

# Flathead Valley Market Report

January 1, 2010 - June 30, 2010



Exclusive Affiliate of  
**CHRISTIE'S**  
**GREAT ESTATES**

The Flathead Valley Market Report is prepared for the purpose of sharing useful sales activity from the 1st half of 2010. Whether you are selling a property, interested in buying a

property, or just wanting to find out how the Flathead is stacking up against national markets, we hope you will find this information valuable. These trends focus on certain neighborhoods and are broken out by residential and land sales. Take note, that all areas compare sold properties from January 1st through June 30th of this year as well as 2009. Contact your experienced and professional Trails West Real Estate agent to discuss these sales statistics or to get additional information on your neighborhood.

## NAVIGABLE WATERFRONT PROPERTIES

LAKE PROPERTIES ARE NAVIGABLE SINGLE PROPERTY (NO SHARED WATERFRONT)

### Residential - Flathead Lake

# of Sales 2009: 0  
# of Sales 2010: 20  
2009 Median Price: NA  
2010 Median Price: \$775,000  
2009 Total Volume: NA  
2010 Total Volume: \$16,831,900  
Avg. Days on Market: 336

### Residential - Whitefish Lake

# of Sales 2009: 2  
# of Sales 2010: 3  
2009 Median Price: \$2,187,500  
2010 Median Price: \$2,300,000  
2009 Total Volume: \$4,375,000  
2010 Total Volume: \$8,300,000  
Avg. Days on Market: 194

### Land - Flathead Lake

# of Sales 2009: 2  
# of Sales 2010: 4  
2009 Median Price: \$342,000  
2010 Median Price: \$646,500  
2009 Total Volume: \$684,000  
2010 Total Volume: \$2,437,000  
Avg. Days on Market: 395

### Land - Whitefish Lake

# of Sales 2009: 2  
# of Sales 2010: 0  
2009 Median Price: \$687,500  
2010 Median Price: NA  
2009 Total Volume: \$1,375,000  
2010 Total Volume: NA  
Avg. Days on Market: NA

## GREATER AREA STATISTICS

### Residential Bigfork

# of Sales 2009: 26  
# of Sales 2010: 40  
2009 Median Price: \$272,500  
2010 Median Price: \$298,000  
2009 Total Volume: \$10,541,400  
2010 Total Volume: \$14,980,100  
Avg. Days on Market: 280

### Residential Whitefish

# of Sales 2009: 55  
# of Sales 2010: 103  
2009 Median Price: \$210,000  
2010 Median Price: \$221,000  
2009 Total Volume: \$19,626,250  
2010 Total Volume: \$40,543,275  
Avg. Days on Market: 203

### Res. Lakeside/Somers

# of Sales 2009: 10  
# of Sales 2010: 26  
2009 Median Price: \$278,000  
2010 Median Price: \$233,450  
2009 Total Volume: \$2,566,200  
2010 Total Volume: \$10,224,553  
Avg. Days on Market: 229

### Residential Kalispell

# of Sales 2009: 187  
# of Sales 2010: 294  
2009 Median Price: \$185,900  
2010 Median Price: \$175,000  
2009 Total Volume: \$42,141,935  
2010 Total Volume: \$61,344,879  
Avg. Days on Market: 169

### Land Bigfork

# of Sales 2009: 15  
# of Sales 2010: 13  
2009 Median Price: \$290,000  
2010 Median Price: \$150,000  
2009 Total Volume: \$6,134,505  
2010 Total Volume: \$3,438,000  
Avg. Days on Market: 188

### Land Whitefish

# of Sales 2009: 9  
# of Sales 2010: 26  
2009 Median Price: \$179,900  
2010 Median Price: \$174,250  
2009 Total Volume: \$3,014,900  
2010 Total Volume: \$4,356,317  
Avg. Days on Market: 326

### Land Lakeside/Somers

# of Sales 2009: 4  
# of Sales 2010: 8  
2009 Median Price: \$175,950  
2010 Median Price: \$53,000  
2009 Total Volume: \$609,900  
2010 Total Volume: \$1,371,400  
Avg. Days on Market: 261

### Land Kalispell

# of Sales 2009: 19  
# of Sales 2010: 25  
2009 Median Price: \$72,000  
2010 Median Price: \$68,000  
2009 Total Volume: \$2,000,062  
2010 Total Volume: \$2,615,091  
Avg. Days on Market: 323

As always, the Trails West Real Estate professional team strives to provide clients with meaningful market information and the highest levels of service and integrity. We invite you to call us for information specific to your neighborhood or for any other real estate needs.

*If your property is currently listed with another real estate broker, please disregard. It is not our intention to solicit the clients of other real estate brokers.*

## GREATER FLATHEAD VALLEY

### Residential

# of Sales 2009: 423  
# of Sales 2010: 672  
2009 Median Price: \$188,000  
2010 Median Price: \$188,350  
2009 Total Volume: \$104,712,298  
2010 Total Volume: \$176,973,082  
Avg. Days on Market: 191

### Land

# of Sales 2009: 107  
# of Sales 2010: 179  
2009 Median Price: \$117,000  
2010 Median Price: \$82,500  
2009 Total Volume: \$19,129,217  
2010 Total Volume: \$27,606,762  
Avg. Days on Market: 284

*All statistical data based on properties reported as closed from the NMAR MLS database.*