

Lincoln County, MT

County · MT · Montana

\$369K

MEDIAN SALE PRICE

86

SALES (12 MO)

\$492K

MEDIAN VALUE (AVM)

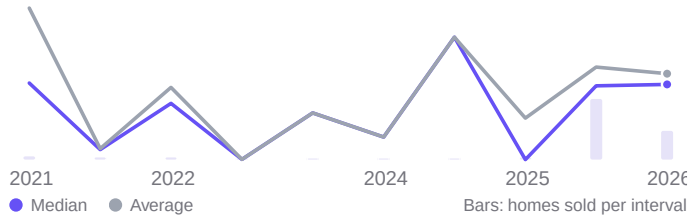
MARKET TRENDS (5 YEARS)

Sale prices

Median \$368K · Average \$411K

Growth (year over year)

Price +316.7% · Sales -80.0%

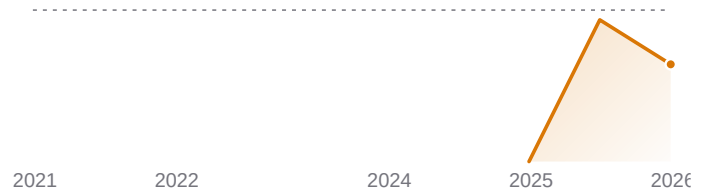
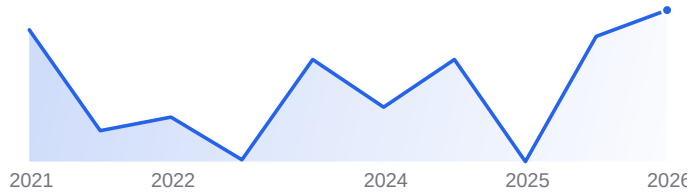


Price per square foot

\$307/ft²

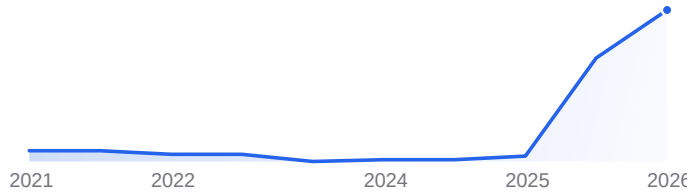
Sale premium vs estimated value

-19.2%



Annual turnover (share of homes sold)

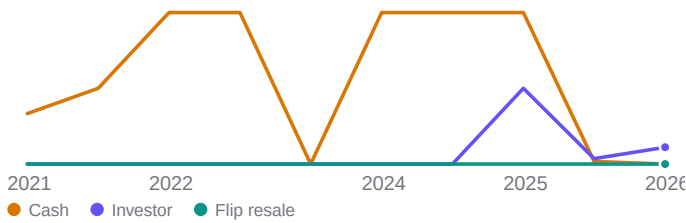
0.7%



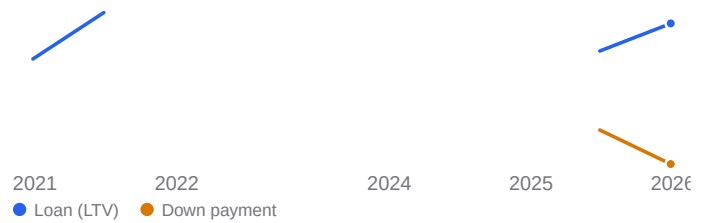
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 11% · Flip resale 0%

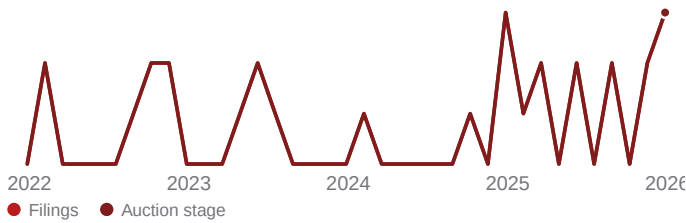


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	12,640
Median value (AVM)	\$492K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1985
Single family	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.1%
Owner occupied	59%
Company owned	12%
Median loan-to-value	21%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	22,494
Density	6 / mi²
Median household income	\$48K

Average household income	\$68K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	89
Homes occupied	85%
Bachelor's or higher	12%
Poverty rate	15.7%
Unemployment	1.2%
Average temp	42°F
Annual precip	27 in
Sunshine	52%

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.