

ZIP code · MT · Montana › Sanders County › Heron

MEDIAN SALE PRICE

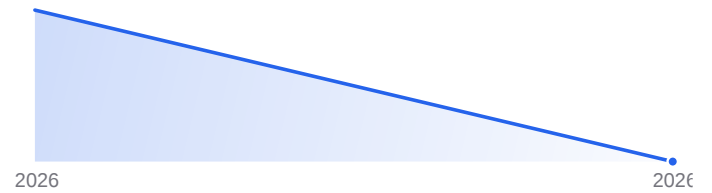
SALES (12 MO)

MEDIAN VALUE (AVM)

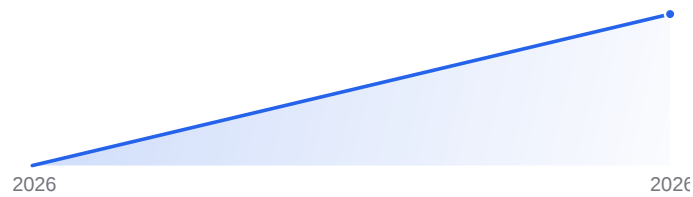
Sale prices

Price per square foot

\$90/ft²



0.8%

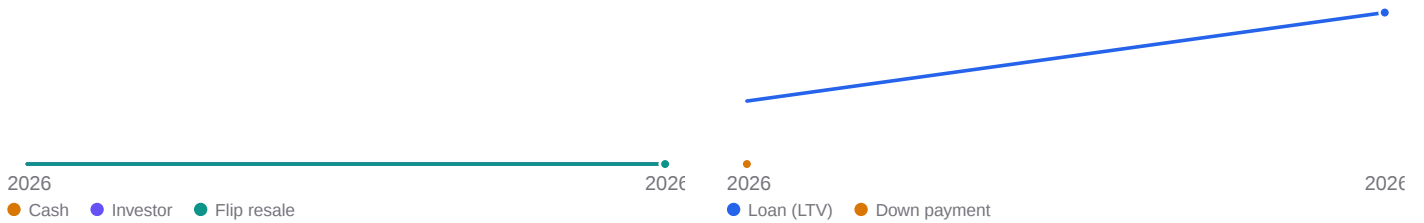


BUYERS & OUTCOMES

Buyer mix

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

Financing (share of purchase price) Loan (LTV) 146% · Down payment 25%



HOUSING STOCK

Homes	365
Median value (AVM)	\$671K
Median size	1,446 ft²
Median bedrooms	3
Median year built	1991
Single family	7.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.6%
Owner occupied	56%
Company owned	17%
Median loan-to-value	29%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	1,074
Density	6 / mi²
Median household income	\$48K
Average household income	\$70K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	83
Homes occupied	81%
Bachelor's or higher	14%

Poverty rate	18.6%
Unemployment	1.3%
Average temp	42°F
Annual precip	47 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.