

County · MT · Montana

SELLER'S MARKET

MEDIAN SALE PRICE

1-YR CHANGE

SALES (12 MO)

MEDIAN VALUE (AVM)

Seller's market · 78 / 100



Balanced

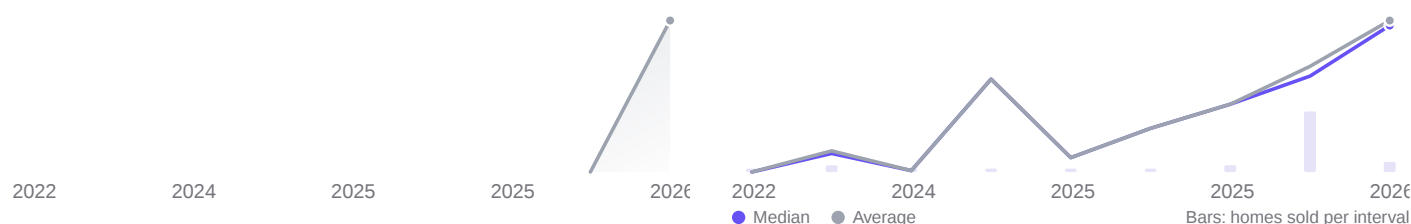
Seller's market

Market temperature (0–100)

78 / 100

Sale prices

Median \$617K · Average \$636K

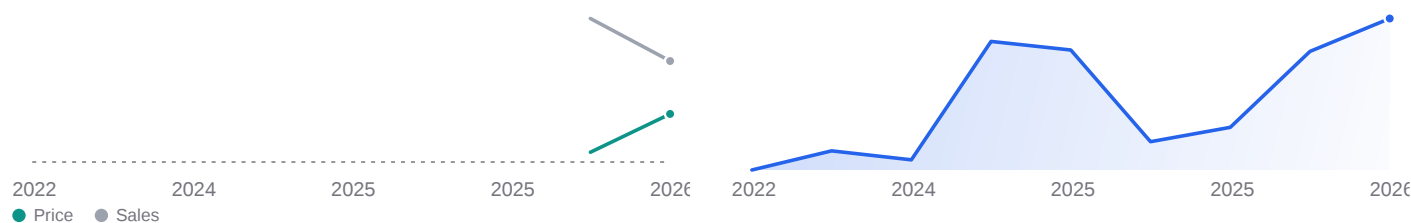


Growth (year over year)

Price +301.6% · Sales +633.3%

Price per square foot

\$370/ft²

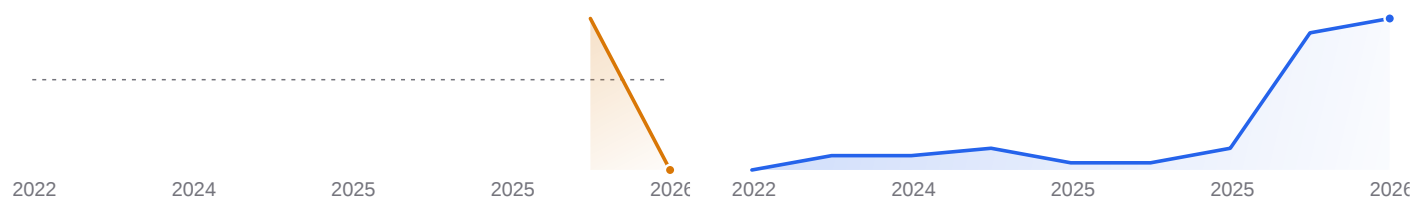


Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

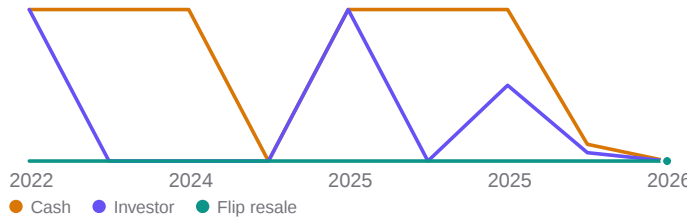
0.8%



BUYERS & OUTCOMES

Buyer mix

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

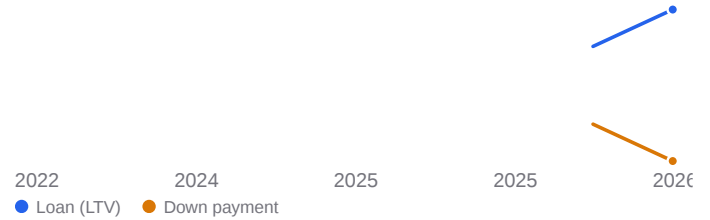


Preforeclosure filings

Filings 1 · Auction stage 1



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



HOUSING STOCK

Homes	2,731
Median value (AVM)	\$489K
Median size	1,261 ft²
Median bedrooms	3
Median year built	1989
Single family	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.0%
Owner occupied	52%
Company owned	16%
Median loan-to-value	22%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	5,247
Density	4 / mi²
Median household income	\$58K

Average household income	\$77K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	84
Homes occupied	85%
Bachelor's or higher	20%
Poverty rate	11.2%
Unemployment	1.3%
Average temp	41°F
Annual precip	46 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.