

# Single Family Residential Real Estate Market Report

## October 2018

### Month of October

|              | Oct  | Median      | Average     | % of List | Sold Volume | # of   | Active   | Under    | New      |
|--------------|------|-------------|-------------|-----------|-------------|--------|----------|----------|----------|
|              |      | Sales Price | Sales Price | Price     |             | Closed | Listings | Contract | Listings |
| Bonner       | 2018 | \$370,000   | \$388,000   | 95        | \$1,164,000 | 3      | 8        | 0        | 1        |
|              | 2017 | \$489,900   | \$489,900   | 98        | \$489,900   | 1      | 8        | 0        | 2        |
| Clinton      | 2018 | \$283,500   | \$291,333   | 99        | \$1,748,000 | 6      | 19       | 1        | 3        |
|              | 2017 | \$230,000   | \$272,980   | 98        | \$1,364,900 | 5      | 19       | 3        | 2        |
| Florence     | 2018 | \$315,000   | \$324,917   | 97        | \$3,899,000 | 12     | 68       | 7        | 12       |
|              | 2017 | \$291,000   | \$336,556   | 97        | \$3,029,000 | 9      | 52       | 7        | 7        |
| Frenchtown   | 2018 | \$314,000   | \$314,000   | 95        | \$628,000   | 2      | 15       | 3        | 1        |
|              | 2017 | \$330,000   | \$334,000   | 99        | \$1,336,000 | 4      | 19       | 3        | 2        |
| Huson        | 2018 | \$389,500   | \$435,750   | 96        | \$1,743,000 | 4      | 17       | 2        | 1        |
|              | 2017 | \$418,500   | \$401,357   | 98        | \$2,809,500 | 7      | 21       | 2        | 1        |
| Lolo         | 2018 | \$272,000   | \$259,475   | 98        | \$2,075,800 | 8      | 45       | 9        | 11       |
|              | 2017 | \$302,450   | \$320,035   | 98        | \$3,840,415 | 12     | 44       | 10       | 9        |
| Stevensville | 2018 | \$279,888   | \$458,676   | 94        | \$4,128,088 | 9      | 135      | 21       | 24       |
|              | 2017 | \$277,950   | \$286,171   | 99        | \$4,006,400 | 14     | 129      | 14       | 16       |

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

|              | YTD  | Median      | Average     | % of List | Sold Volume  | # of   | New      |
|--------------|------|-------------|-------------|-----------|--------------|--------|----------|
|              |      | Sales Price | Sales Price | Price     |              | Closed | Listings |
| Bonner       | 2018 | \$300,000   | \$321,750   | 95        | \$3,539,250  | 11     | 18       |
|              | 2017 | \$305,000   | \$412,767   | 95        | \$3,714,900  | 9      | 17       |
| Clinton      | 2018 | \$260,000   | \$626,090   | 94        | \$13,147,900 | 21     | 40       |
|              | 2017 | \$271,000   | \$309,923   | 97        | \$7,438,145  | 24     | 39       |
| Florence     | 2018 | \$325,000   | \$359,412   | 99        | \$28,393,535 | 79     | 159      |
|              | 2017 | \$303,400   | \$325,965   | 98        | \$23,469,479 | 72     | 114      |
| Frenchtown   | 2018 | \$366,000   | \$372,260   | 97        | \$10,795,550 | 29     | 43       |
|              | 2017 | \$334,900   | \$356,634   | 97        | \$13,195,476 | 37     | 45       |
| Huson        | 2018 | \$289,950   | \$324,129   | 94        | \$4,537,800  | 14     | 26       |
|              | 2017 | \$335,000   | \$362,612   | 95        | \$9,065,300  | 25     | 44       |
| Lolo         | 2018 | \$269,000   | \$296,420   | 99        | \$28,159,914 | 95     | 127      |
|              | 2017 | \$267,500   | \$296,143   | 98        | \$29,021,966 | 98     | 132      |
| Stevensville | 2018 | \$291,525   | \$334,808   | 97        | \$56,582,630 | 169    | 270      |
|              | 2017 | \$285,000   | \$296,454   | 98        | \$40,021,304 | 135    | 243      |

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