Monthly Indicators

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings increased 5.1 percent for Single Family but decreased 10.6 percent for Townhouse/Condo. Pending Sales increased 12.2 percent for Single Family but decreased 2.2 percent for Townhouse/Condo. Inventory increased 11.0 percent for Single Family and 14.0 percent for Townhouse/Condo.

Median Sales Price decreased 3.9 percent to $639,000 for Single Family and 5.0 percent to $475,000 for Townhouse/Condo. Days on Market decreased 4.8 percent for Single Family and 16.5 percent for Townhouse/Condo. Months Supply of Inventory decreased 2.6 percent for Single Family but increased 1.2 percent for Townhouse/Condo.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Quick Facts

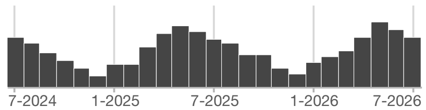
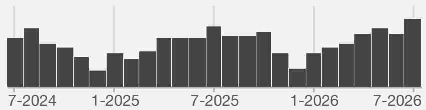
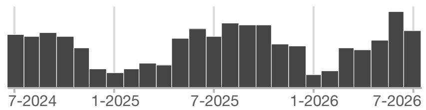
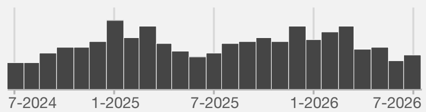
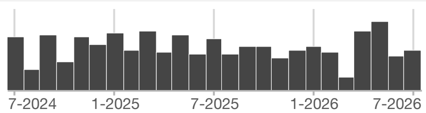
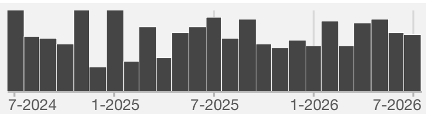
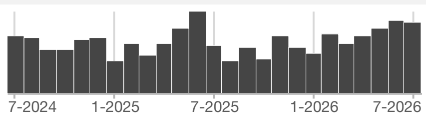
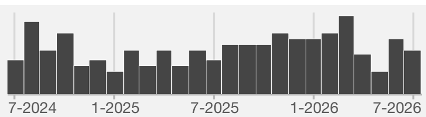
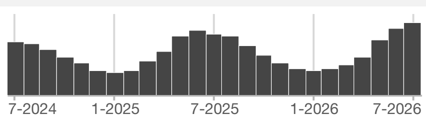
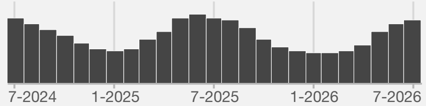
+ 14.9%	- 2.8%	+ 11.5%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

This report covers residential real estate activity in the counties of Flathead, Lincoln and Lake. For MRMLS, the count of Pending Sales includes listings that have the status of Pending, Under Contract Taking Back-Up Offers or Under Contract with Bump Clause. Percent changes are calculated using rounded figures.

Current as of August 5, 2026. All data from Montana Regional MLS. Report © 2026 ShowingTime Plus, LLC.

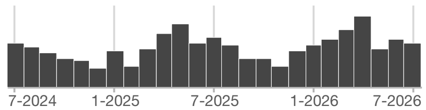
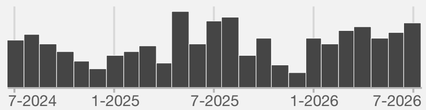
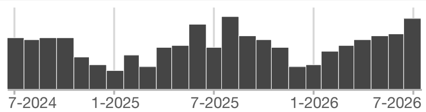
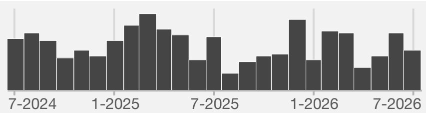
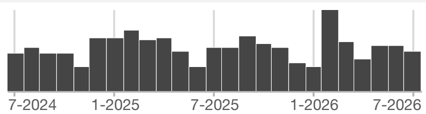
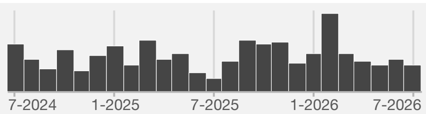
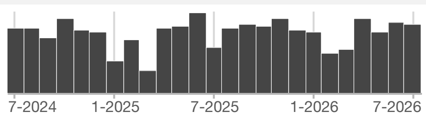
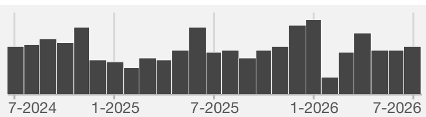
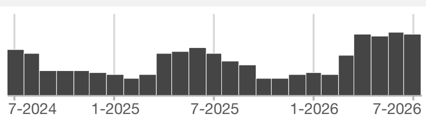
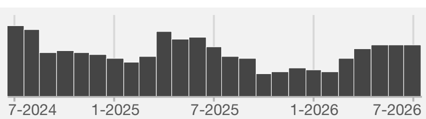
Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		315	**331**	+ 5.1%	2,018	**2,087**	+ 3.4%
Pending Sales		205	**230**	+ 12.2%	1,033	**1,183**	+ 14.5%
Closed Sales		167	**177**	+ 6.0%	891	**997**	+ 11.9%
Days on Market Until Sale		105	**100**	- 4.8%	120	**115**	- 4.2%
Median Sales Price		$665,000	**$639,000**	- 3.9%	$650,000	**$640,000**	- 1.5%
Average Sales Price		$1,010,174	**$916,142**	- 9.3%	$932,925	**$933,787**	+ 0.1%
Percent of List Price Received		96.1%	**97.2%**	+ 1.1%	96.5%	**96.8%**	+ 0.3%
Housing Affordability Index		46	**48**	+ 4.3%	47	**48**	+ 2.1%
Inventory of Homes for Sale		1,091	**1,211**	+ 11.0%	—	**—**	—
Months Supply of Inventory		7.8	**7.6**	- 2.6%	—	**—**	—

Townhouse/Condo Market Overview

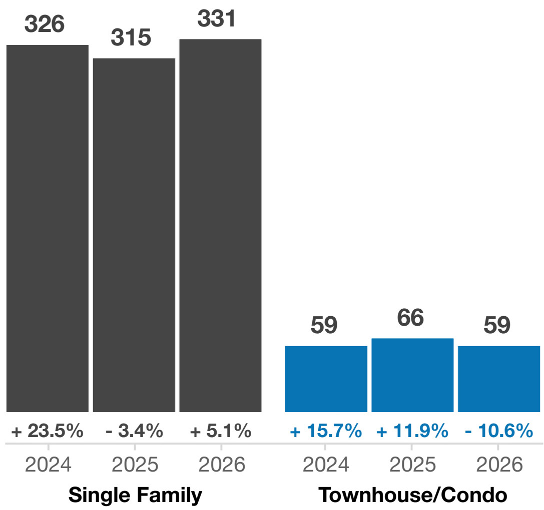
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		66	**59**	- 10.6%	411	**462**	+ 12.4%
Pending Sales		45	**44**	- 2.2%	217	**256**	+ 18.0%
Closed Sales		28	**47**	+ 67.9%	181	**225**	+ 24.3%
Days on Market Until Sale		139	**116**	- 16.5%	138	**122**	- 11.6%
Median Sales Price		$500,000	**$475,000**	- 5.0%	$480,000	**$490,000**	+ 2.1%
Average Sales Price		$525,332	**$631,312**	+ 20.2%	$661,897	**$720,322**	+ 8.8%
Percent of List Price Received		95.1%	**97.6%**	+ 2.6%	96.5%	**96.9%**	+ 0.4%
Housing Affordability Index		63	**67**	+ 6.3%	66	**65**	- 1.5%
Inventory of Homes for Sale		235	**268**	+ 14.0%	—	**—**	—
Months Supply of Inventory		8.3	**8.4**	+ 1.2%	—	**—**	—

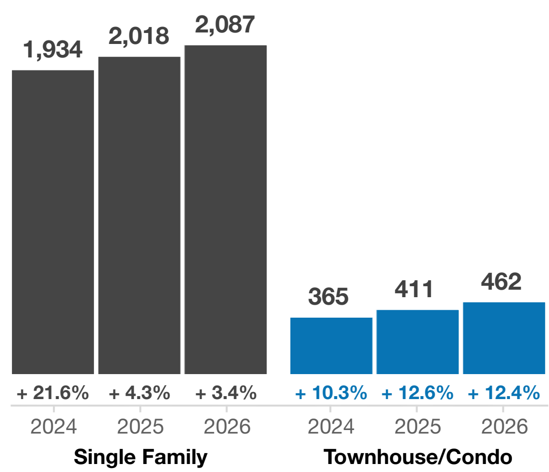
New Listings

A count of the properties that have been newly listed on the market in a given month.

July

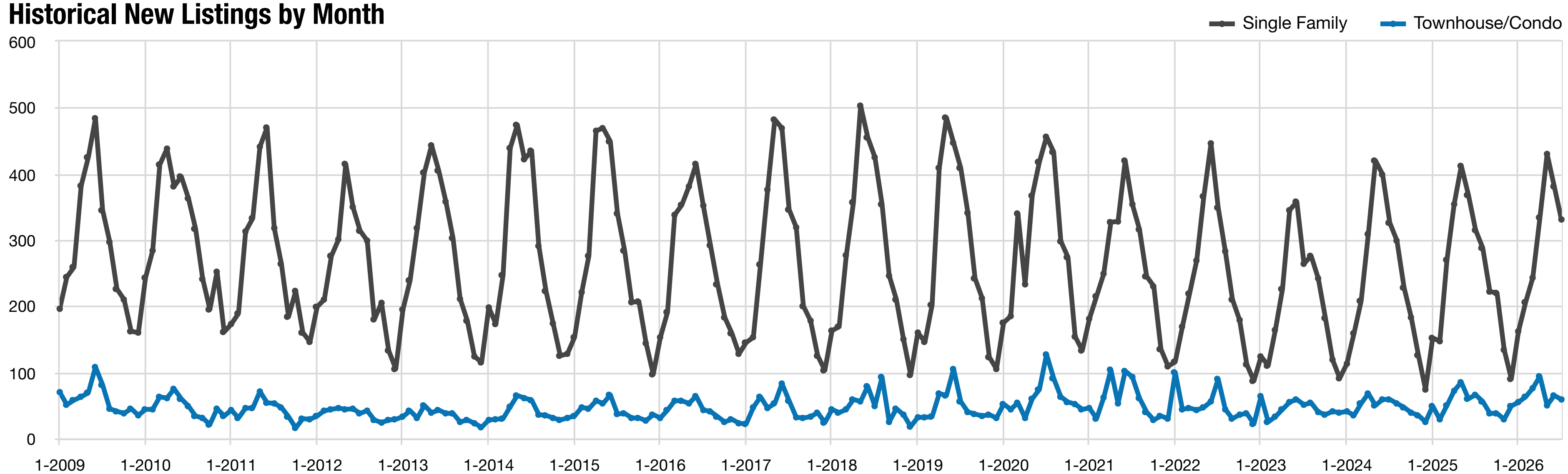


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	288	- 3.7%	56	+ 5.7%
Sep-2025	222	- 2.6%	38	- 19.1%
Oct-2025	220	+ 20.2%	38	- 2.6%
Nov-2025	134	+ 6.3%	29	- 17.1%
Dec-2025	90	+ 21.6%	49	+ 96.0%
Jan-2026	162	+ 6.6%	55	+ 12.2%
Feb-2026	206	+ 40.1%	63	+ 117.2%
Mar-2026	243	- 10.0%	76	+ 52.0%
Apr-2026	334	- 5.6%	94	+ 30.6%
May-2026	430	+ 4.4%	50	- 41.2%
Jun-2026	381	+ 3.5%	65	+ 8.3%
Jul-2026	**331**	**+ 5.1%**	**59**	**- 10.6%**
12-Month Avg	253	+ 3.7%	56	+ 9.8%

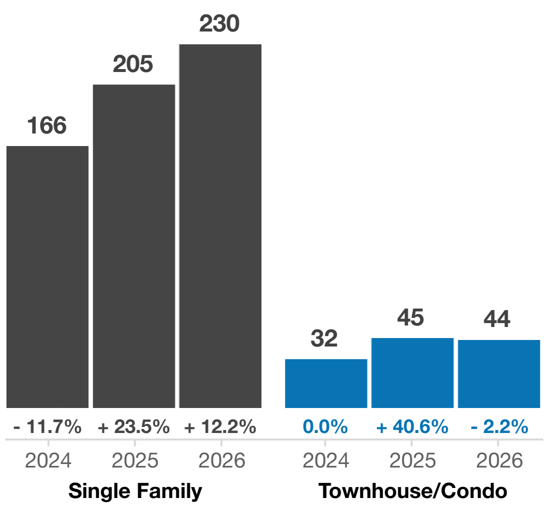
Historical New Listings by Month



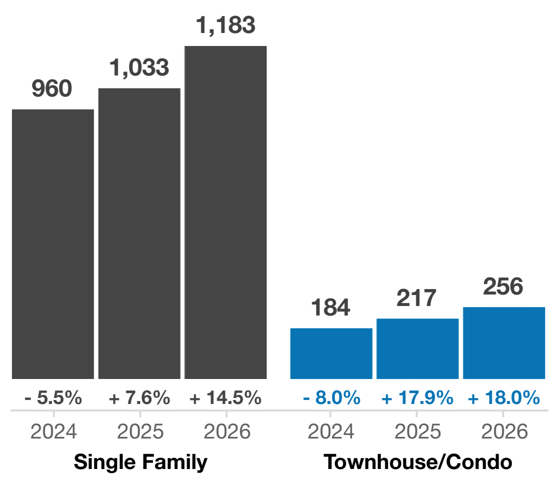
Pending Sales

A count of the properties on which offers have been accepted in a given month.

July

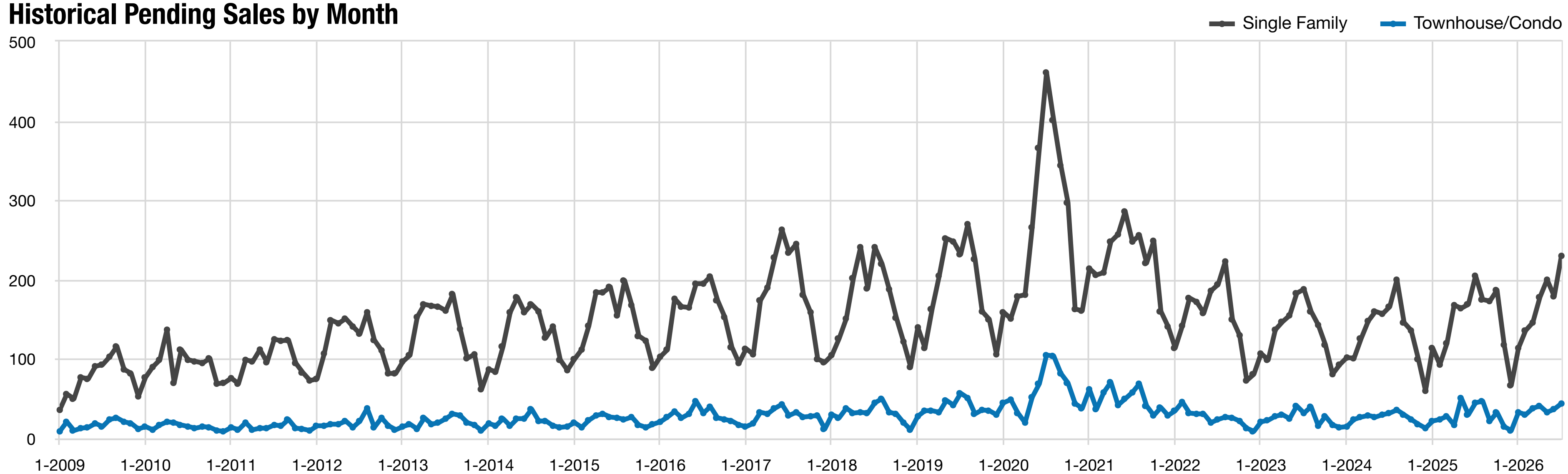


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	175	- 12.5%	47	+ 30.6%
Sep-2025	173	+ 18.5%	22	- 26.7%
Oct-2025	187	+ 37.5%	33	+ 37.5%
Nov-2025	118	+ 18.0%	15	- 16.7%
Dec-2025	67	+ 11.7%	10	- 23.1%
Jan-2026	114	0.0%	33	+ 50.0%
Feb-2026	136	+ 46.2%	30	+ 25.0%
Mar-2026	146	+ 21.7%	38	+ 35.7%
Apr-2026	178	+ 6.0%	41	+ 141.2%
May-2026	200	+ 22.0%	33	- 35.3%
Jun-2026	179	+ 5.9%	37	+ 23.3%
Jul-2026	**230**	**+ 12.2%**	**44**	**- 2.2%**
12-Month Avg	159	+ 13.6%	32	+ 14.3%

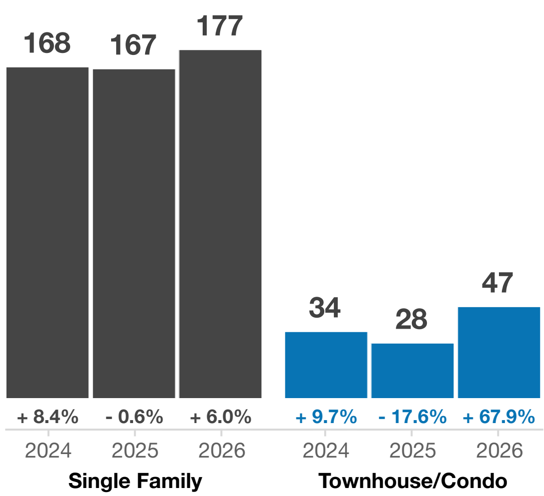
Historical Pending Sales by Month



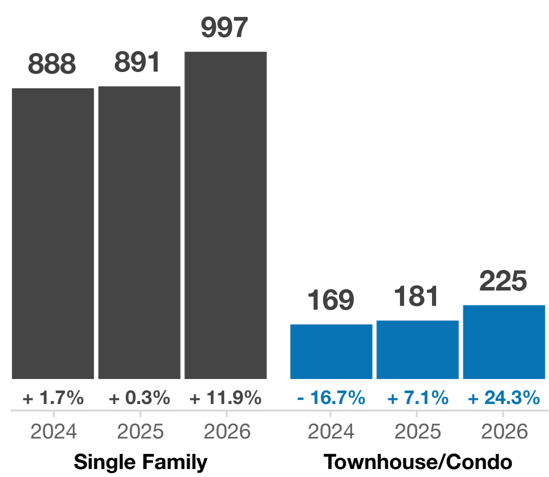
Closed Sales

A count of the actual sales that closed in a given month.

July

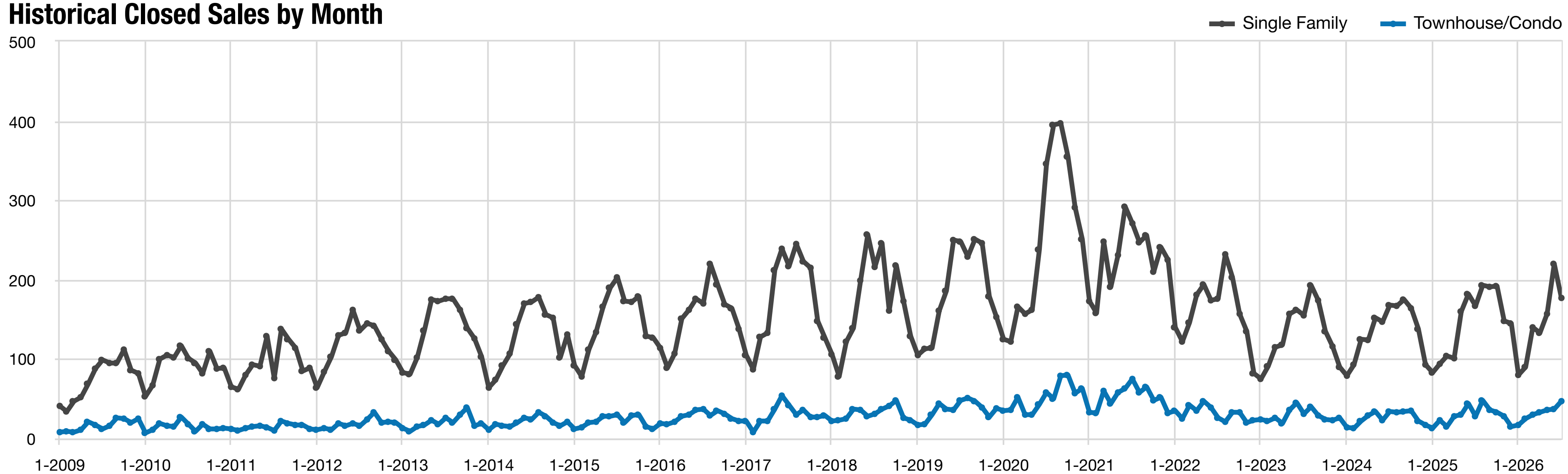


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	193	+ 15.6%	48	+ 45.5%
Sep-2025	191	+ 9.1%	36	+ 5.9%
Oct-2025	192	+ 17.1%	33	- 5.7%
Nov-2025	148	+ 7.2%	28	+ 27.3%
Dec-2025	145	+ 55.9%	15	- 11.8%
Jan-2026	80	- 3.6%	17	+ 30.8%
Feb-2026	90	- 4.3%	25	+ 8.7%
Mar-2026	140	+ 34.6%	30	+ 100.0%
Apr-2026	133	+ 31.7%	33	+ 17.9%
May-2026	157	- 1.9%	36	+ 20.0%
Jun-2026	220	+ 20.9%	37	- 15.9%
Jul-2026	**177**	**+ 6.0%**	**47**	**+ 67.9%**
12-Month Avg	156	+ 14.7%	32	+ 18.5%

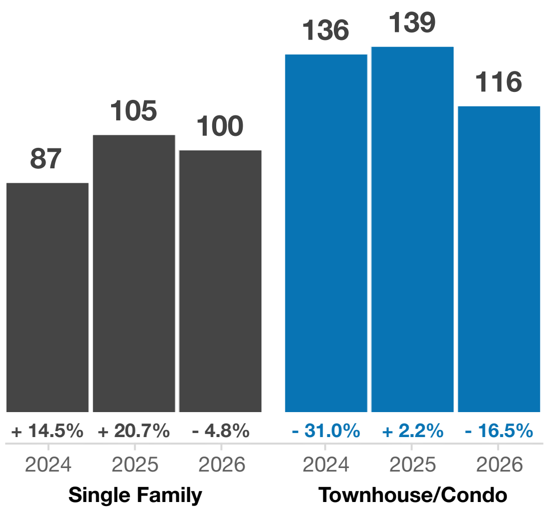
Historical Closed Sales by Month



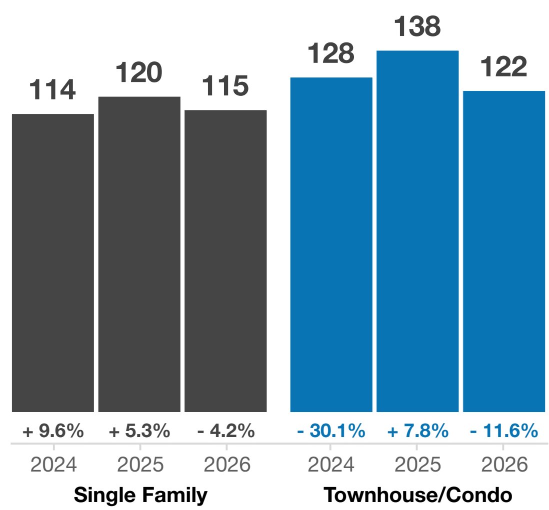
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

July



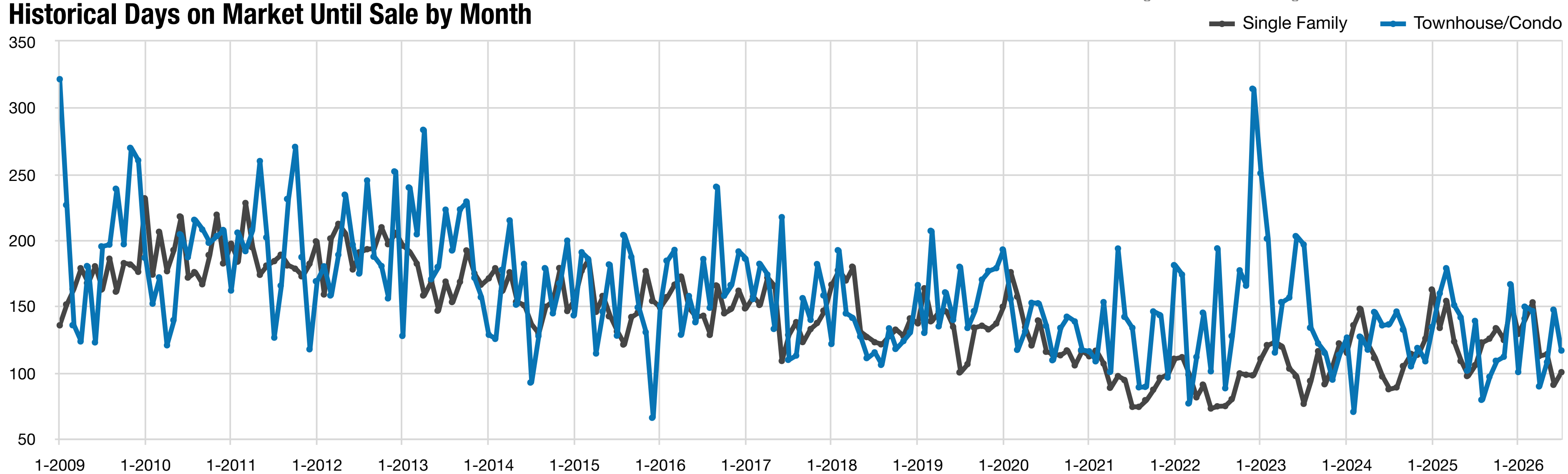
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	123	+ 38.2%	79	- 45.9%
Sep-2025	125	+ 19.0%	97	- 26.5%
Oct-2025	133	+ 16.7%	109	+ 3.8%
Nov-2025	124	+ 9.7%	112	- 5.1%
Dec-2025	152	+ 21.6%	167	+ 54.6%
Jan-2026	129	- 20.9%	100	- 25.4%
Feb-2026	141	+ 5.2%	150	- 6.3%
Mar-2026	153	- 0.6%	146	- 18.4%
Apr-2026	112	- 8.9%	89	- 41.1%
May-2026	114	+ 4.6%	108	- 23.9%
Jun-2026	91	- 6.2%	147	+ 45.5%
Jul-2026	**100**	**- 4.8%**	**116**	**- 16.5%**
12-Month Avg*	122	+ 7.0%	115	- 12.9%

* Days on Market for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

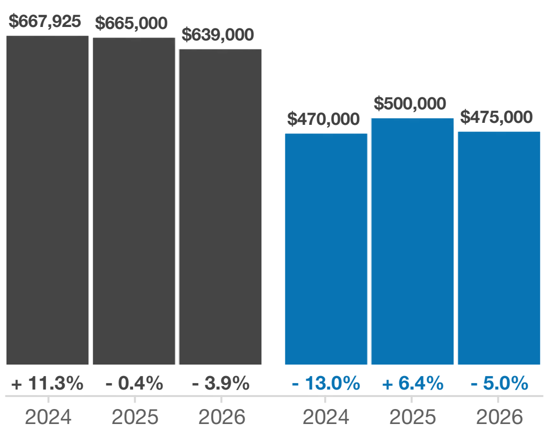


Median Sales Price

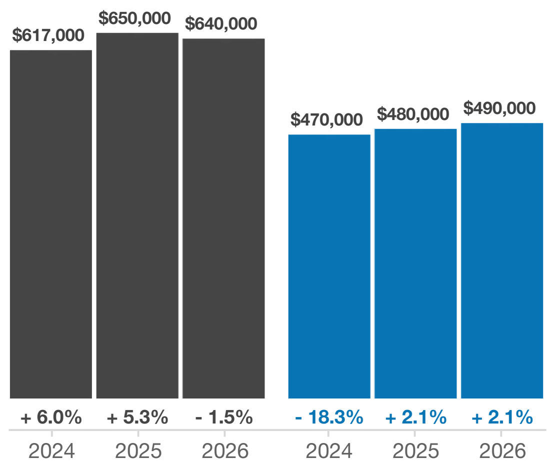
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

NORTHWEST MONTANA ASSOCIATION OF REALTORS®

July



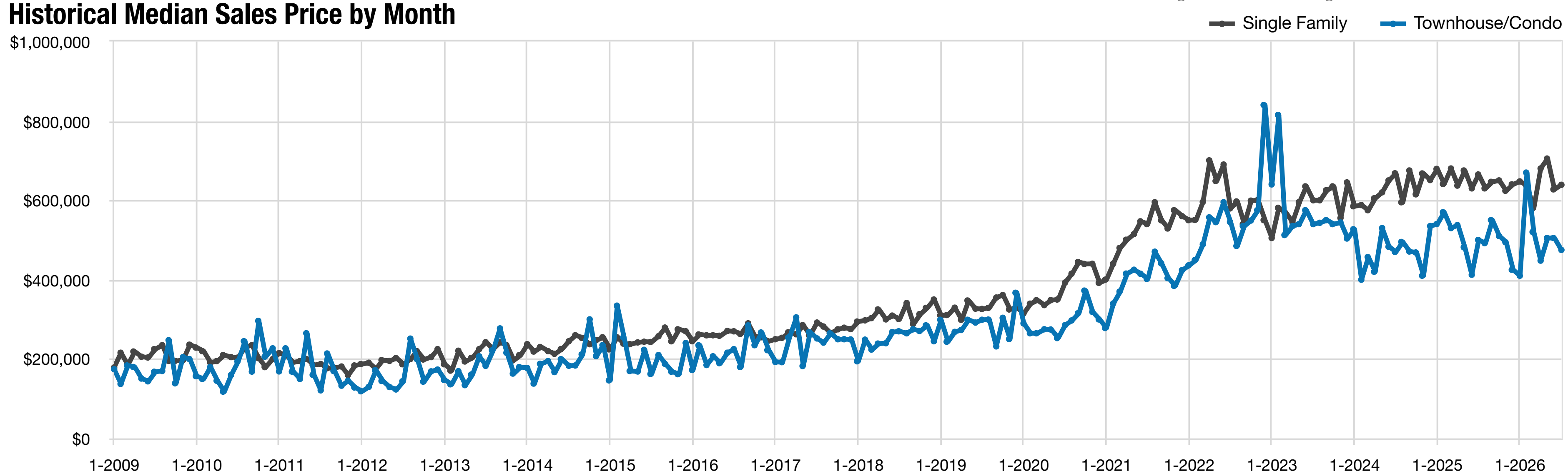
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	$630,000	+ 5.9%	$492,000	- 0.6%
Sep-2025	$646,400	- 4.2%	$550,000	+ 16.8%
Oct-2025	$650,000	+ 5.7%	$510,000	+ 8.9%
Nov-2025	$624,000	- 6.5%	$494,500	+ 20.6%
Dec-2025	$640,000	- 1.7%	$425,000	- 20.6%
Jan-2026	$647,500	- 4.6%	$410,000	- 24.1%
Feb-2026	$637,057	- 0.6%	$669,700	+ 17.5%
Mar-2026	$580,000	- 14.7%	$520,250	- 1.8%
Apr-2026	$680,000	+ 6.8%	$448,000	- 16.7%
May-2026	$705,000	+ 4.4%	$504,950	+ 4.9%
Jun-2026	$627,500	- 0.4%	$505,000	+ 22.4%
Jul-2026	**$639,000**	**- 3.9%**	**$475,000**	**- 5.0%**
12-Month Avg*	$640,000	- 1.5%	$490,000	+ 1.0%

* Median Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

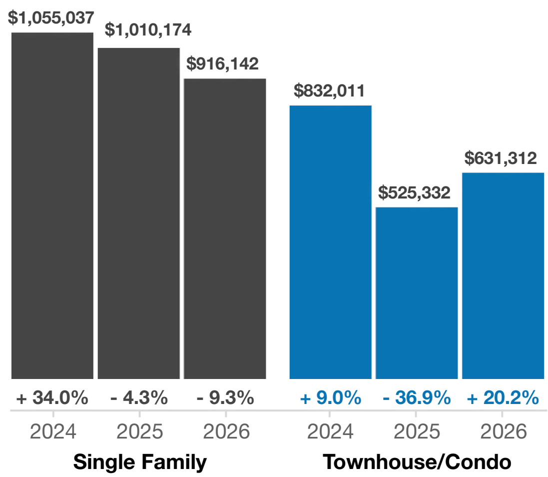
Historical Median Sales Price by Month



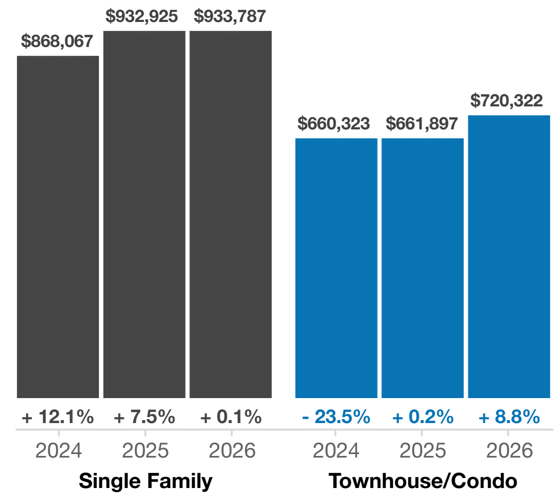
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

July



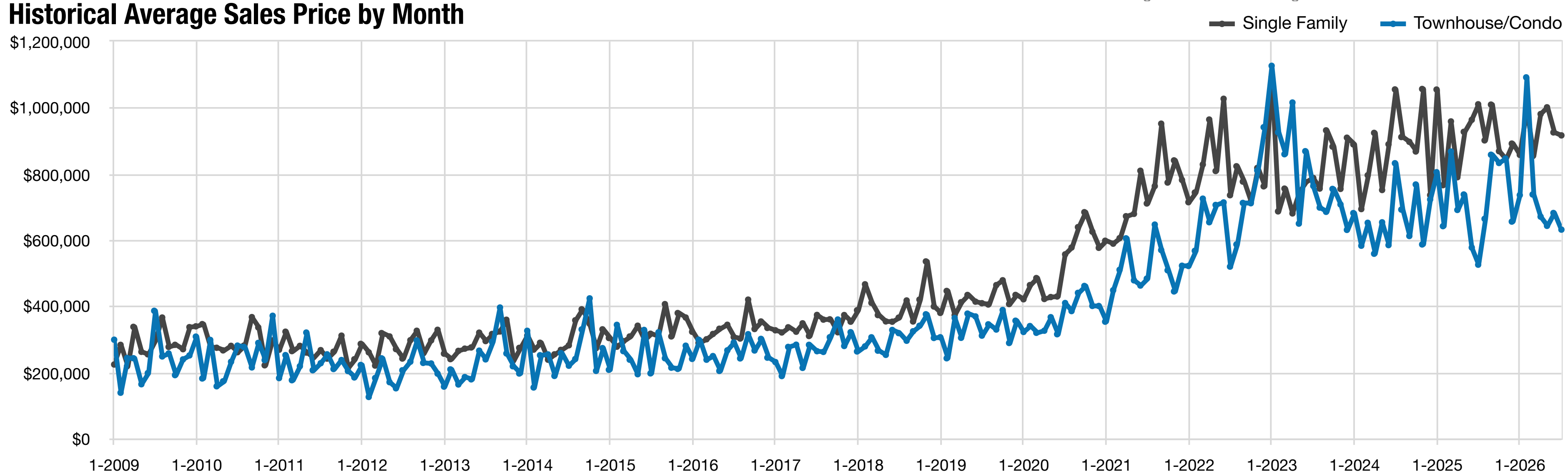
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	$901,022	- 1.1%	$663,967	- 4.0%
Sep-2025	$1,009,159	+ 12.6%	$857,625	+ 40.1%
Oct-2025	$868,350	+ 0.1%	$832,727	+ 8.5%
Nov-2025	$843,897	- 20.1%	$846,286	+ 44.3%
Dec-2025	$891,345	+ 21.2%	$655,593	- 9.2%
Jan-2026	$857,263	- 18.7%	$735,700	- 8.6%
Feb-2026	$996,568	+ 30.2%	$1,091,488	+ 70.1%
Mar-2026	$853,220	- 11.0%	$737,583	- 15.0%
Apr-2026	$980,618	+ 24.2%	$670,452	- 3.0%
May-2026	$1,001,019	+ 8.0%	$642,731	- 12.8%
Jun-2026	$925,106	- 4.0%	$681,512	+ 18.1%
Jul-2026	**$916,142**	**- 9.3%**	**$631,312**	**+ 20.2%**
12-Month Avg*	$920,981	+ 0.2%	$742,408	+ 10.9%

* Avg. Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

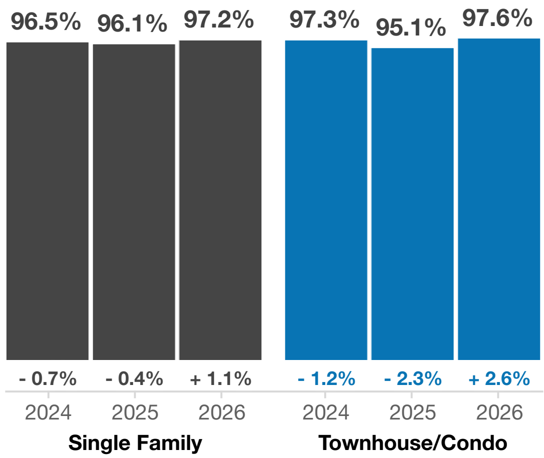
Historical Average Sales Price by Month



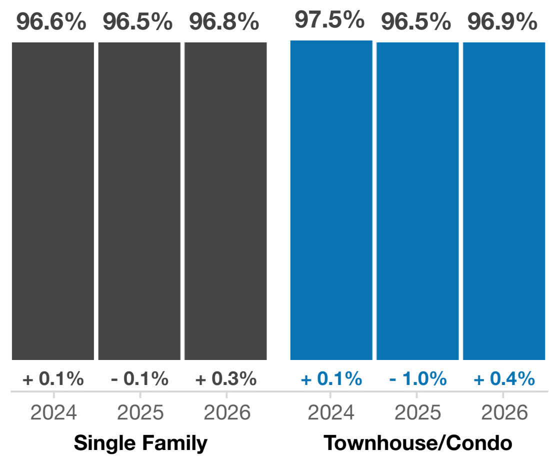
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

July



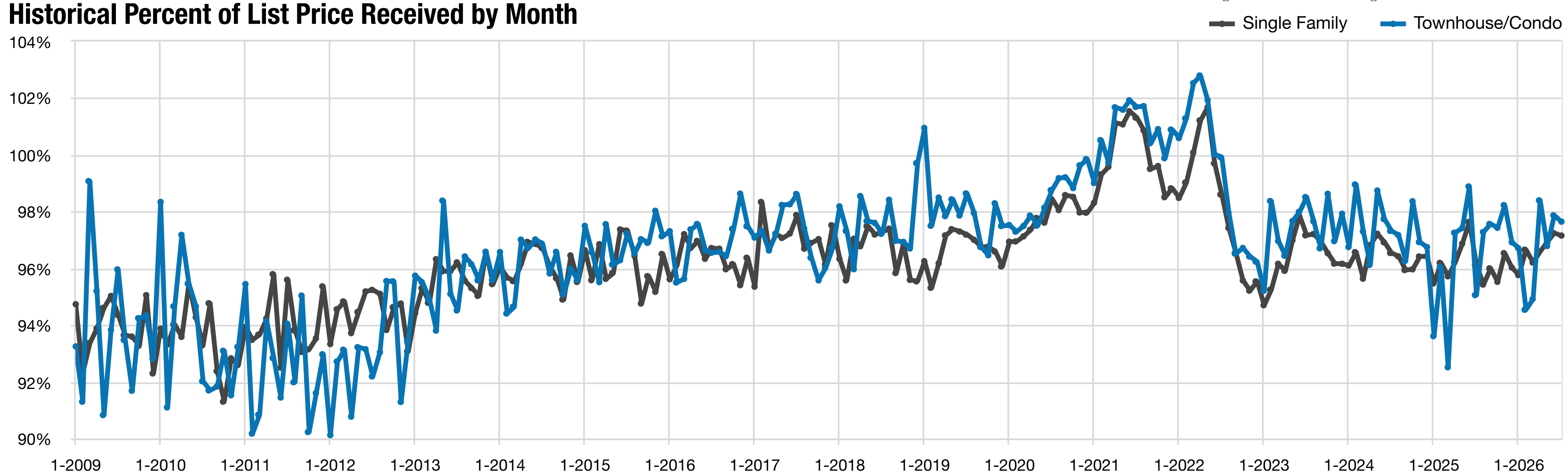
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	95.4%	- 1.0%	97.3%	+ 0.1%
Sep-2025	96.0%	+ 0.1%	97.6%	+ 1.3%
Oct-2025	95.5%	- 0.5%	97.4%	- 1.0%
Nov-2025	96.5%	+ 0.1%	98.2%	+ 1.3%
Dec-2025	96.0%	- 0.4%	96.9%	+ 0.1%
Jan-2026	95.8%	+ 0.3%	96.7%	+ 3.3%
Feb-2026	96.7%	+ 0.5%	94.5%	- 1.6%
Mar-2026	96.2%	+ 0.5%	94.9%	+ 2.6%
Apr-2026	96.6%	+ 0.4%	98.4%	+ 1.1%
May-2026	96.9%	0.0%	96.8%	- 0.6%
Jun-2026	97.2%	- 0.4%	97.9%	- 1.0%
Jul-2026	**97.2%**	**+ 1.1%**	**97.6%**	**+ 2.6%**
12-Month Avg*	96.4%	- 0.0%	97.1%	+ 0.3%

* Pct. of List Price Received for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

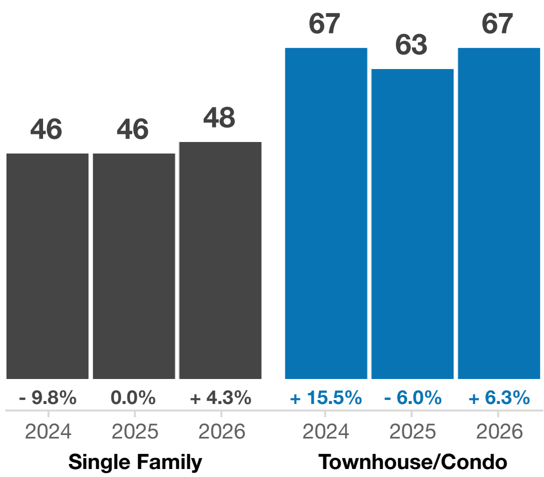
Historical Percent of List Price Received by Month



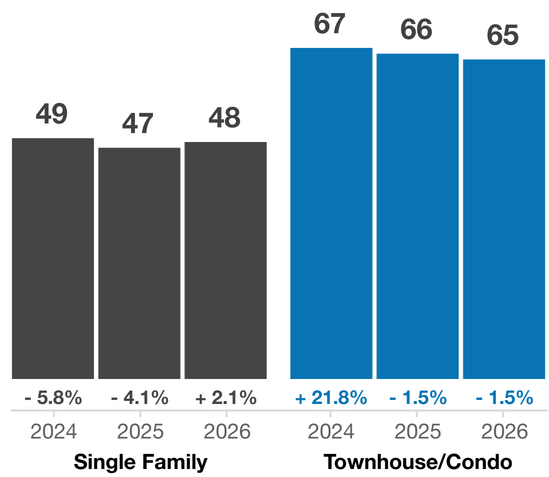
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

July

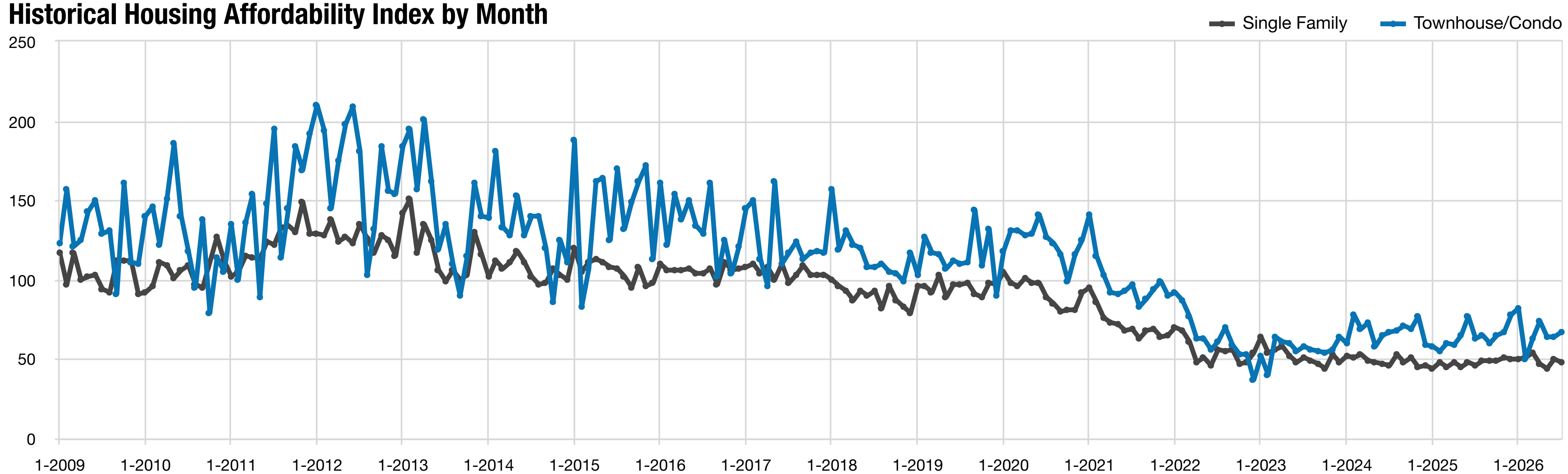


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	49	- 7.5%	65	- 4.4%
Sep-2025	49	+ 2.1%	60	- 15.5%
Oct-2025	49	- 3.9%	65	- 5.8%
Nov-2025	51	+ 13.3%	67	- 13.0%
Dec-2025	50	+ 8.7%	78	+ 32.2%
Jan-2026	50	+ 13.6%	82	+ 41.4%
Feb-2026	51	+ 6.3%	50	- 9.1%
Mar-2026	54	+ 20.0%	63	+ 5.0%
Apr-2026	47	- 2.1%	74	+ 25.4%
May-2026	44	- 2.2%	64	- 1.5%
Jun-2026	50	+ 4.2%	64	- 16.9%
Jul-2026	**48**	**+ 4.3%**	**67**	**+ 6.3%**
12-Month Avg	49	+ 4.3%	67	+ 3.1%

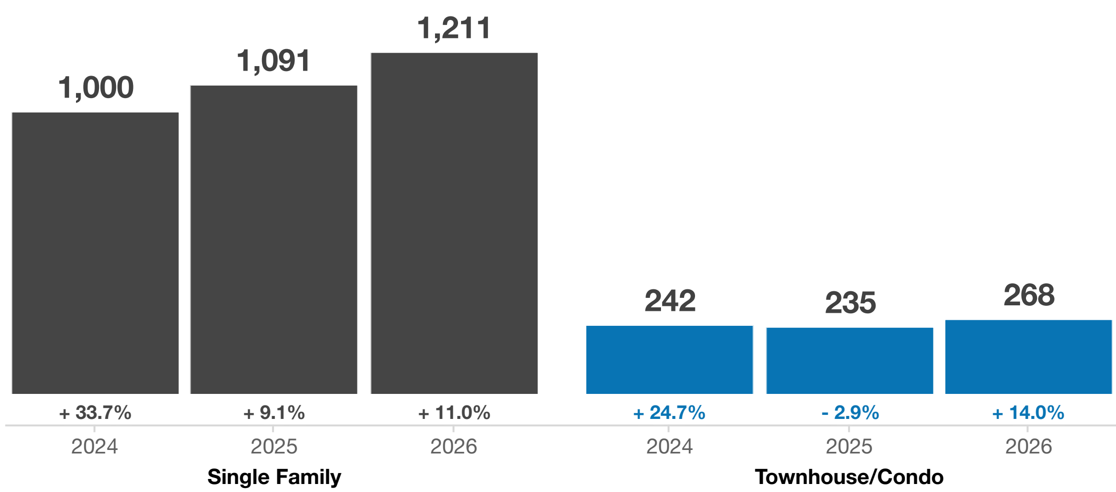
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

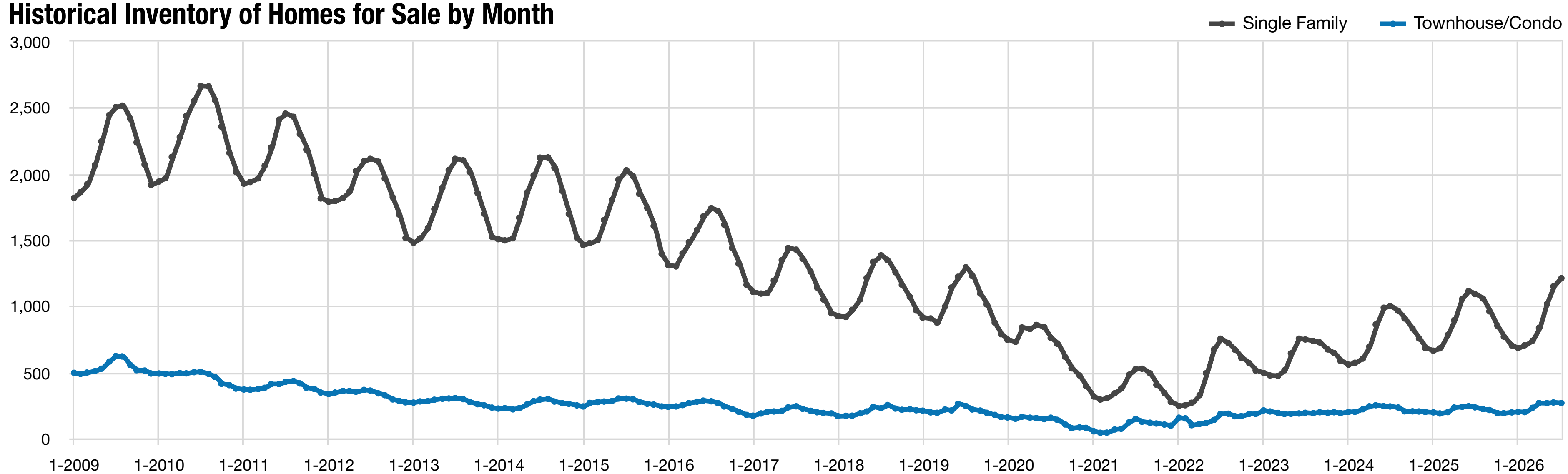
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	1,057	+ 9.5%	222	- 5.1%
Sep-2025	961	+ 6.0%	215	+ 4.9%
Oct-2025	852	+ 2.5%	192	- 6.3%
Nov-2025	770	+ 1.9%	191	- 6.4%
Dec-2025	703	+ 3.1%	197	- 1.5%
Jan-2026	683	+ 3.0%	201	+ 2.0%
Feb-2026	704	+ 3.4%	199	+ 5.3%
Mar-2026	739	- 5.5%	232	+ 16.6%
Apr-2026	836	- 6.5%	268	+ 14.5%
May-2026	1,017	- 3.4%	267	+ 11.7%
Jun-2026	1,149	+ 3.1%	272	+ 11.5%
Jul-2026	**1,211**	**+ 11.0%**	**268**	**+ 14.0%**
12-Month Avg	890	+ 2.5%	227	+ 5.6%

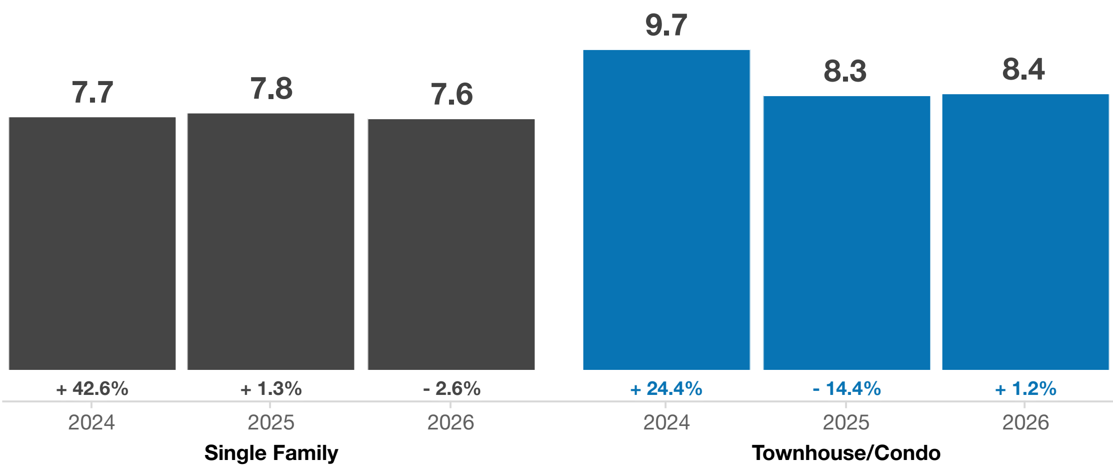
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

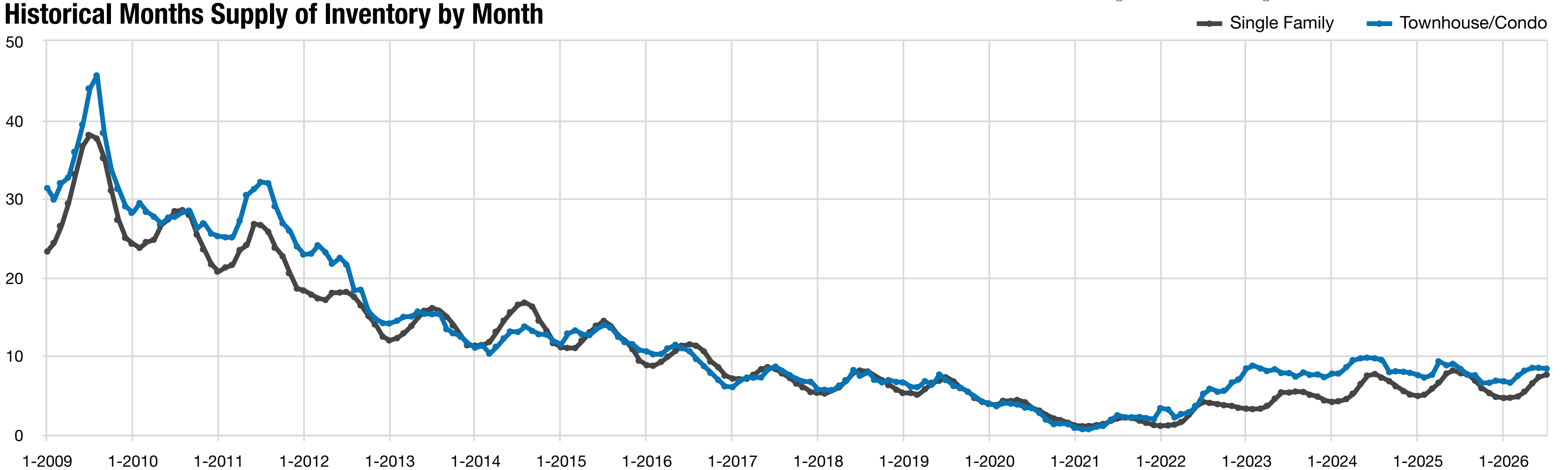
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Aug-2025	7.7	+ 5.5%	7.6	- 20.0%
Sep-2025	6.9	+ 1.5%	7.6	- 5.0%
Oct-2025	5.9	- 4.8%	6.6	- 18.5%
Nov-2025	5.3	- 3.6%	6.6	- 17.5%
Dec-2025	4.8	- 5.9%	6.9	- 12.7%
Jan-2026	4.7	- 4.1%	6.8	- 10.5%
Feb-2026	4.7	- 7.8%	6.6	- 9.6%
Mar-2026	4.9	- 16.9%	7.5	- 1.3%
Apr-2026	5.5	- 16.7%	8.1	- 12.9%
May-2026	6.5	- 16.7%	8.5	- 3.4%
Jun-2026	7.3	- 11.0%	8.5	- 5.6%
Jul-2026	**7.6**	**- 2.6%**	**8.4**	**+ 1.2%**
12-Month Avg*	6.0	- 6.9%	7.5	- 9.7%

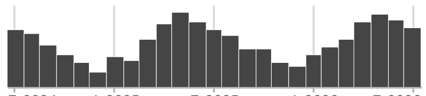
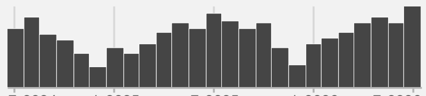
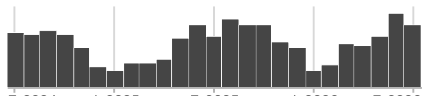
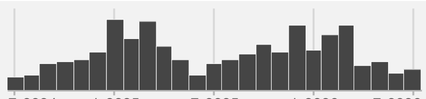
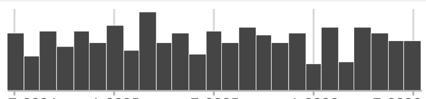
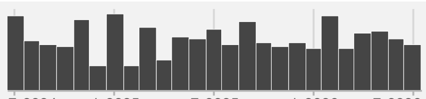
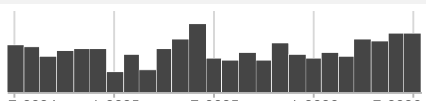
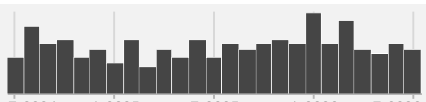
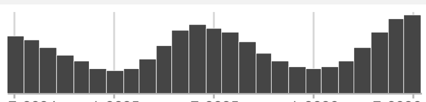
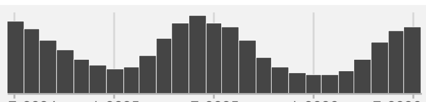
* Months Supply for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		381	**390**	+ 2.4%	2,429	**2,549**	+ 4.9%
Pending Sales		250	**274**	+ 9.6%	1,250	**1,439**	+ 15.1%
Closed Sales		195	**224**	+ 14.9%	1,072	**1,222**	+ 14.0%
Days on Market Until Sale		110	**104**	- 5.5%	123	**117**	- 4.9%
Median Sales Price		$630,000	**$612,500**	- 2.8%	$625,000	**$610,000**	- 2.4%
Average Sales Price		$940,555	**$856,378**	- 8.9%	$887,164	**$894,483**	+ 0.8%
Percent of List Price Received		96.0%	**97.3%**	+ 1.4%	96.5%	**96.8%**	+ 0.3%
Housing Affordability Index		48	**50**	+ 4.2%	49	**50**	+ 2.0%
Inventory of Homes for Sale		1,326	**1,479**	+ 11.5%	—	**—**	—
Months Supply of Inventory		7.9	**7.8**	- 1.3%	—	**—**	—