\$)	615.0K	443.0K	172,000	615.0K	443.0K	172,000
Average Sales Price (\$)	743.2K	505.8K	237,417	743.2K	505.8K	237,417
Average % of Original List Price Received	0.9	0.94	-4%	0.9	0.94	-4%
Average Days on Market Until Sale	145	94	51	145	94	51

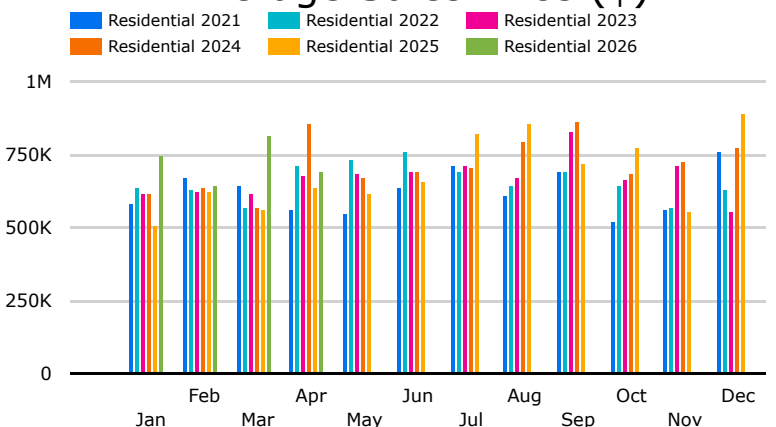
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Kalispell City - Land

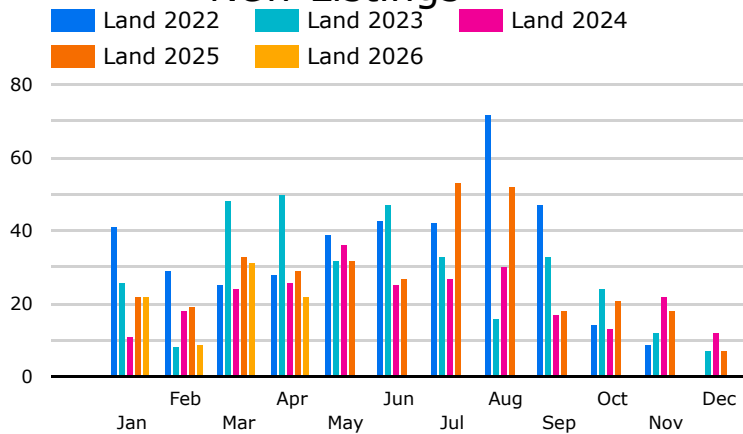
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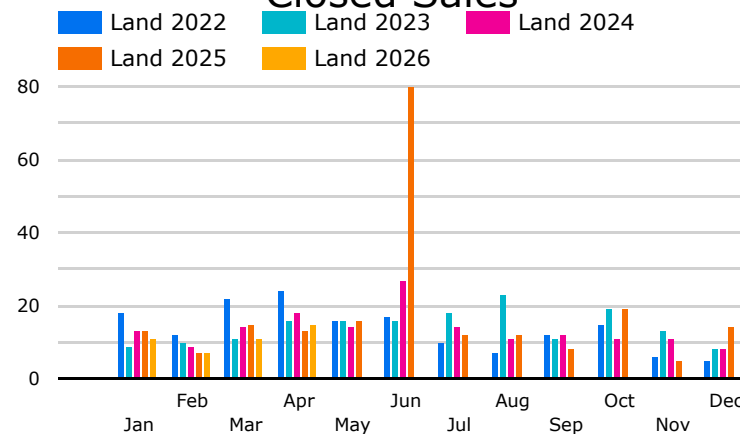
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New Listings	Land 2026 22	Land 2025 22	+/- 0	Land YTD 2026 22	Land YTD 2025 22	+/- 0
Closed Sales	11	13	-2	11	13	-2
Median Sales Price (\$)	399.0K	225.0K	174,000	399.0K	225.0K	174,000
Average Sales Price (\$)	406.0K	416.9K	-10,960	406.0K	416.9K	-10,960
Average % of Original List Price Received	0.95	0.91	4%	0.95	0.91	4%
Average Days on Market Until Sale	126	228	-102	126	228	-102

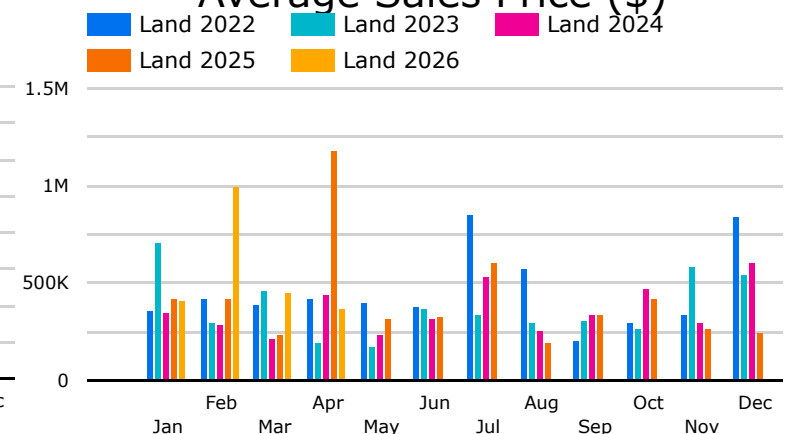
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Kalispell City - Residential

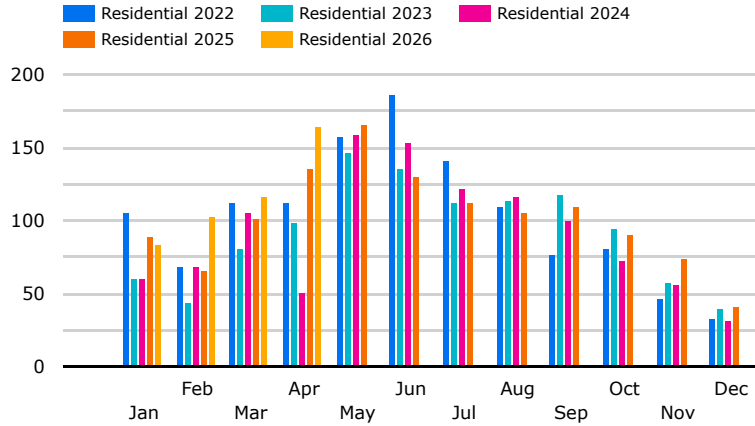
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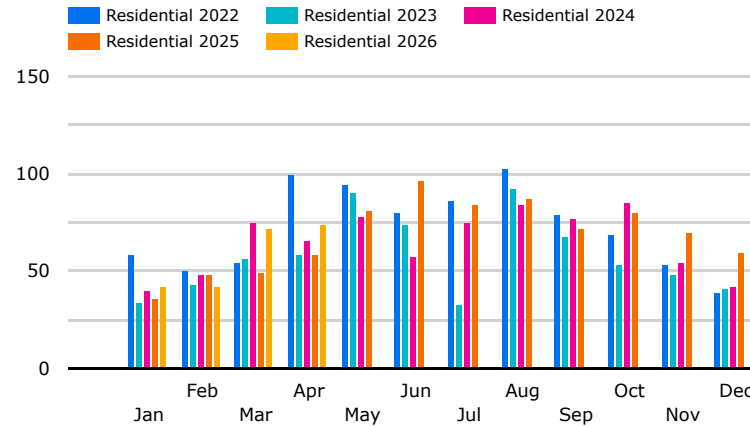
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	83	89	29	83	89	-6
Closed Sales	42	36	-4	42	36	6
Median Sales Price (\$)	505.0K	579.0K	68,950	505.0K	579.0K	-73,950
Average Sales Price (\$)	652.0K	675.2K	76,934	652.0K	675.2K	-23,205
Average % of Original List Price Received	0.95	0.92	-2%	0.95	0.92	3%
Average Days on Market Until Sale	96	146	41	96	146	-50

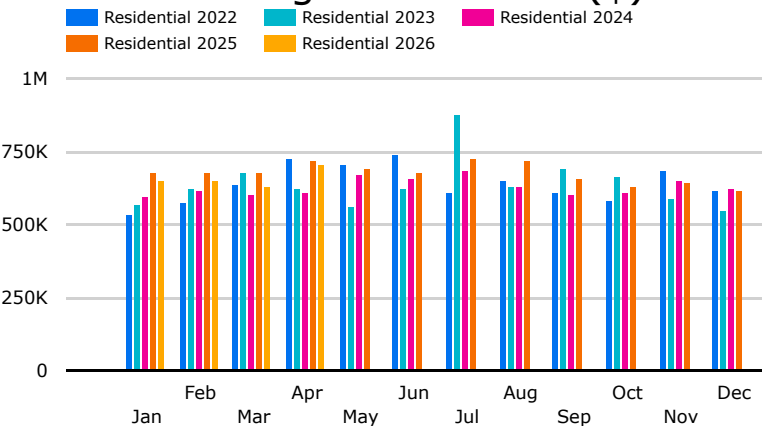
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Lake County - Land

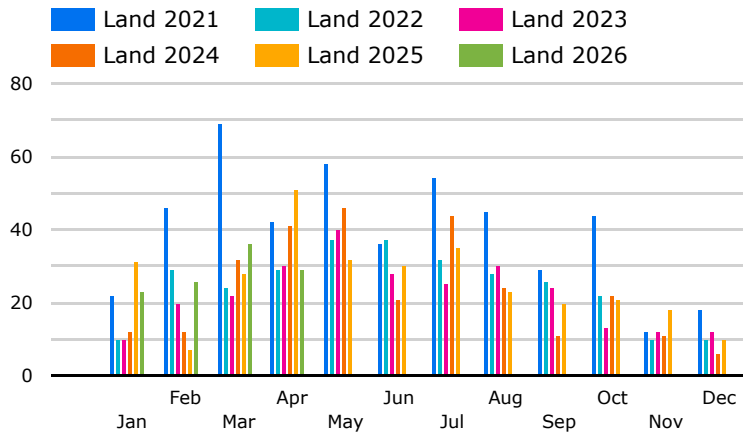
Month: Jan

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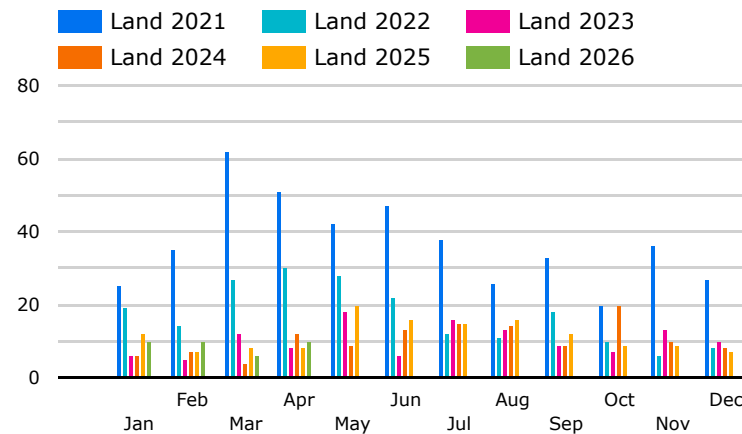
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	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
New Listings	23	31	-8	23	31	-8
Closed Sales	10	12	-2	10	12	-2
Median Sales Price (\$)	201.0K	385.0K	-184,000	201.0K	385.0K	-184,000
Average Sales Price (\$)	495.3K	403.9K	-3,617	400.3K	403.9K	-3,617
Average % of Original List Price Received	0.91	0.86	5%	0.91	0.86	5%
Average Days on Market Until Sale	177	160	17	177	160	17

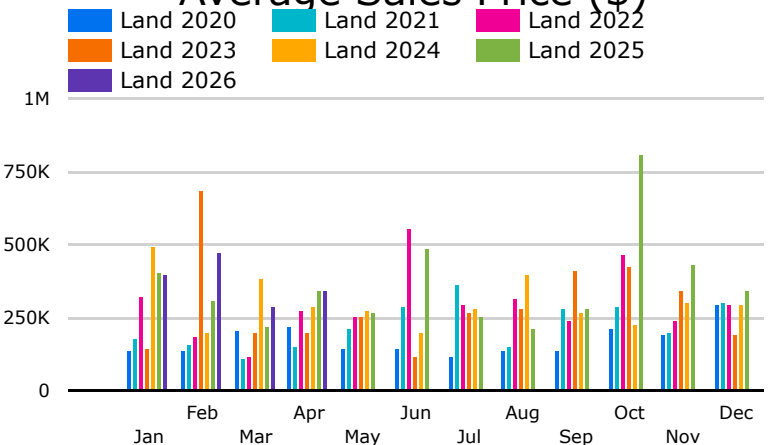
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Lake County - Residential

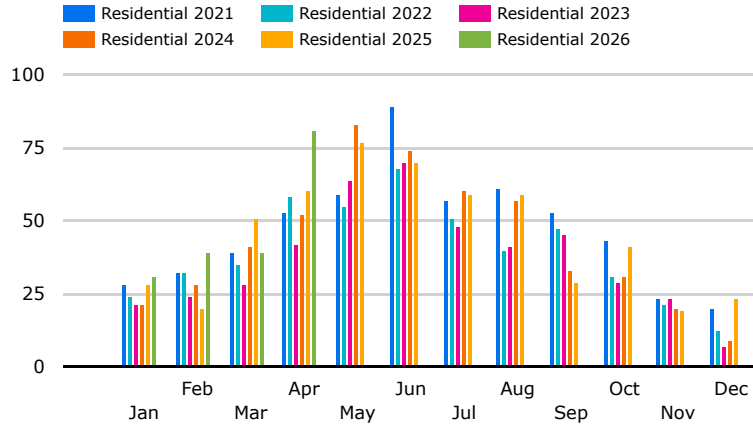
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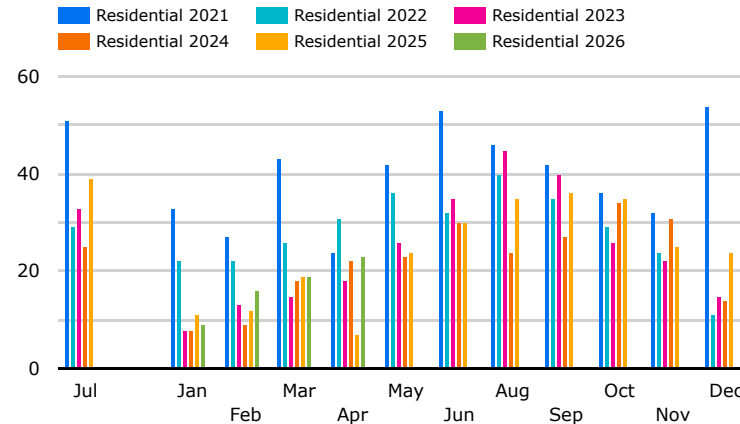
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	31	28	3	31	28	7
Closed Sales	9	11	-2	9	11	-2
Median Sales Price (\$)	265.0K	842.0K	-577,000	265.0K	842.0K	350,500
Average Sales Price (\$)	635.5K	1.5M	-900,811	635.5K	1.5M	-900,811
Average % of Original List Price Received	0.88	0.91	-3%	0.88	0.91	-3%
Average Days on Market Until Sale	181	189	-8	181	189	-8

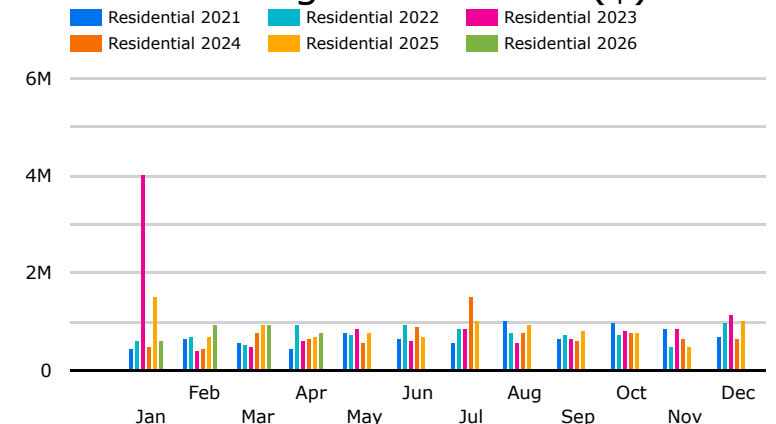
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Flathead County - Land

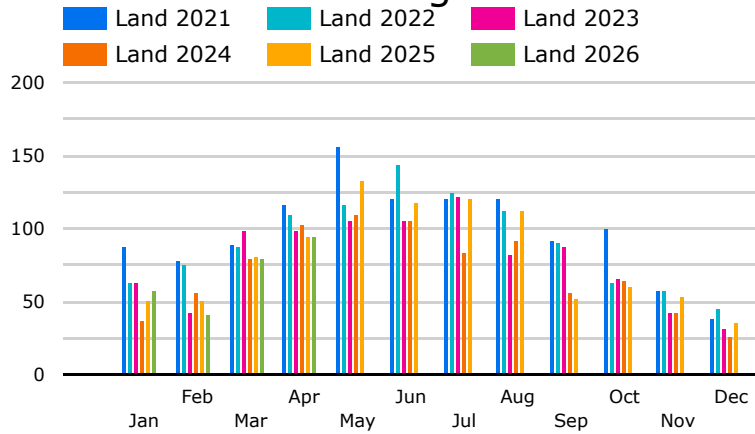
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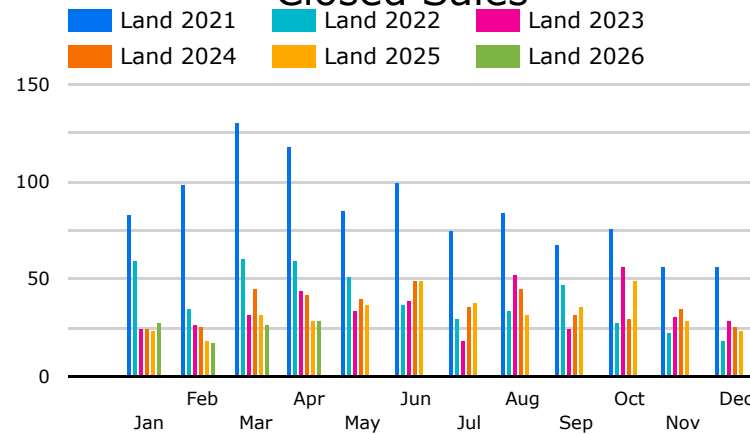
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	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
New Listings	58	51	7	58	51	7
Closed Sales	28	24	4	28	24	4
Median Sales Price (\$)	450.0K	355.0K	95,000	450.0K	355.0K	95,000
Average Sales Price (\$)	566.6K	419.7K	146,926	566.6K	419.7K	146,926
Average % of Original List Price Received	0.9	0.9	0%	0.9	0.9	0%
Average Days on Market Until Sale	164	255	-91	164	255	-91

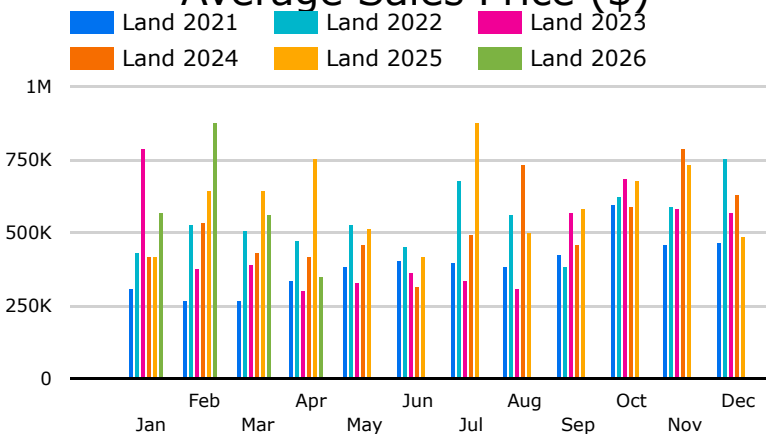
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Flathead County - Residential

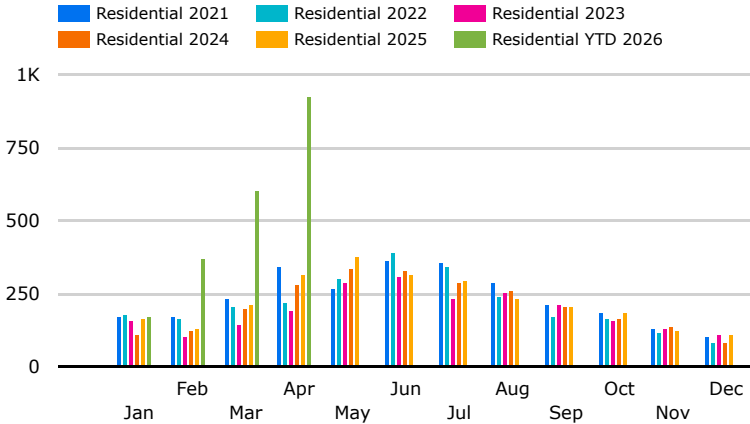
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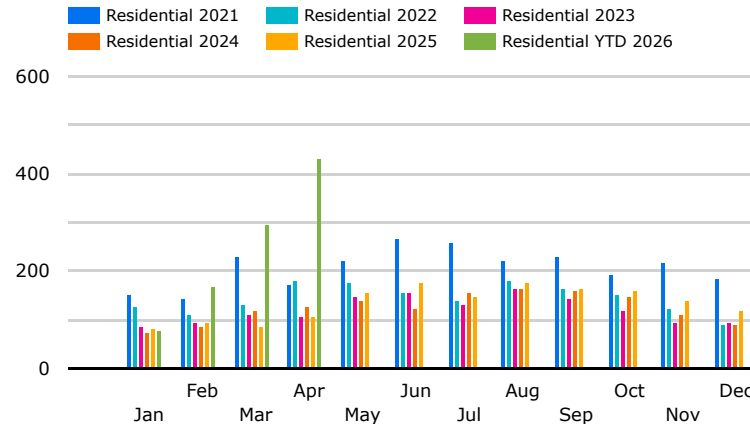
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	168	162	6	168	162	6
Closed Sales	80	82	-2	80	82	-2
Median Sales Price (\$)	652.5K	626.9K	25,625	652.5K	626.9K	25,625
Average Sales Price (\$)	917.3K	967.4K	-50,146	917.3K	967.4K	-50,146
Average % of Original List Price Received	0.92	0.9	-1%	0.92	0.9	2%
Average Days on Market Until Sale	120	153	-33	120	153	-33

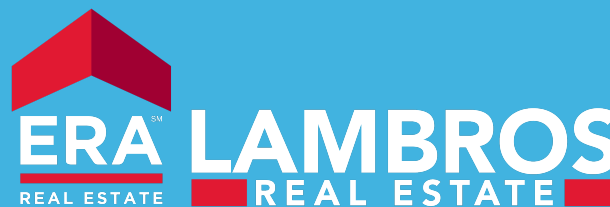
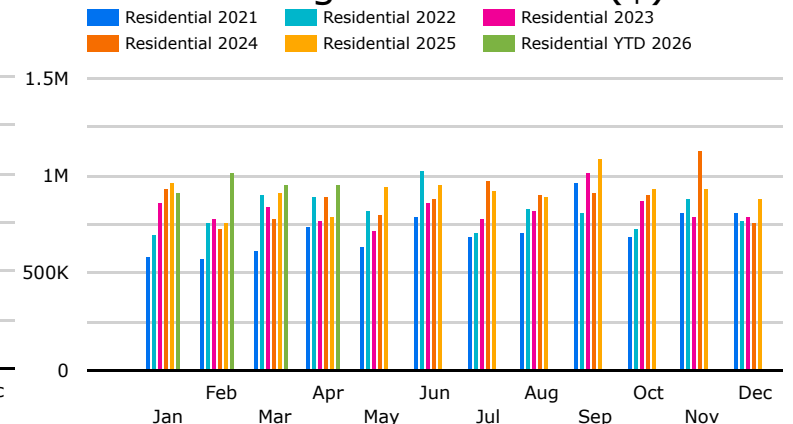
New Listings



Closed Sales



Average Sales Price (\$)



Based on information from the Montana Regional MLS

Local Market Update Lincoln County - Land

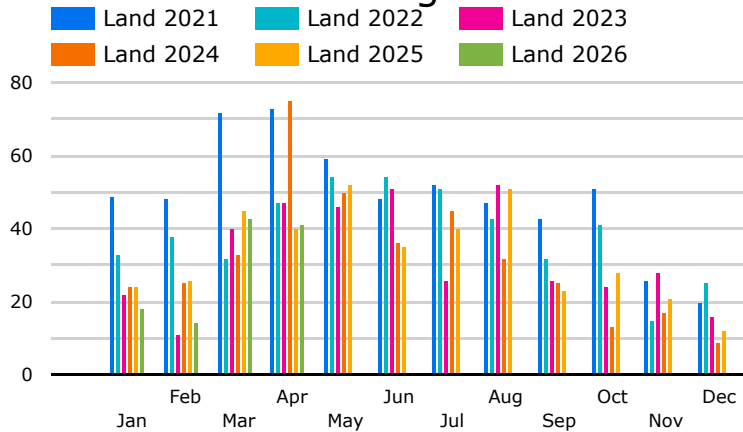
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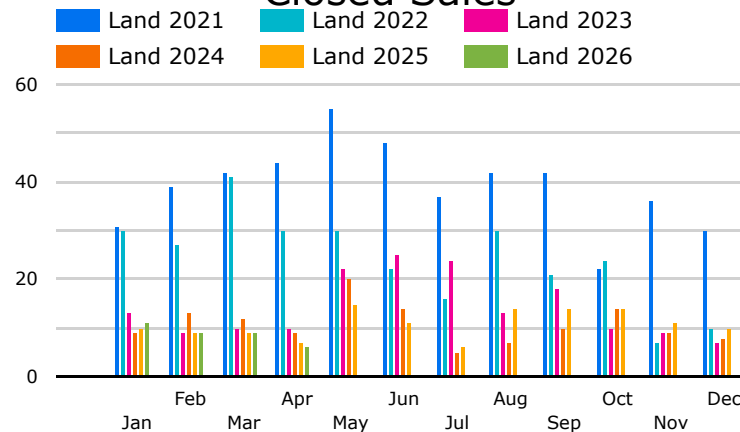
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	Land 2026	Land 2025	+/-	Land YTD 2026	Land YTD 2025	+/-
New Listings	18	24	-6	18	24	-6
Closed Sales	11	10	1	11	10	1
Median Sales Price (\$)	185.0K	117.5K	67,500	185.0K	117.5K	67,500
Average Sales Price (\$)	148.4K	117.5K	1,939	148.4K	146.4K	1,939
Average % of Original List Price Received	0.81	0.84	-3%	0.81	0.84	-3%
Average Days on Market Until Sale	275	214	-17	197	214	-17

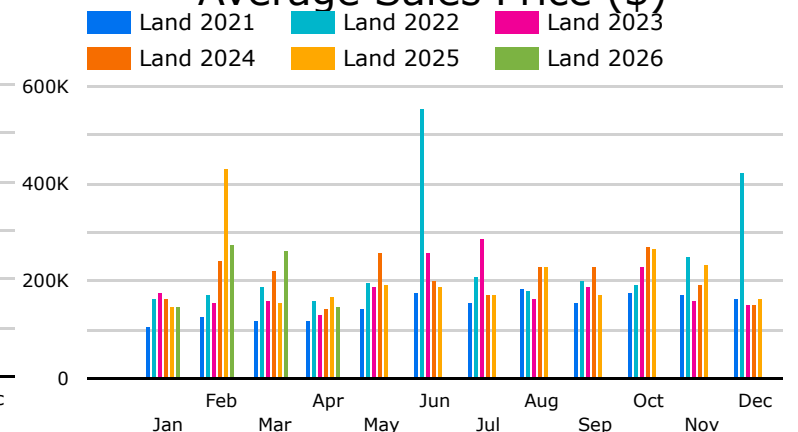
New Listings



Closed Sales



Average Sales Price (\$)



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Local Market Update Lincoln County - Residential

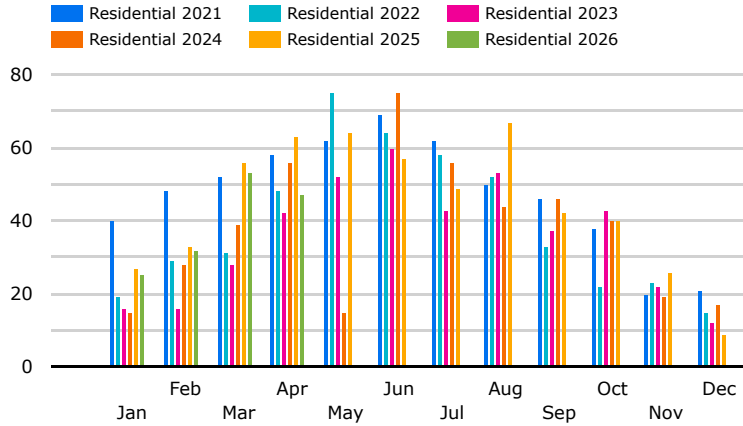
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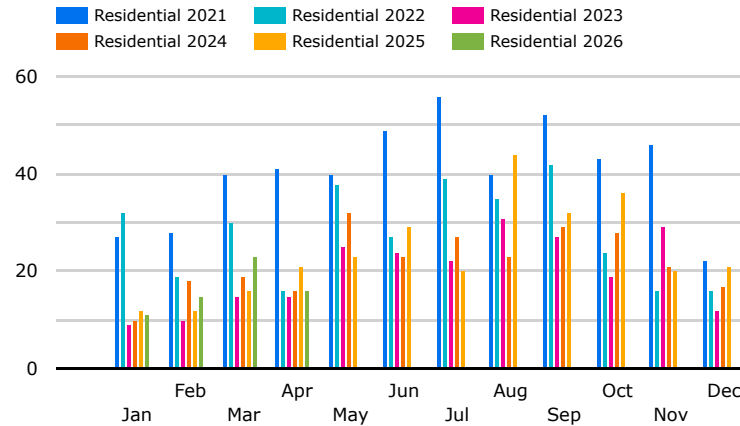
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	Residential 2026	Residential 2025	+/-	Residential YTD 2026	Residential YTD 2025	+/-
New Listings	25	27	-2	25	27	-2
Closed Sales	11	12	-1	11	12	-1
Median Sales Price (\$)	330.0K	320.0K	10,000	330.0K	320.0K	10,000
Average Sales Price (\$)	309.7K	356.9K	-47,148	309.7K	356.9K	-47,148
Average % of Original List Price Received	0.9	0.84	6%	0.9	0.84	6%
Average Days on Market Until Sale	144	149	-5	144	149	-5

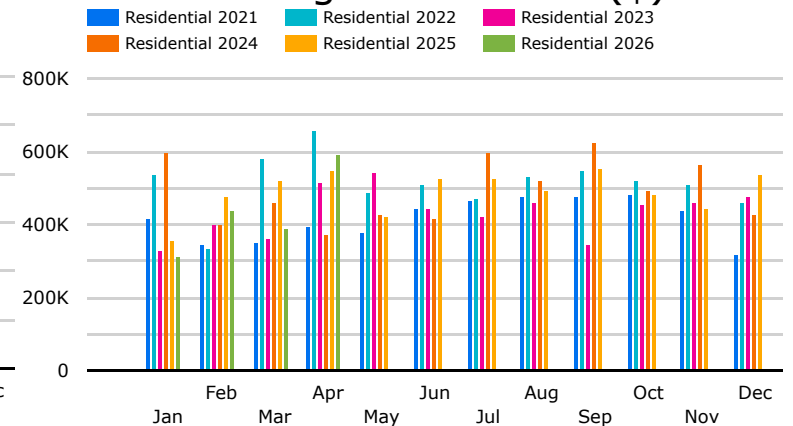
New Listings



Closed Sales



Average Sales Price (\$)



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