

Thompson Falls 59873

ZIP code · MT · Montana > Sanders County > Thompson Falls

\$417K

MEDIAN SALE PRICE

19

SALES (12 MO)

\$492K

MEDIAN VALUE (AVM)

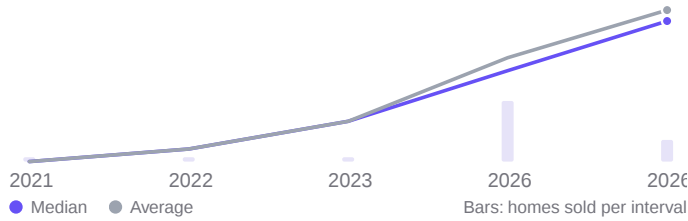
MARKET TRENDS (5 YEARS)

Sale prices

Median \$597K · Average \$640K

Growth (year over year)

Price +132.7% · Sales -50.0%

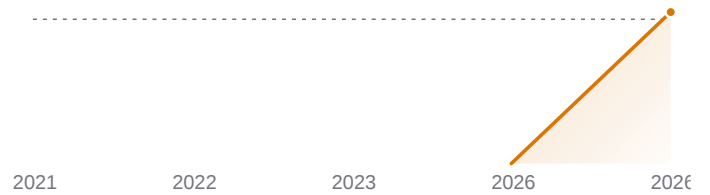


Price per square foot

\$294/ft²

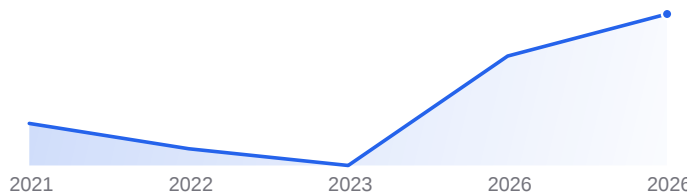
Sale premium vs estimated value

+1.0%



Annual turnover (share of homes sold)

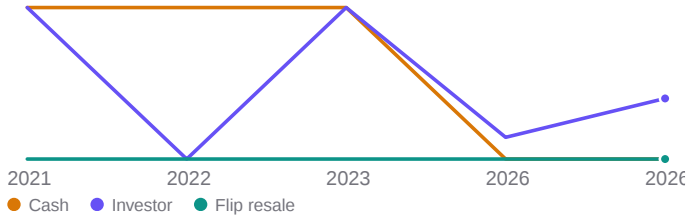
0.9%



BUYERS & OUTCOMES

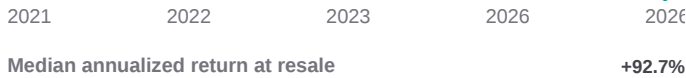
Buyer mix

Cash 0% · Investor 40% · Flip resale 0%



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



HOUSING STOCK

Homes	2,075
Median value (AVM)	\$492K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1990
Single family	28%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.8%
Owner occupied	51%
Company owned	13%
Median loan-to-value	27%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	4,582
Density	7 / mi²
Median household income	\$58K
Average household income	\$63K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	98
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	11.0%
Unemployment	1.1%
Average temp	42°F
Annual precip	36 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.