

Sanders County, MT

County · MT · Montana

\$420K

MEDIAN SALE PRICE

44

SALES (12 MO)

\$523K

MEDIAN VALUE (AVM)

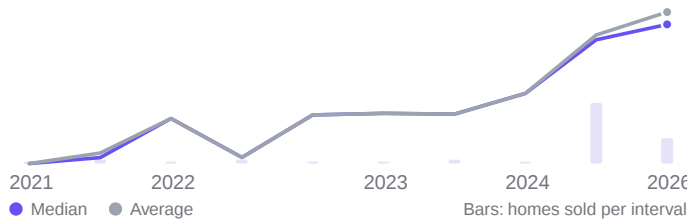
MARKET TRENDS (5 YEARS)

Sale prices

Median \$496K · Average \$536K

Growth (year over year)

Price +47.1% · Sales -55.6%

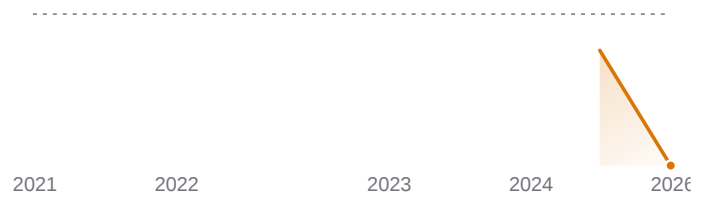


Price per square foot

\$379/ft²

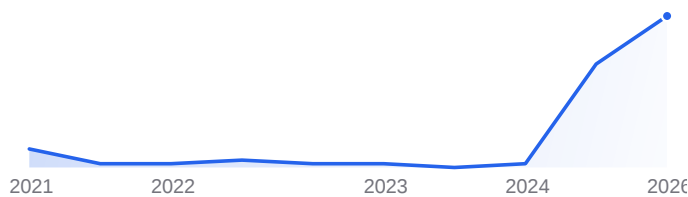
Sale premium vs estimated value

-19.2%



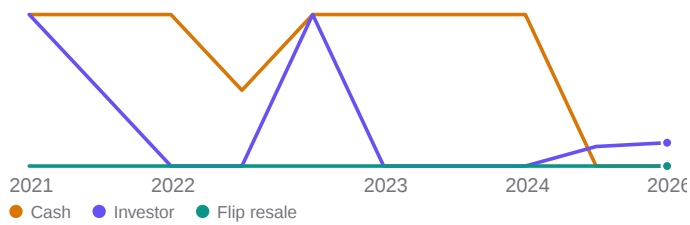
Annual turnover (share of homes sold)

0.6%



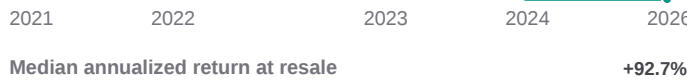
BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

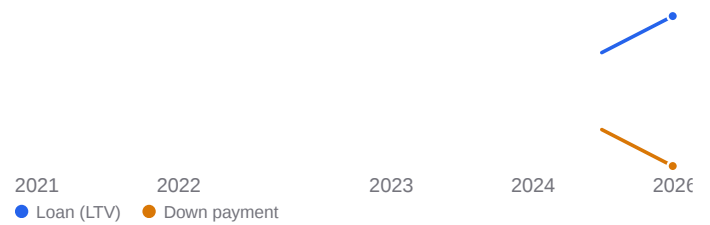
100%



Median annualized return at resale

+92.7%

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



Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	7,074
Median value (AVM)	\$523K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1988
Single family	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	0.9%
Owner occupied	54%
Company owned	13%
Median loan-to-value	26%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	14,065
Density	5 / mi²
Median household income	\$49K
Average household income	\$66K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	116
Homes occupied	85%
Bachelor's or higher	13%
Poverty rate	13.9%
Unemployment	1.1%
Average temp	44°F
Annual precip	32 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.