

# Single Family Residential Real Estate Market Report

## December 2018

### Month of December

|                     |      | Median      | Average     | % of List | Sold Volume | # of         |                 |                |              |
|---------------------|------|-------------|-------------|-----------|-------------|--------------|-----------------|----------------|--------------|
|                     |      | Sales Price | Sales Price | Price     |             | Closed Sales | Active Listings | Under Contract | New Listings |
| <b>Bonner</b>       | 2018 | \$330,000   | \$330,000   | 97        | \$330,000   | 1            | 6               | 1              | 1            |
|                     | 2017 | \$0         | \$0         | 0         | \$0         | 0            | 5               | 0              | 0            |
| <b>Clinton</b>      | 2018 | \$241,690   | \$248,595   | 98        | \$994,380   | 4            | 18              | 2              | 2            |
|                     | 2017 | \$440,000   | \$440,000   | 98        | \$440,000   | 1            | 16              | 0              | 3            |
| <b>Florence</b>     | 2018 | \$294,000   | \$312,856   | 97        | \$2,815,700 | 9            | 55              | 6              | 3            |
|                     | 2017 | \$245,000   | \$243,080   | 99        | \$1,215,400 | 5            | 41              | 2              | 3            |
| <b>Frenchtown</b>   | 2018 | \$317,900   | \$317,900   | 99        | \$317,900   | 1            | 13              | 2              | 2            |
|                     | 2017 | \$0         | \$0         | 0         | \$0         | 0            | 12              | 1              | 1            |
| <b>Huson</b>        | 2018 | \$444,000   | \$444,000   | 96        | \$888,000   | 2            | 13              | 0              | 1            |
|                     | 2017 | \$0         | \$0         | 0         | \$0         | 0            | 15              | 1              | 2            |
| <b>Lolo</b>         | 2018 | \$263,400   | \$268,200   | 98        | \$1,609,200 | 6            | 34              | 9              | 3            |
|                     | 2017 | \$246,500   | \$271,473   | 99        | \$3,529,150 | 13           | 27              | 1              | 5            |
| <b>Stevensville</b> | 2018 | \$332,000   | \$350,465   | 96        | \$5,957,900 | 17           | 97              | 8              | 4            |
|                     | 2017 | \$260,000   | \$259,250   | 98        | \$2,592,500 | 10           | 103             | 11             | 9            |

### Year to Date (January - December 31, 2018)

|                     | YTD  | Median      | Average     | % of List | Sold Volume  | # of         |              |
|---------------------|------|-------------|-------------|-----------|--------------|--------------|--------------|
|                     |      | Sales Price | Sales Price | Price     |              | Closed Sales | New Listings |
| <b>Bonner</b>       | 2018 | \$300,000   | \$308,019   | 95        | \$4,004,250  | 13           | 19           |
|                     | 2017 | \$310,000   | \$418,173   | 95        | \$4,599,900  | 11           | 19           |
| <b>Clinton</b>      | 2018 | \$255,000   | \$565,691   | 95        | \$14,142,280 | 25           | 45           |
|                     | 2017 | \$272,250   | \$316,255   | 96        | \$8,855,145  | 28           | 44           |
| <b>Florence</b>     | 2018 | \$320,000   | \$360,961   | 98        | \$34,291,334 | 95           | 168          |
|                     | 2017 | \$298,450   | \$320,249   | 98        | \$26,260,379 | 82           | 124          |
| <b>Frenchtown</b>   | 2018 | \$366,500   | \$370,483   | 98        | \$11,855,450 | 32           | 47           |
|                     | 2017 | \$350,000   | \$358,343   | 97        | \$13,975,376 | 39           | 46           |
| <b>Huson</b>        | 2018 | \$303,500   | \$365,878   | 94        | \$6,585,800  | 18           | 27           |
|                     | 2017 | \$355,000   | \$380,381   | 95        | \$10,270,300 | 27           | 48           |
| <b>Lolo</b>         | 2018 | \$268,950   | \$294,911   | 99        | \$31,260,614 | 106          | 139          |
|                     | 2017 | \$266,000   | \$290,953   | 98        | \$34,332,416 | 118          | 143          |
| <b>Stevensville</b> | 2018 | \$295,000   | \$332,923   | 97        | \$65,252,930 | 196          | 287          |
|                     | 2017 | \$275,000   | \$293,238   | 98        | \$47,211,349 | 161          | 260          |

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