

Monthly Indicators



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings increased 2.7 percent for Single Family and 6.6 percent for Townhouse/Condo. Pending Sales increased 14.8 percent for Single Family and 30.0 percent for Townhouse/Condo. Inventory increased 4.7 percent for Single Family and 13.9 percent for Townhouse/Condo.

Median Sales Price decreased 0.4 percent to \$627,500 for Single Family but increased 22.4 percent to \$505,000 for Townhouse/Condo. Days on Market decreased 6.2 percent for Single Family but increased 45.5 percent for Townhouse/Condo. Months Supply of Inventory decreased 9.8 percent for Single Family and 4.4 percent for Townhouse/Condo.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 13.7%	+ 4.7%	+ 6.3%
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.

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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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		368	378	+ 2.7%	1,703	1,750	+ 2.8%
Pending Sales		169	194	+ 14.8%	828	975	+ 17.8%
Closed Sales		182	220	+ 20.9%	724	820	+ 13.3%
Days on Market Until Sale		97	91	- 6.2%	124	118	- 4.8%
Median Sales Price		\$630,000	\$627,500	- 0.4%	\$650,000	\$640,000	- 1.5%
Average Sales Price		\$963,194	\$925,208	- 3.9%	\$915,107	\$937,623	+ 2.5%
Percent of List Price Received		97.6%	97.3%	- 0.3%	96.6%	96.7%	+ 0.1%
Housing Affordability Index		48	50	+ 4.2%	47	49	+ 4.3%
Inventory of Homes for Sale		1,114	1,166	+ 4.7%	—	—	—
Months Supply of Inventory		8.2	7.4	- 9.8%	—	—	—

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.



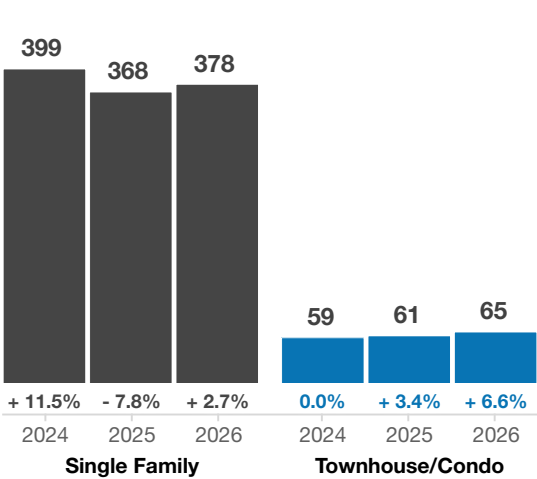
Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		61	65	+ 6.6%	346	403	+ 16.5%
Pending Sales		30	39	+ 30.0%	172	216	+ 25.6%
Closed Sales		44	37	- 15.9%	153	178	+ 16.3%
Days on Market Until Sale		101	147	+ 45.5%	138	124	- 10.1%
Median Sales Price		\$412,500	\$505,000	+ 22.4%	\$478,000	\$499,950	+ 4.6%
Average Sales Price		\$577,134	\$681,512	+ 18.1%	\$686,889	\$743,824	+ 8.3%
Percent of List Price Received		98.9%	97.9%	- 1.0%	96.8%	96.7%	- 0.1%
Housing Affordability Index		77	64	- 16.9%	66	65	- 1.5%
Inventory of Homes for Sale		245	279	+ 13.9%	—	—	—
Months Supply of Inventory		9.0	8.6	- 4.4%	—	—	—

New Listings

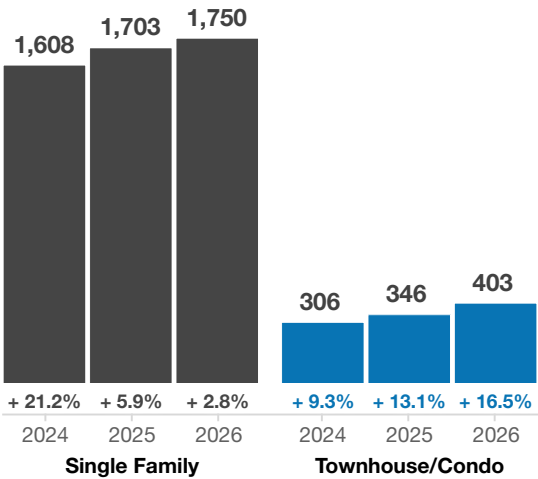
A count of the properties that have been newly listed on the market in a given month.



June

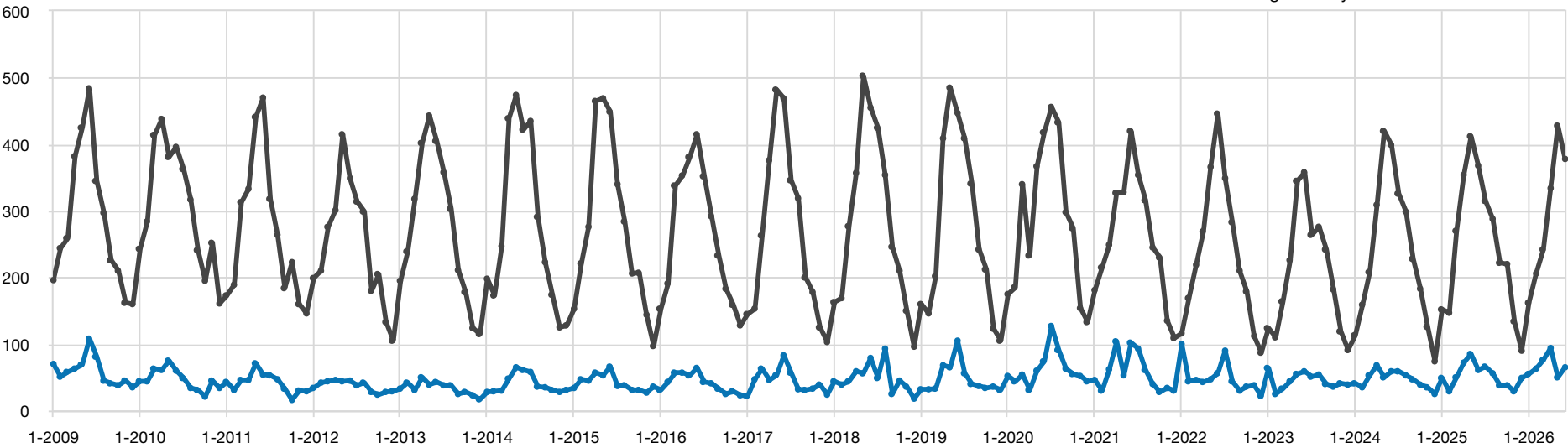


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	315	- 3.4%	66	+ 11.9%
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	242	- 10.4%	76	+ 52.0%
Apr-2026	334	- 5.6%	94	+ 30.6%
May-2026	428	+ 3.9%	50	- 41.2%
Jun-2026	378	+ 2.7%	65	+ 6.6%
12-Month Avg	252	+ 2.9%	57	+ 14.0%

Historical New Listings by Month

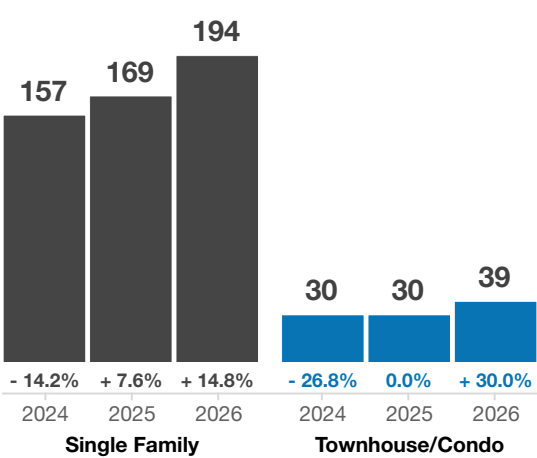


Pending Sales

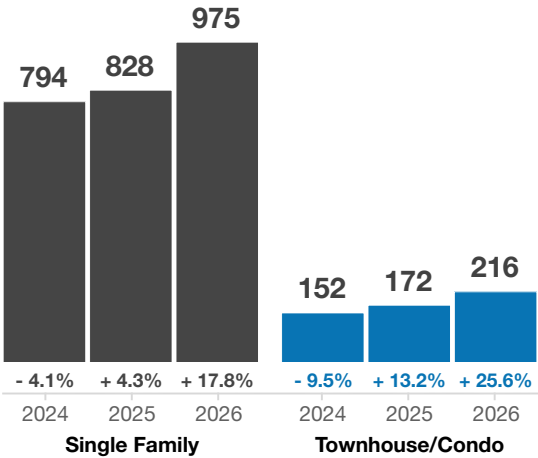
A count of the properties on which offers have been accepted in a given month.



June

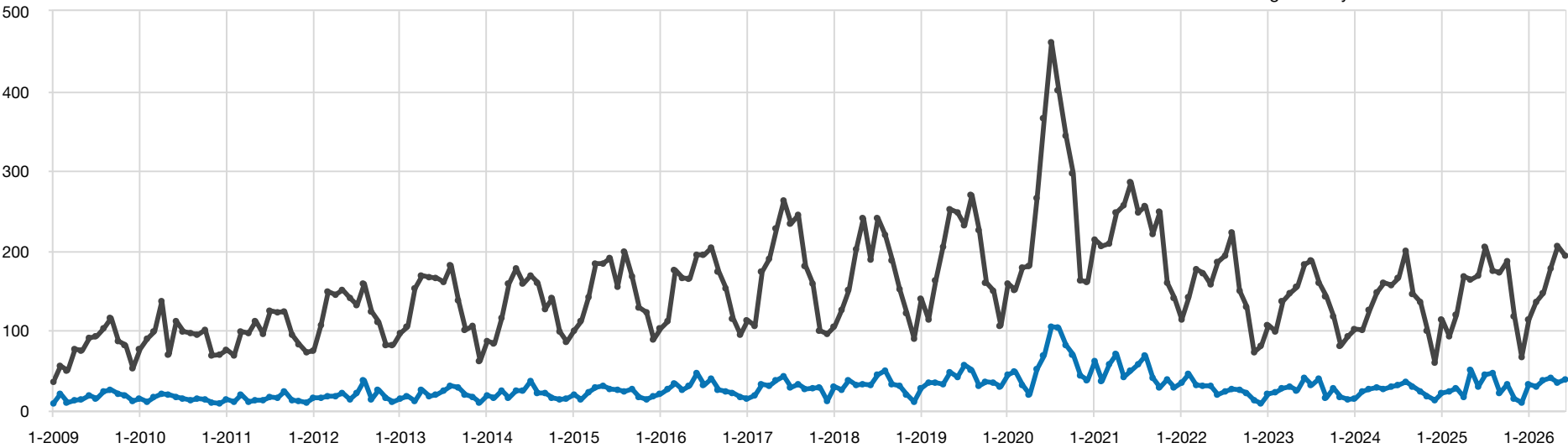


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	205	+ 23.5%	45	+ 40.6%
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	147	+ 22.5%	38	+ 35.7%
Apr-2026	178	+ 6.0%	41	+ 141.2%
May-2026	206	+ 25.6%	35	- 31.4%
Jun-2026	194	+ 14.8%	39	+ 30.0%
12-Month Avg	158	+ 16.2%	32	+ 18.5%

Historical Pending Sales by Month

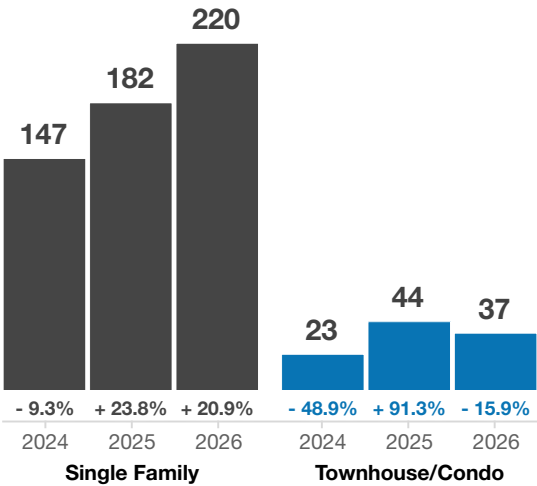


Closed Sales

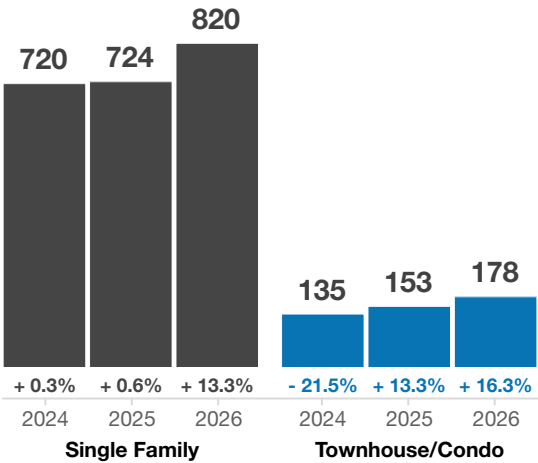
A count of the actual sales that closed in a given month.



June

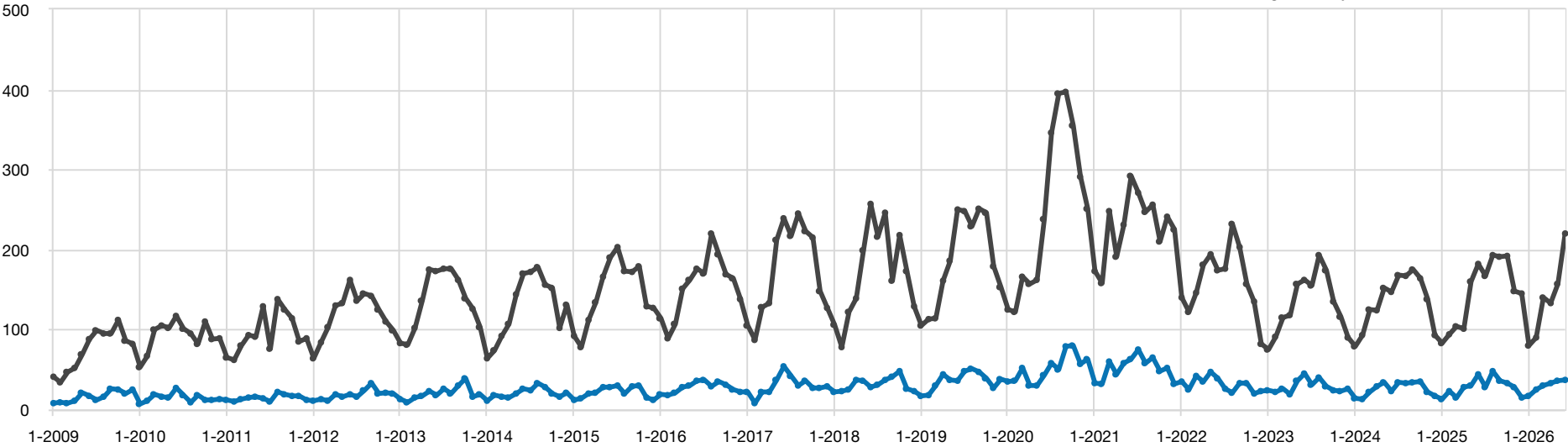


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	167	- 0.6%	28	- 17.6%
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%
12-Month Avg	155	+ 14.0%	31	+ 14.8%

Historical Closed Sales by Month

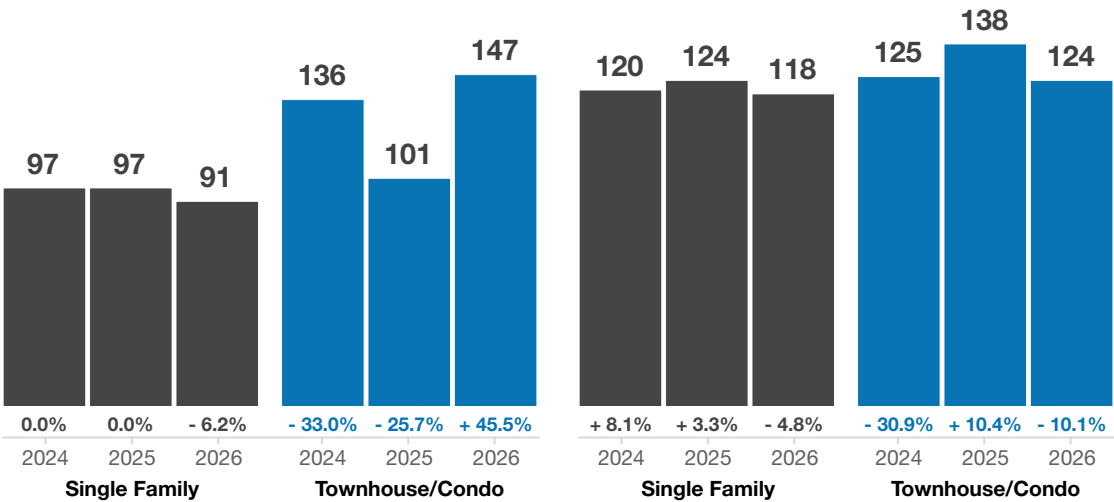


Days on Market Until Sale

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



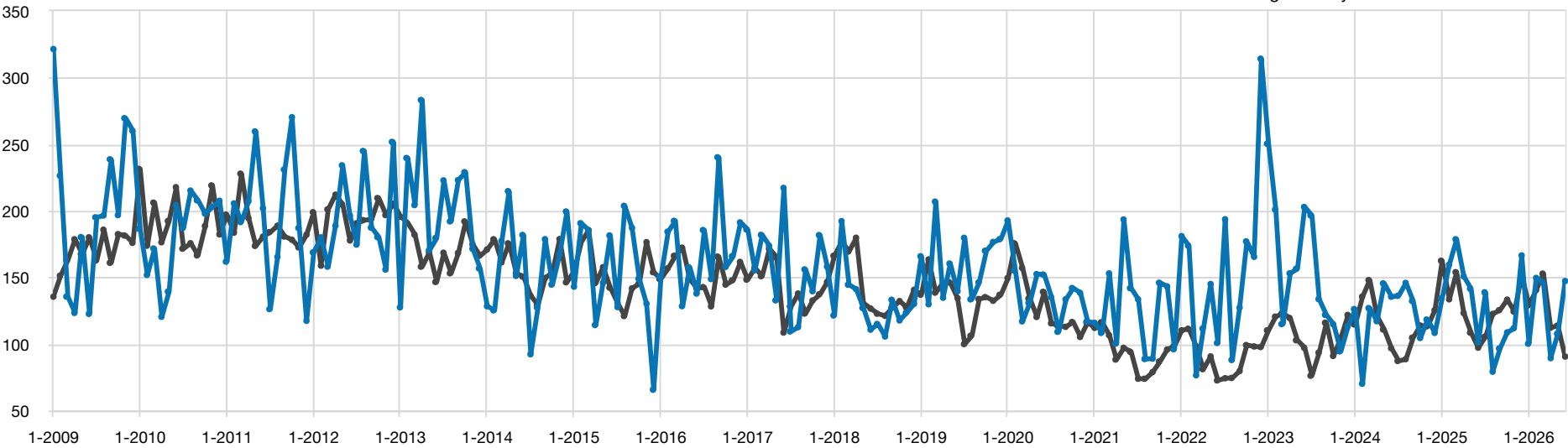
June



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	105	+ 20.7%	139	+ 2.2%
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%
12-Month Avg*	123	+ 9.3%	116	- 11.6%

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

Historical Days on Market Until Sale by Month

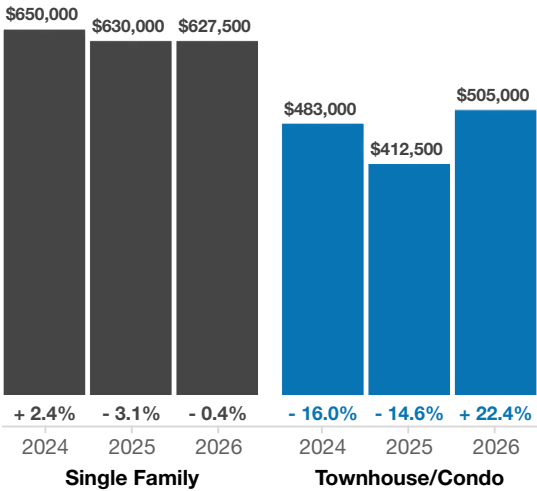


Median Sales Price

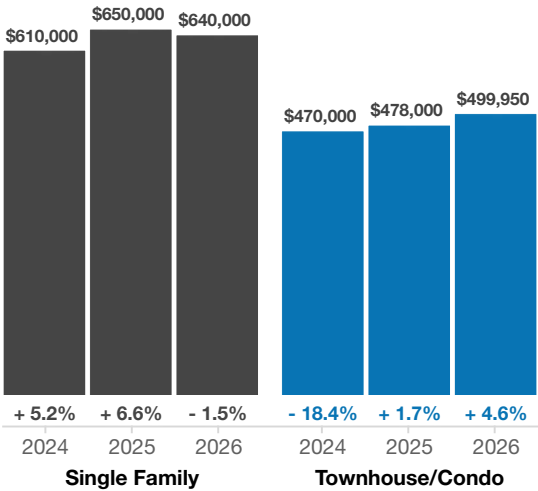
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



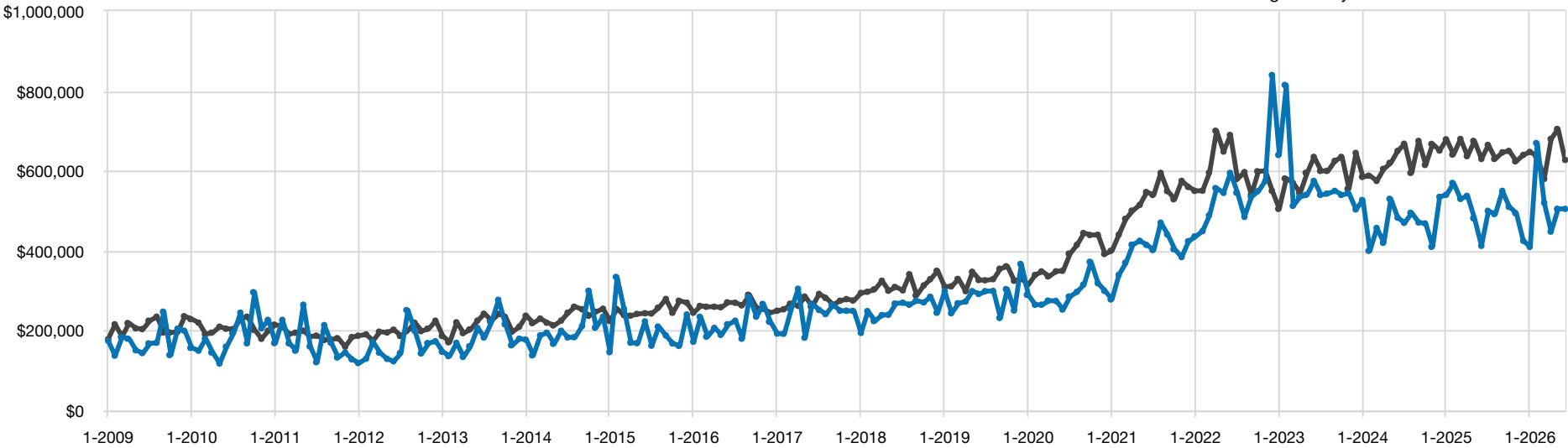
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	\$665,000	- 0.4%	\$500,000	+ 6.4%
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%
12-Month Avg*	\$640,000	- 1.5%	\$499,450	+ 3.0%

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

Historical Median Sales Price by Month

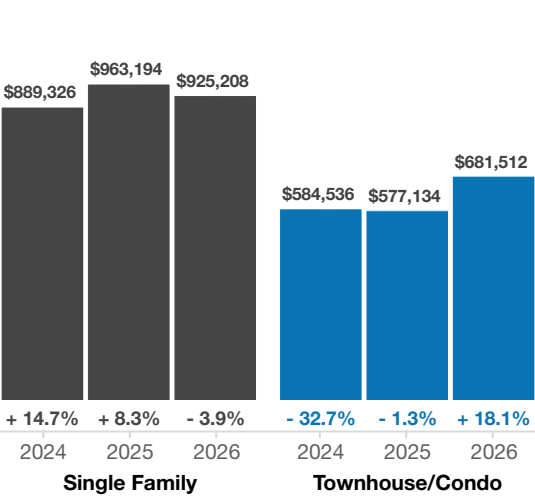


Average Sales Price

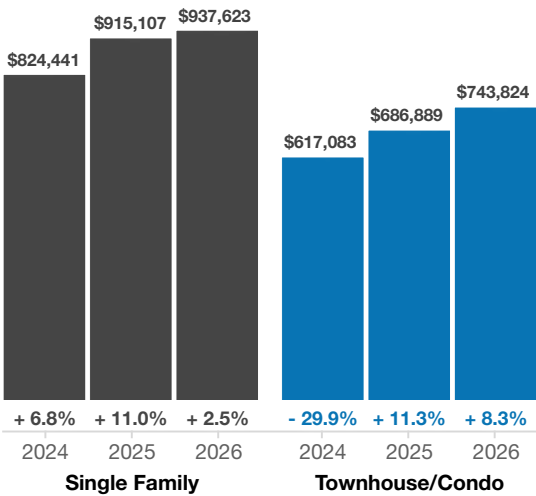
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



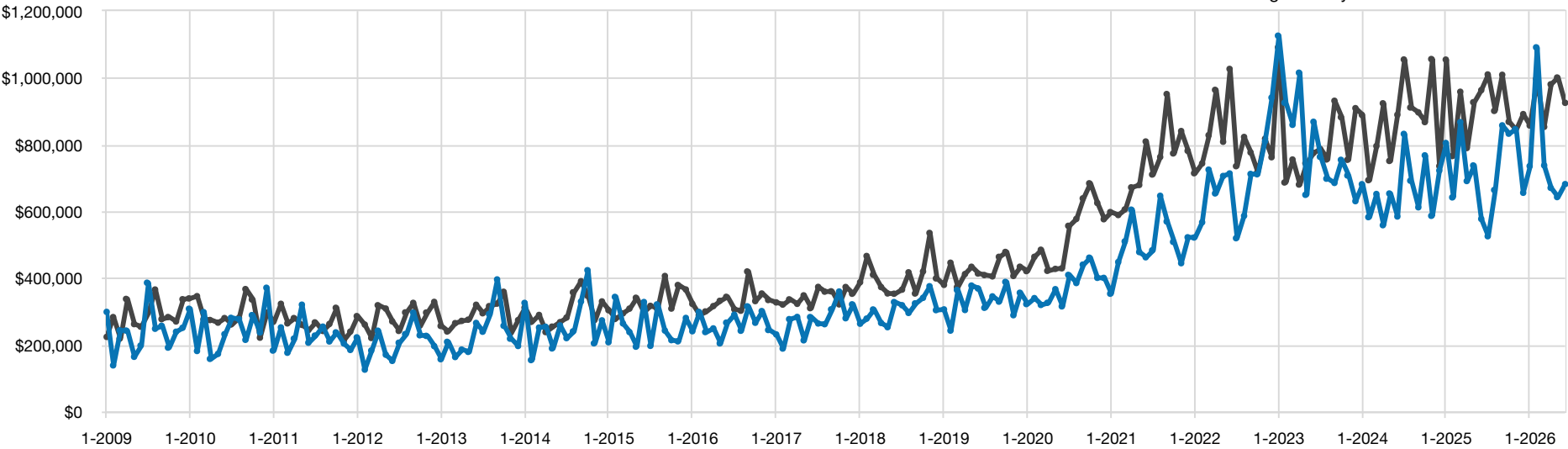
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	\$1,010,174	- 4.3%	\$525,332	- 36.9%
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	\$925,208	- 3.9%	\$681,512	+ 18.1%
12-Month Avg*	\$929,484	+ 0.6%	\$740,068	+ 6.0%

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

Historical Average Sales Price by Month

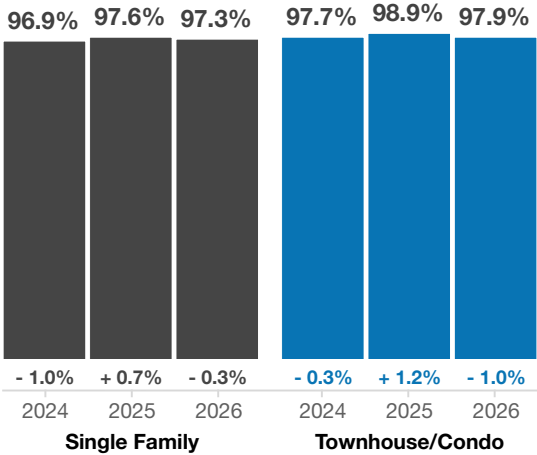


Percent of List Price Received

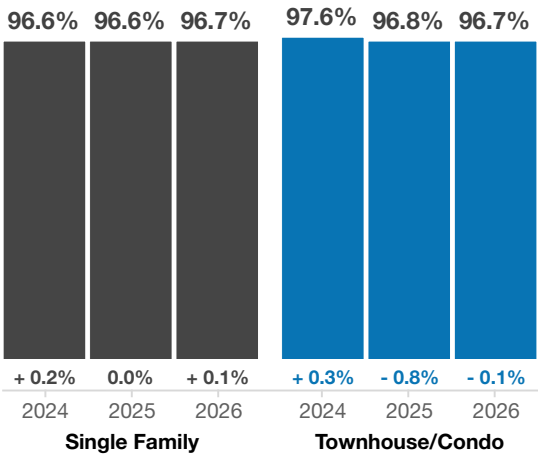
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June



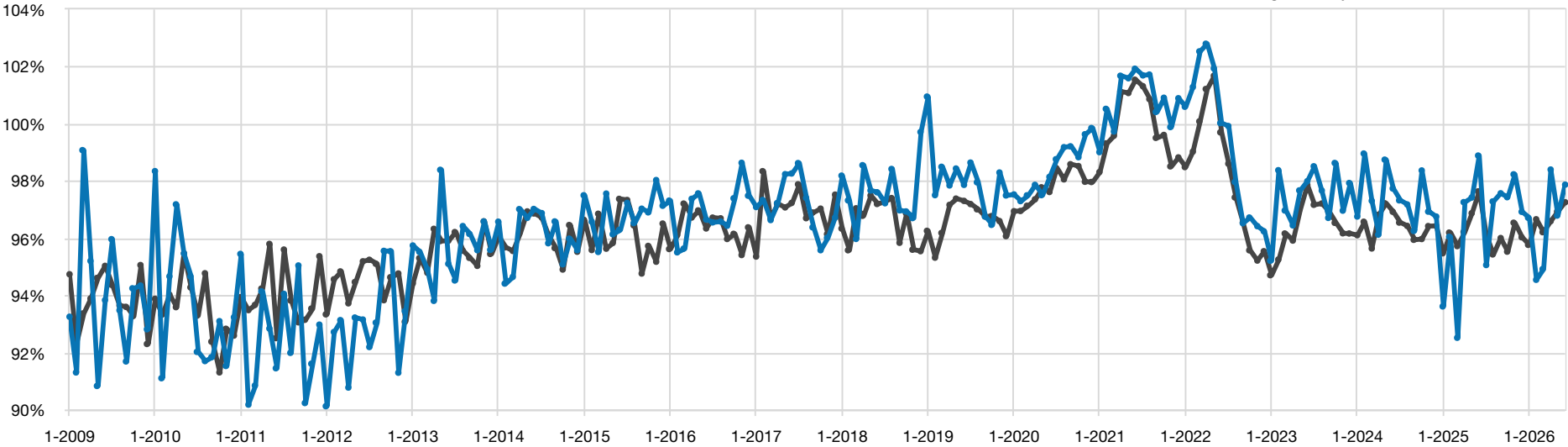
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	96.1%	- 0.4%	95.1%	- 2.3%
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	97.3%	- 0.3%	97.9%	- 1.0%
12-Month Avg*	96.3%	- 0.2%	96.9%	- 0.1%

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

Historical Percent of List Price Received by Month

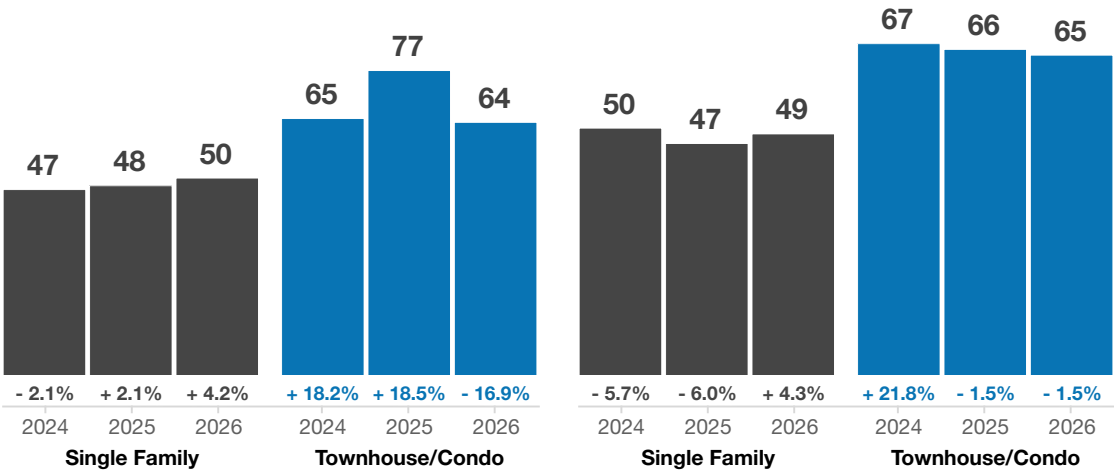


Housing Affordability Index

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.

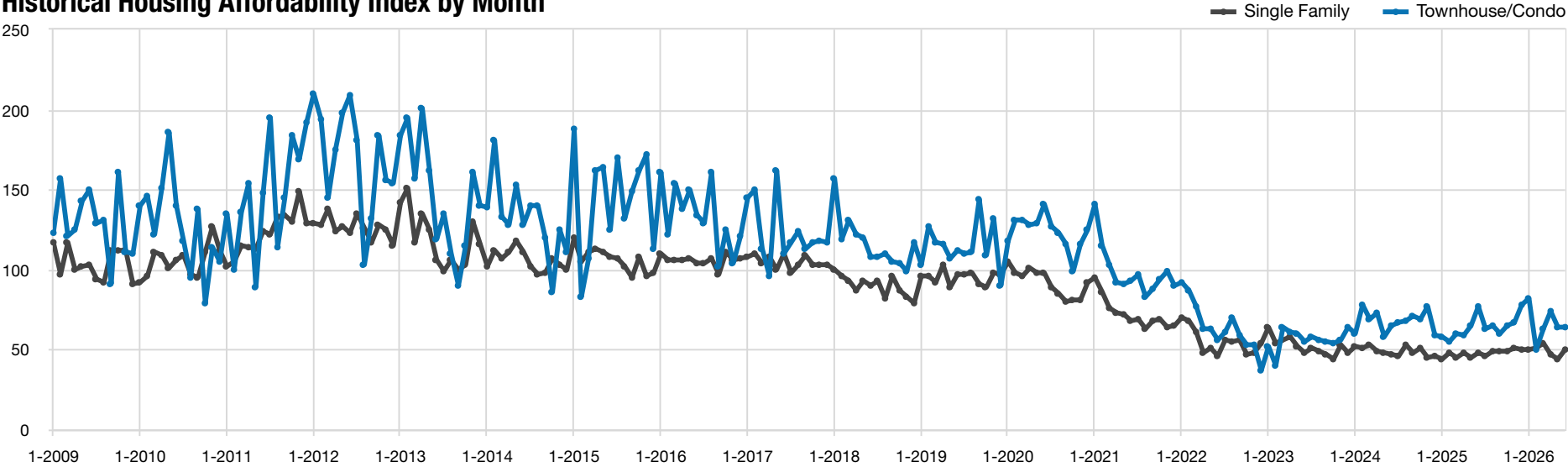


June



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	46	0.0%	63	- 6.0%
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%
12-Month Avg	49	+ 4.3%	66	+ 1.5%

Historical Housing Affordability Index by Month

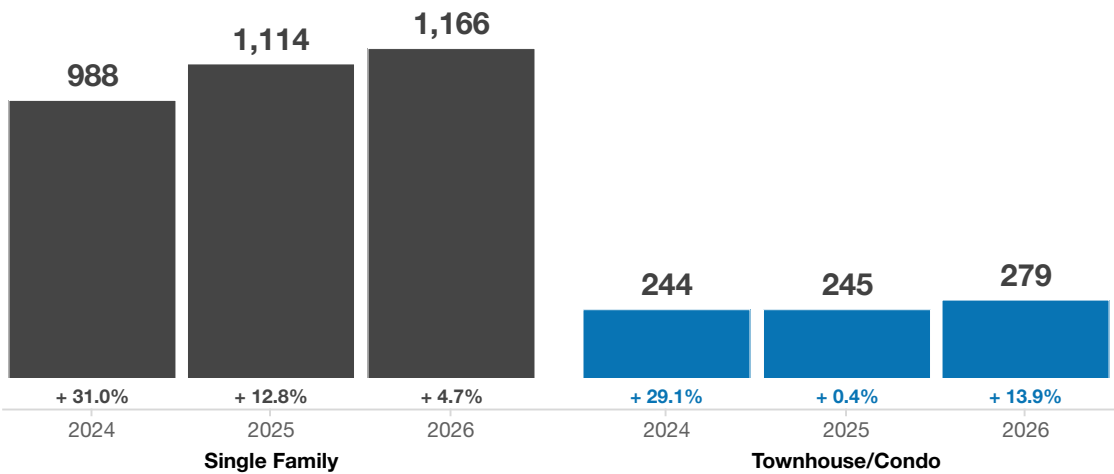


Inventory of Homes for Sale

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

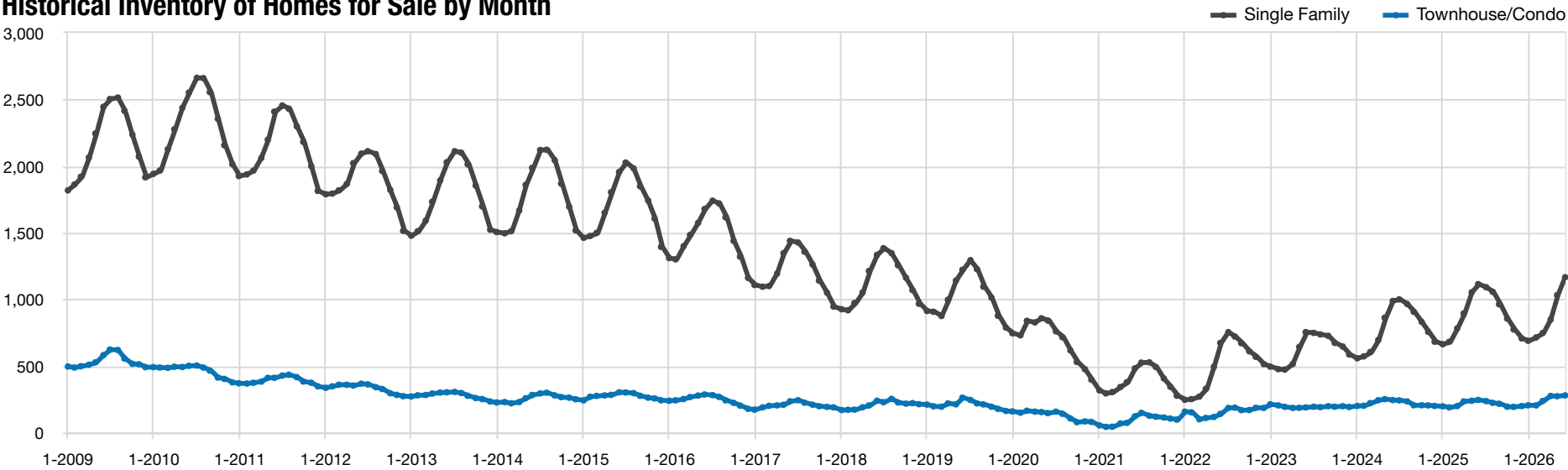


June



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	1,091	+ 9.1%	236	- 2.5%
Aug-2025	1,057	+ 9.5%	223	- 4.7%
Sep-2025	963	+ 6.2%	216	+ 5.4%
Oct-2025	856	+ 3.0%	194	- 5.4%
Nov-2025	774	+ 2.4%	193	- 5.4%
Dec-2025	707	+ 3.7%	199	- 0.5%
Jan-2026	689	+ 3.9%	205	+ 4.1%
Feb-2026	714	+ 4.8%	204	+ 7.9%
Mar-2026	747	- 4.5%	237	+ 19.1%
Apr-2026	849	- 5.0%	275	+ 17.5%
May-2026	1,032	- 2.0%	273	+ 14.2%
Jun-2026	1,166	+ 4.7%	279	+ 13.9%
12-Month Avg	887	+ 3.0%	228	+ 5.6%

Historical Inventory of Homes for Sale by Month

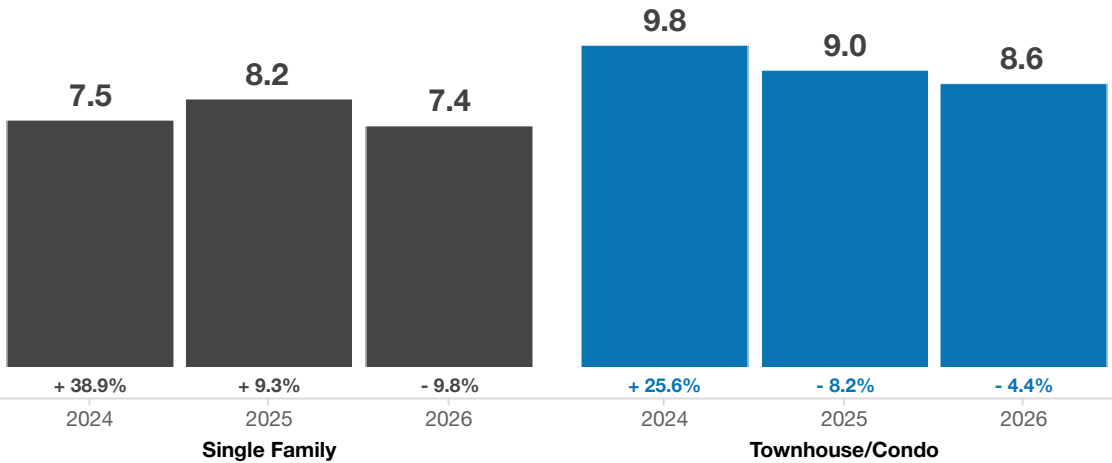


Months Supply of Inventory

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.



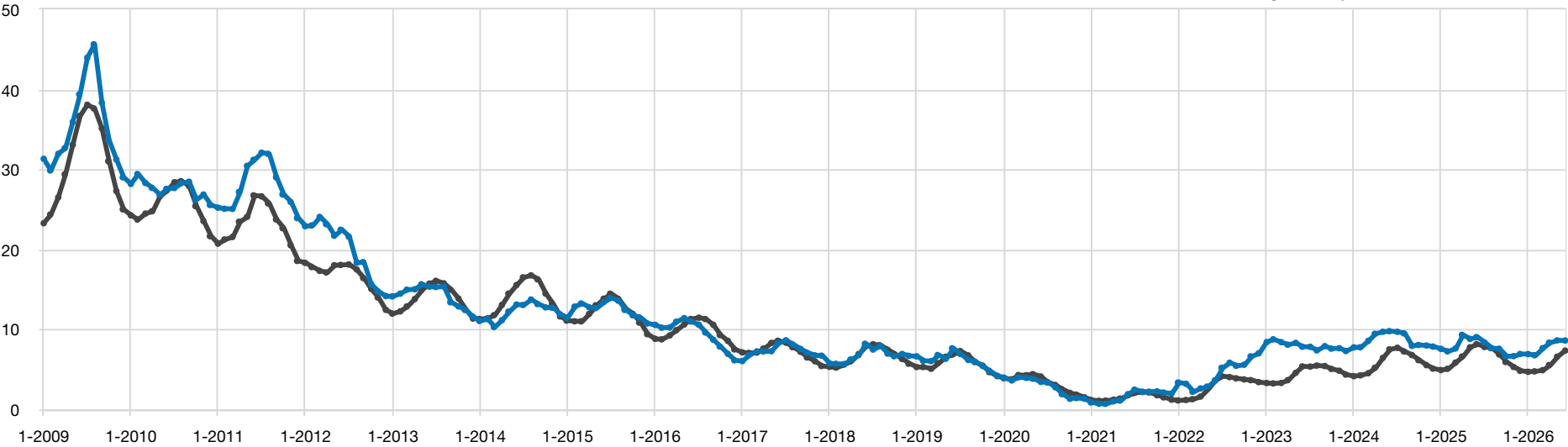
June



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Jul-2025	7.8	+ 1.3%	8.4	- 13.4%
Aug-2025	7.7	+ 5.5%	7.7	- 18.9%
Sep-2025	6.9	+ 1.5%	7.6	- 5.0%
Oct-2025	5.9	- 4.8%	6.7	- 17.3%
Nov-2025	5.3	- 3.6%	6.7	- 16.3%
Dec-2025	4.8	- 5.9%	6.9	- 12.7%
Jan-2026	4.7	- 4.1%	6.9	- 9.2%
Feb-2026	4.8	- 5.9%	6.8	- 6.8%
Mar-2026	4.9	- 16.9%	7.7	+ 1.3%
Apr-2026	5.6	- 15.2%	8.4	- 9.7%
May-2026	6.6	- 15.4%	8.6	- 2.3%
Jun-2026	7.4	- 9.8%	8.6	- 4.4%
12-Month Avg*	6.0	- 6.0%	7.6	- 9.8%

* Months Supply for all properties from July 2025 through June 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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		429	443	+ 3.3%	2,049	2,153	+ 5.1%
Pending Sales		199	233	+ 17.1%	1,000	1,191	+ 19.1%
Closed Sales		226	257	+ 13.7%	877	998	+ 13.8%
Days on Market Until Sale		98	99	+ 1.0%	126	119	- 5.6%
Median Sales Price		\$582,500	\$610,000	+ 4.7%	\$620,000	\$610,000	- 1.6%
Average Sales Price		\$888,032	\$890,124	+ 0.2%	\$875,293	\$903,058	+ 3.2%
Percent of List Price Received		97.9%	97.3%	- 0.6%	96.6%	96.7%	+ 0.1%
Housing Affordability Index		52	51	- 1.9%	49	51	+ 4.1%
Inventory of Homes for Sale		1,359	1,445	+ 6.3%	—	—	—
Months Supply of Inventory		8.3	7.6	- 8.4%	—	—	—