

Broadwater County, MT

County · MT · Montana

\$649K

MEDIAN SALE PRICE

12

SALES (12 MO)

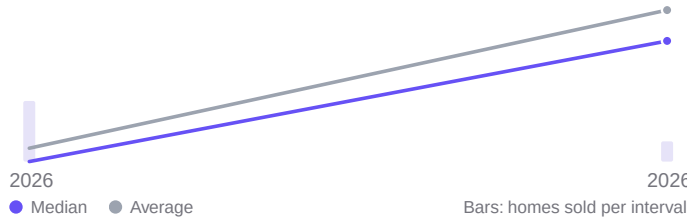
\$574K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

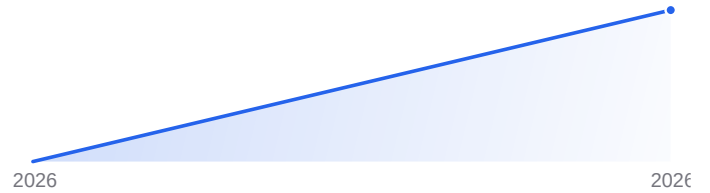
Sale prices

Median \$813K · Average \$896K



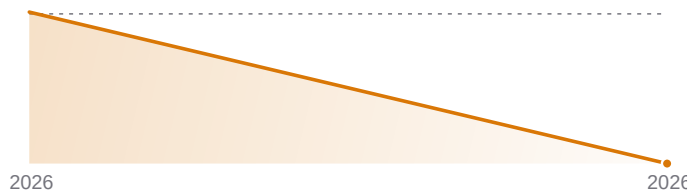
Price per square foot

\$563/ft²



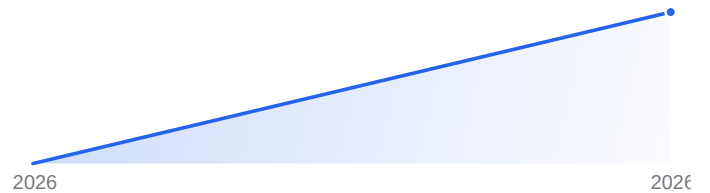
Sale premium vs estimated value

-16.1%



Annual turnover (share of homes sold)

0.3%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,773
Median value (AVM)	\$574K
Median size	1,539 ft²
Median bedrooms	3
Median year built	2000
Single family	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	71%
Company owned	12%
Median loan-to-value	16%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	8,413
Density	7 / mi²
Median household income	\$66K

Average household income	\$83K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	199
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	8.8%
Unemployment	0.9%
Average temp	44°F
Annual precip	11 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through May 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.