

Ravalli County, MT

County · MT · Montana

BALANCED MARKET

\$466K

MEDIAN SALE PRICE

168

SALES (12 MO)

\$617K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



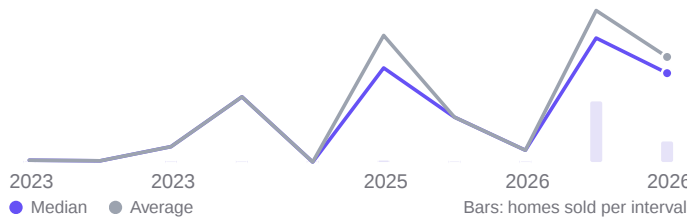
MARKET TRENDS (5 YEARS)

Sale prices

Median \$388K · Average \$440K

Growth (year over year)

Price -4.8% · Sales +4100.0%

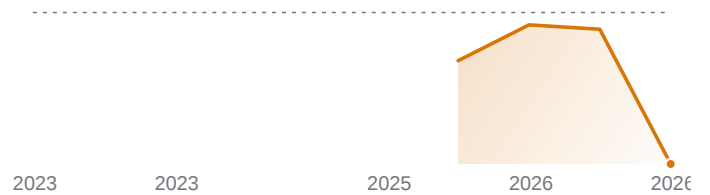
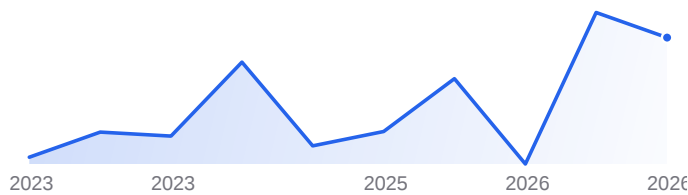


Price per square foot

\$288/ft²

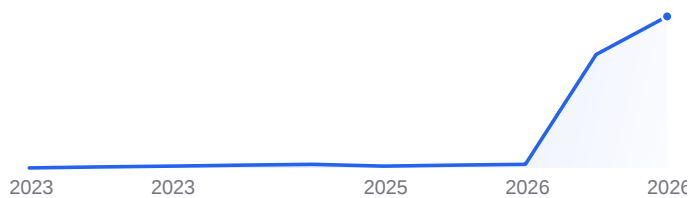
Sale premium vs estimated value

-13.0%



Annual turnover (share of homes sold)

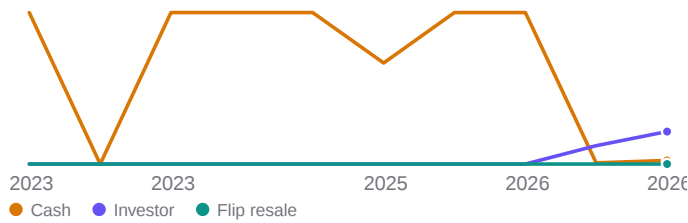
0.8%



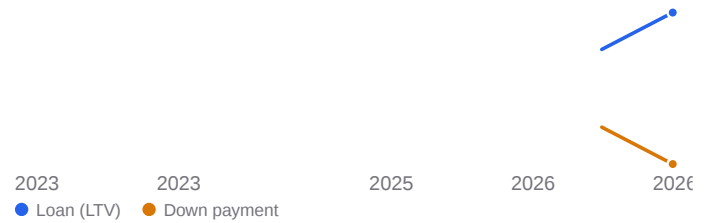
BUYERS & OUTCOMES

Buyer mix

Cash 2.4% · Investor 21% · Flip resale 0%

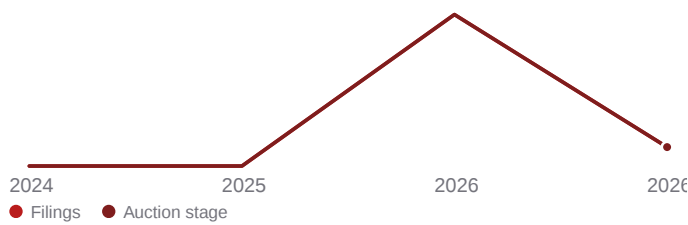


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	20,977
Median value (AVM)	\$617K
Median size	1,578 ft²
Median bedrooms	3
Median year built	1993
Single family	18%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.8%
Owner occupied	73%
Company owned	18%
Median loan-to-value	12%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	48,704
Density	20 / mi²
Median household income	\$69K
Average household income	\$92K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	72
Homes occupied	90%
Bachelor's or higher	18%
Poverty rate	7.7%
Unemployment	0.9%
Average temp	42°F
Annual precip	22 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.