

Lewis and Clark County, MT

County · MT · Montana

SELLER'S MARKET

\$452K

MEDIAN SALE PRICE

+39.8%

1-YR CHANGE

288

SALES (12 MO)

\$475K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$423K · Average \$448K

2023 2024 2024 2025 2026

2023 2024 2024 2025 2026
● Median ● Average
Bars: homes sold per interval

Growth (year over year)

Price +39.8% · Sales +4700.0%

Price per square foot

\$309/ft²

2023 2024 2024 2025 2026
● Price ● Sales

2023 2024 2024 2025 2026

Sale premium vs estimated value

-19.2%

Annual turnover (share of homes sold)

0.9%

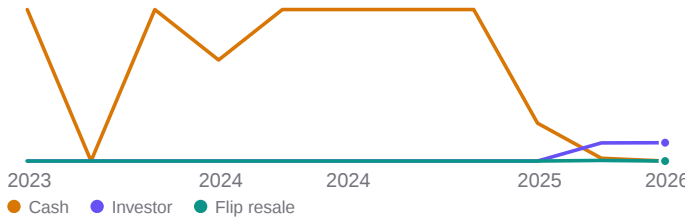
2023 2024 2024 2025 2026

2023 2024 2024 2025 2026

BUYERS & OUTCOMES

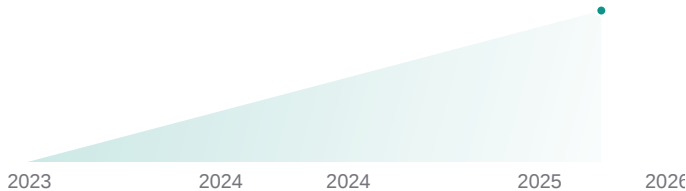
Buyer mix

Cash 0% · Investor 12% · Flip resale 0%



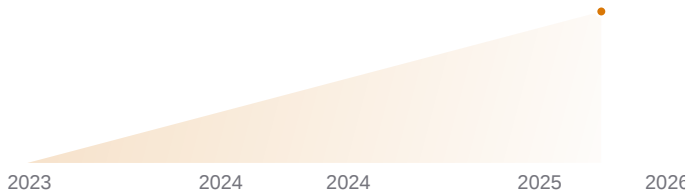
Sellers who sold at a gain

59%

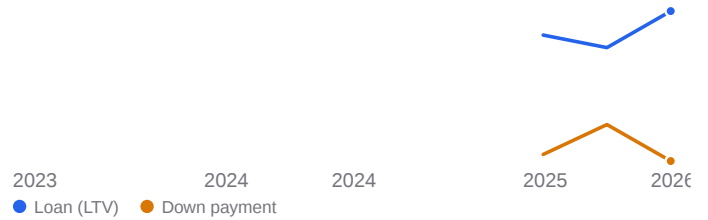


Median annualized return at resale

+9.3%

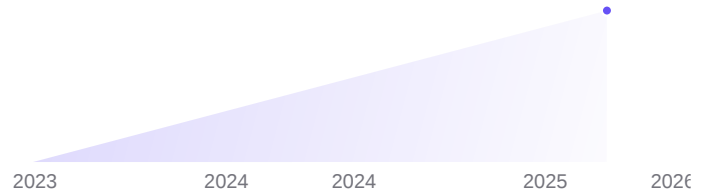


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	30,377
Median value (AVM)	\$475K
Median size	1,358 ft²
Median bedrooms	3
Median year built	1983
Single family	31%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.1%
Owner occupied	76%
Company owned	11%
Median loan-to-value	38%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	75,840
Density	22 / mi²
Median household income	\$74K
Average household income	\$97K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	165
Homes occupied	91%
Bachelor's or higher	30%
Poverty rate	9.6%
Unemployment	0.9%
Average temp	43°F
Annual precip	13 in
Sunshine	54%

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