

Canyon Creek 59633

ZIP code · MT · Montana › Lewis and Clark County › Canyon Creek

\$788K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$579K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	197
Median value (AVM)	\$579K
Median size	1,128 ft²
Median bedrooms	2
Median year built	1990
Single family	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.4%
Owner occupied	32%
Company owned	20%
Median loan-to-value	24%
Typical ownership tenure	17.4 yrs

COMMUNITY

Population	347
Density	3 / mi²
Median household income	\$94K
Average household income	\$119K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	148
Homes occupied	79%
Bachelor's or higher	16%
Poverty rate	4.4%
Unemployment	0.9%
Average temp	40°F
Annual precip	16 in
Sunshine	54%

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