Monthly Indicators

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings decreased 9.5 percent for Single Family but increased 10.5 percent for Townhouse/Condo. Pending Sales decreased 16.7 percent for Single Family and 27.3 percent for Townhouse/Condo. Inventory increased 17.0 percent for Single Family and 14.6 percent for Townhouse/Condo.

Median Sales Price increased 6.5 percent to $692,500 for Single Family but decreased 3.9 percent to $490,000 for Townhouse/Condo. Days on Market decreased 3.8 percent for Single Family but increased 40.4 percent for Townhouse/Condo. Months Supply of Inventory increased 8.5 percent for Single Family and 9.1 percent for Townhouse/Condo.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

- 3.6%	+ 4.0%	+ 16.5%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

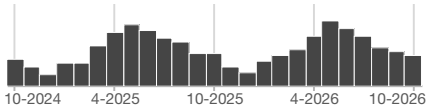
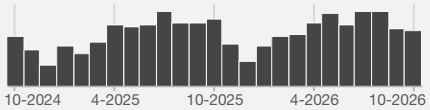
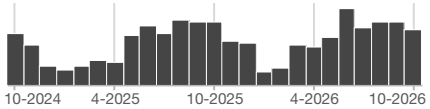
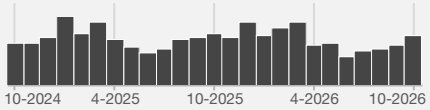
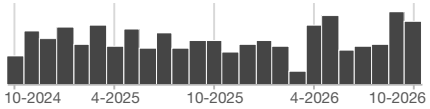
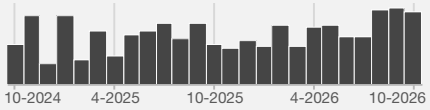
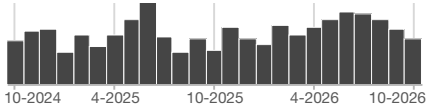
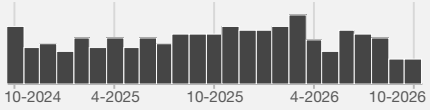
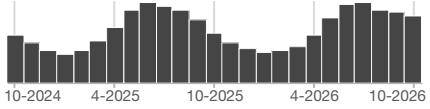
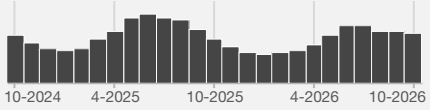
This report covers residential real estate activity in the counties of Flathead, Lincoln and Lake. For MRMLS, the count of Pending Sales includes listings that have the status of Pending, Under Contract Taking Back-Up Offers or Under Contract with Bump Clause. Percent changes are calculated using rounded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

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

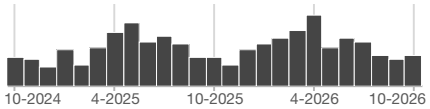
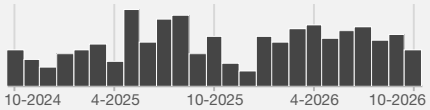
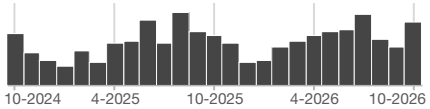
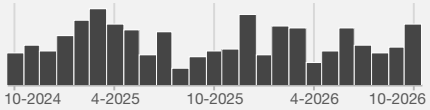
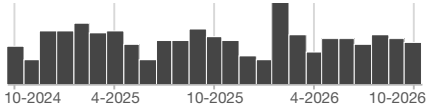
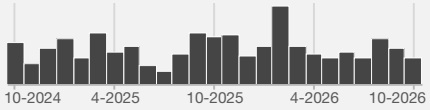
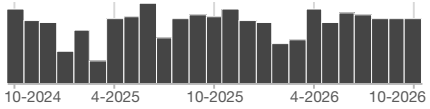
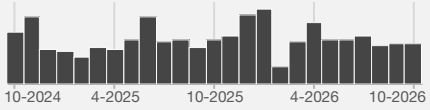
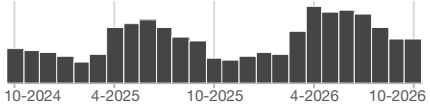
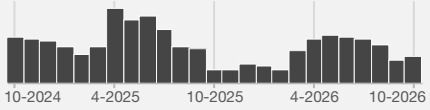
Single Family Market Overview

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	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		220	**199**	- 9.5%	2,747	**2,773**	+ 0.9%
Pending Sales		186	**155**	- 16.7%	1,567	**1,673**	+ 6.8%
Closed Sales		192	**175**	- 8.9%	1,467	**1,553**	+ 5.9%
Days on Market Until Sale		133	**128**	- 3.8%	123	**115**	- 6.5%
Median Sales Price		$650,000	**$692,500**	+ 6.5%	$649,250	**$655,000**	+ 0.9%
Average Sales Price		$868,350	**$1,087,300**	+ 25.2%	$930,244	**$992,554**	+ 6.7%
Percent of List Price Received		95.5%	**96.0%**	+ 0.5%	96.1%	**96.7%**	+ 0.6%
Housing Affordability Index		49	**42**	- 14.3%	49	**45**	- 8.2%
Inventory of Homes for Sale		848	**992**	+ 17.0%	—	**—**	—
Months Supply of Inventory		5.9	**6.4**	+ 8.5%	—	**—**	—

Townhouse/Condo Market Overview

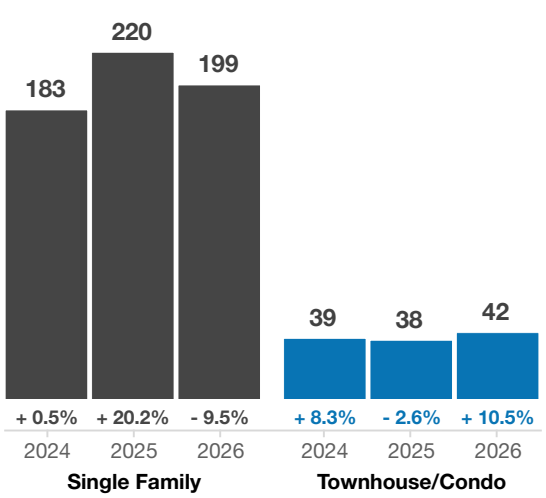
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		38	**42**	+ 10.5%	543	**580**	+ 6.8%
Pending Sales		33	**24**	- 27.3%	319	**340**	+ 6.6%
Closed Sales		33	**42**	+ 27.3%	298	**323**	+ 8.4%
Days on Market Until Sale		109	**153**	+ 40.4%	120	**124**	+ 3.3%
Median Sales Price		$510,000	**$490,000**	- 3.9%	$494,250	**$498,716**	+ 0.9%
Average Sales Price		$832,727	**$635,125**	- 23.7%	$704,793	**$717,393**	+ 1.8%
Percent of List Price Received		97.4%	**97.2%**	- 0.2%	96.9%	**97.0%**	+ 0.1%
Housing Affordability Index		65	**62**	- 4.6%	67	**61**	- 9.0%
Inventory of Homes for Sale		192	**220**	+ 14.6%	—	**—**	—
Months Supply of Inventory		6.6	**7.2**	+ 9.1%	—	**—**	—

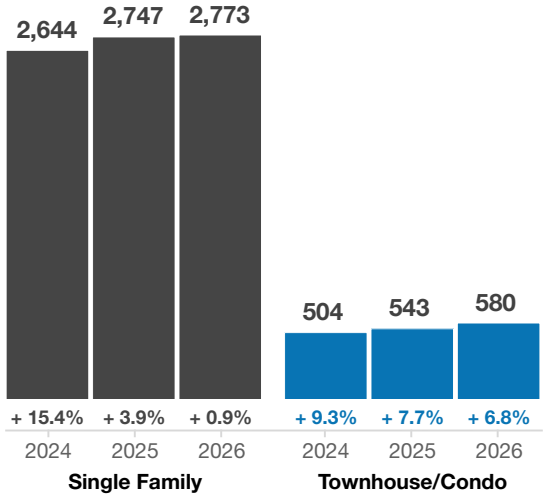
New Listings

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

October

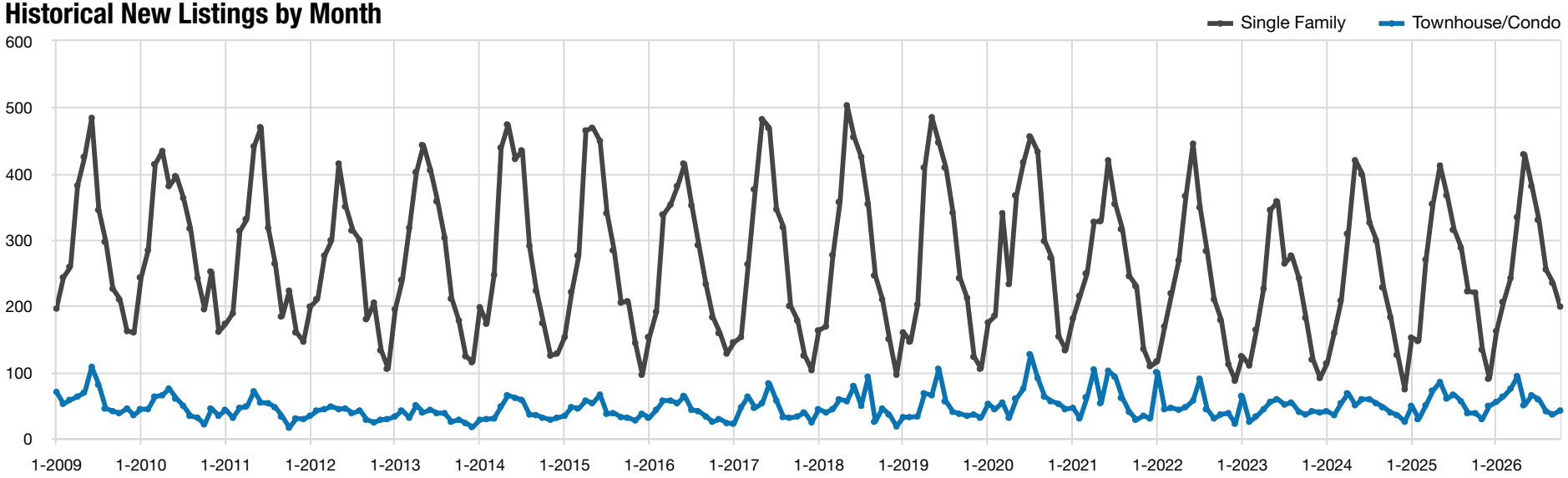


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	75	+ 50.0%
Apr-2026	334	- 5.6%	94	+ 30.6%
May-2026	429	+ 4.1%	50	- 41.2%
Jun-2026	381	+ 3.8%	65	+ 8.3%
Jul-2026	330	+ 4.8%	59	- 10.6%
Aug-2026	255	- 11.5%	41	- 26.8%
Sep-2026	235	+ 5.9%	36	- 5.3%
Oct-2026	**199**	**- 9.5%**	**42**	**+ 10.5%**
12-Month Avg	250	+ 1.6%	55	+ 10.0%

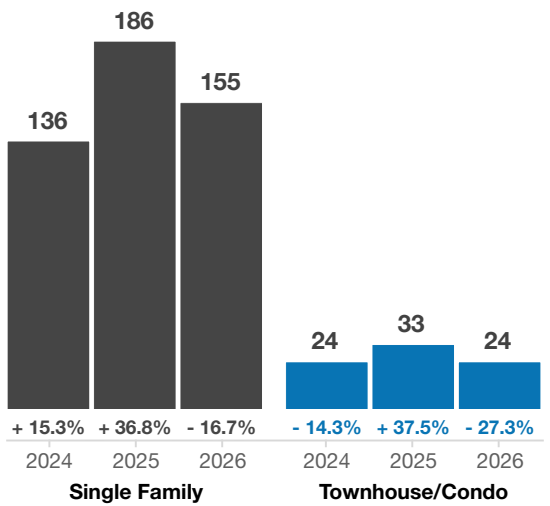
Historical New Listings by Month



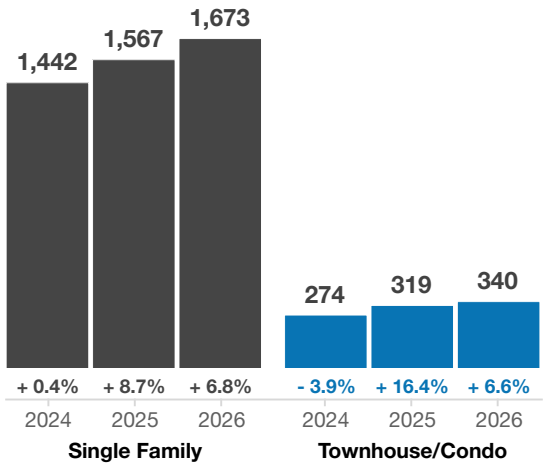
Pending Sales

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

October

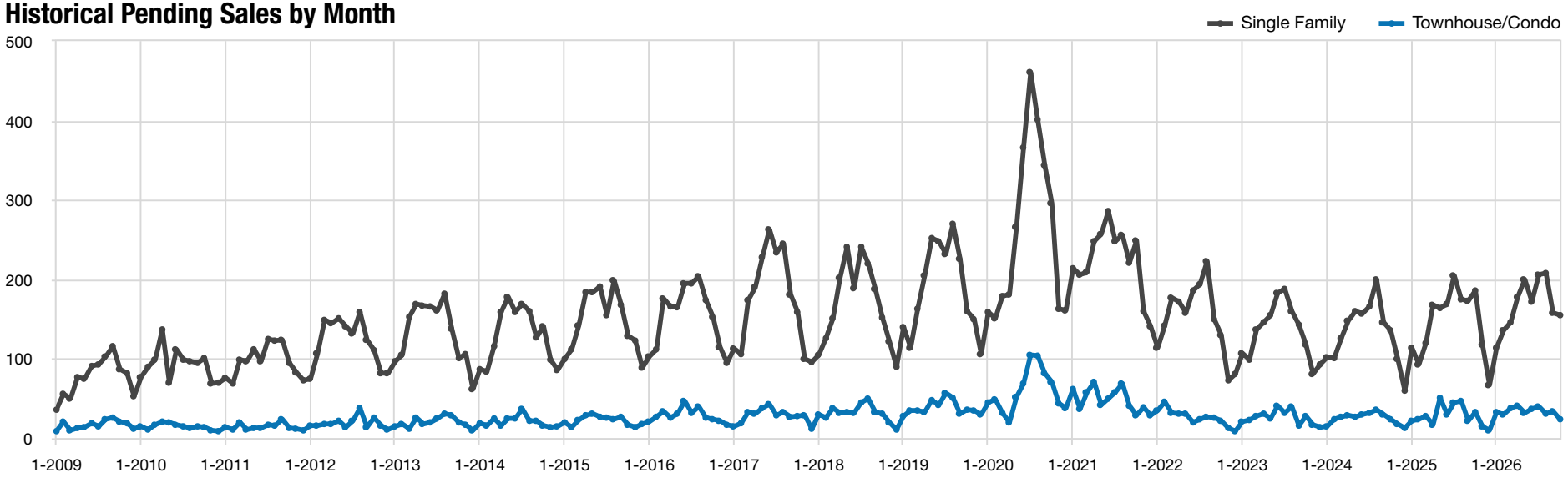


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	32	- 37.3%
Jun-2026	172	+ 1.8%	37	+ 23.3%
Jul-2026	206	+ 0.5%	40	- 11.1%
Aug-2026	208	+ 18.9%	31	- 34.0%
Sep-2026	158	- 8.7%	34	+ 54.5%
Oct-2026	**155**	**- 16.7%**	**24**	**- 27.3%**
12-Month Avg	155	+ 7.6%	30	+ 3.4%

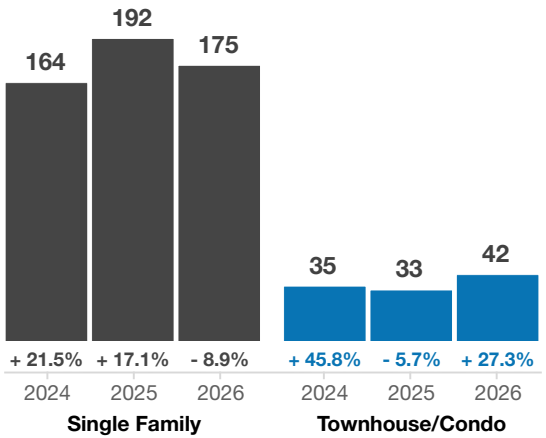
Historical Pending Sales by Month



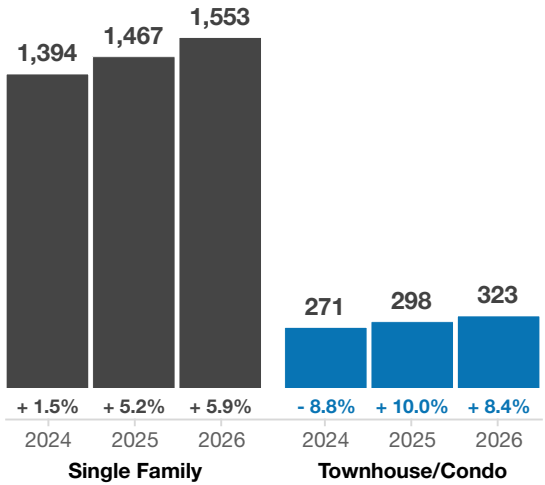
Closed Sales

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

October

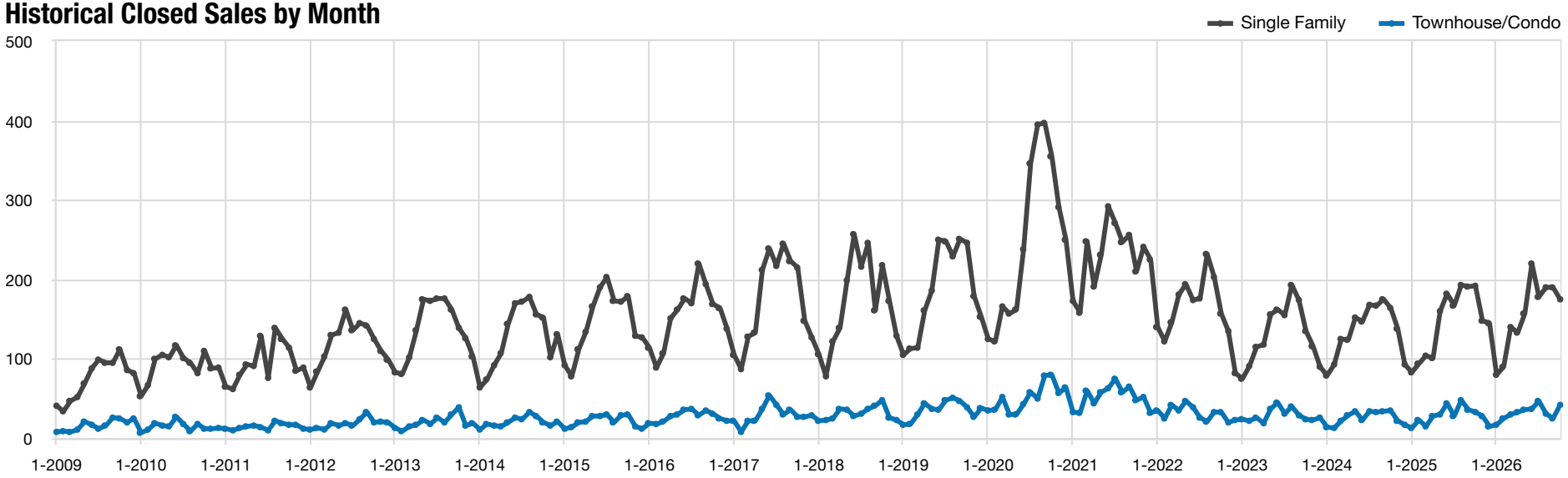


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	178	+ 6.6%	47	+ 67.9%
Aug-2026	190	- 1.6%	31	- 35.4%
Sep-2026	190	- 0.5%	25	- 30.6%
Oct-2026	**175**	**- 8.9%**	**42**	**+ 27.3%**
12-Month Avg	154	+ 8.5%	31	+ 10.7%

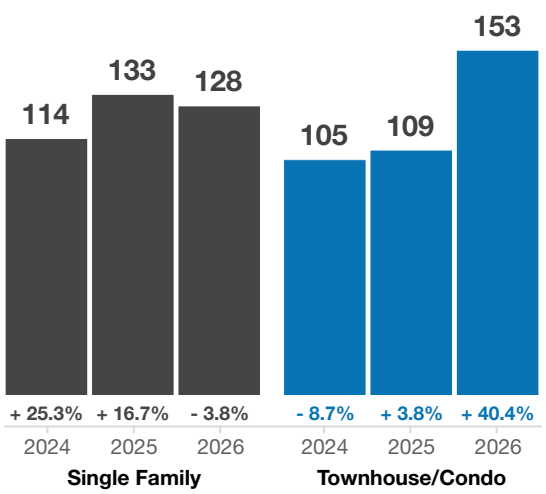
Historical Closed Sales by Month



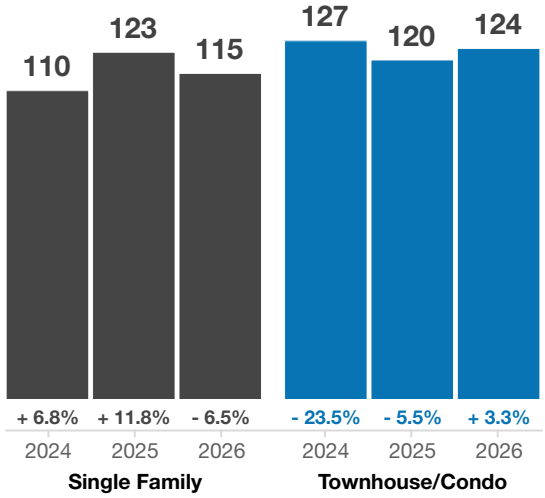
Days on Market Until Sale

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

October



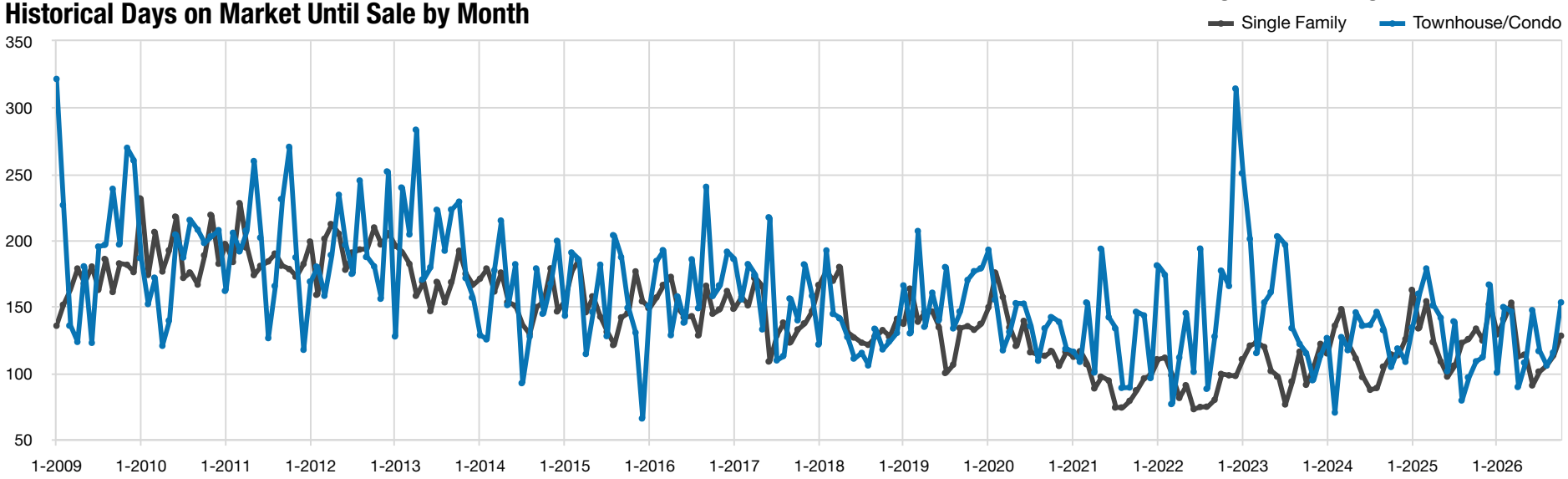
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	101	- 3.8%	116	- 16.5%
Aug-2026	106	- 13.8%	106	+ 34.2%
Sep-2026	113	- 9.6%	115	+ 18.6%
Oct-2026	**128**	**- 3.8%**	**153**	**+ 40.4%**
12-Month Avg*	119	- 2.8%	125	+ 4.6%

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

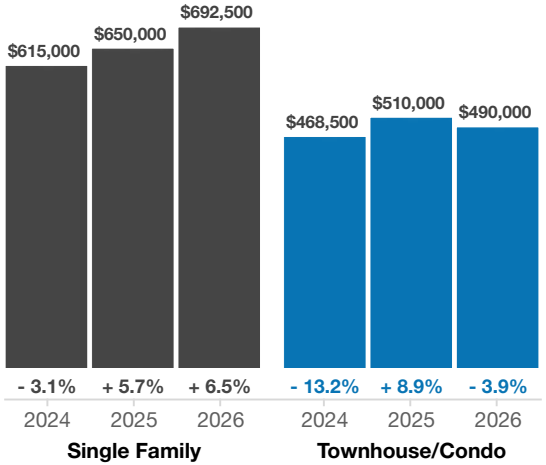
Historical Days on Market Until Sale by Month



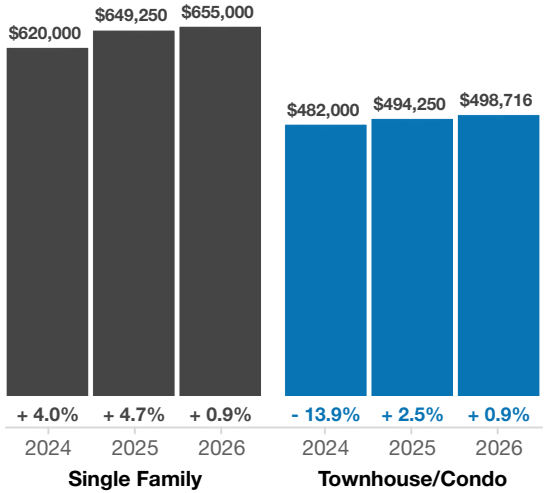
Median Sales Price

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

October



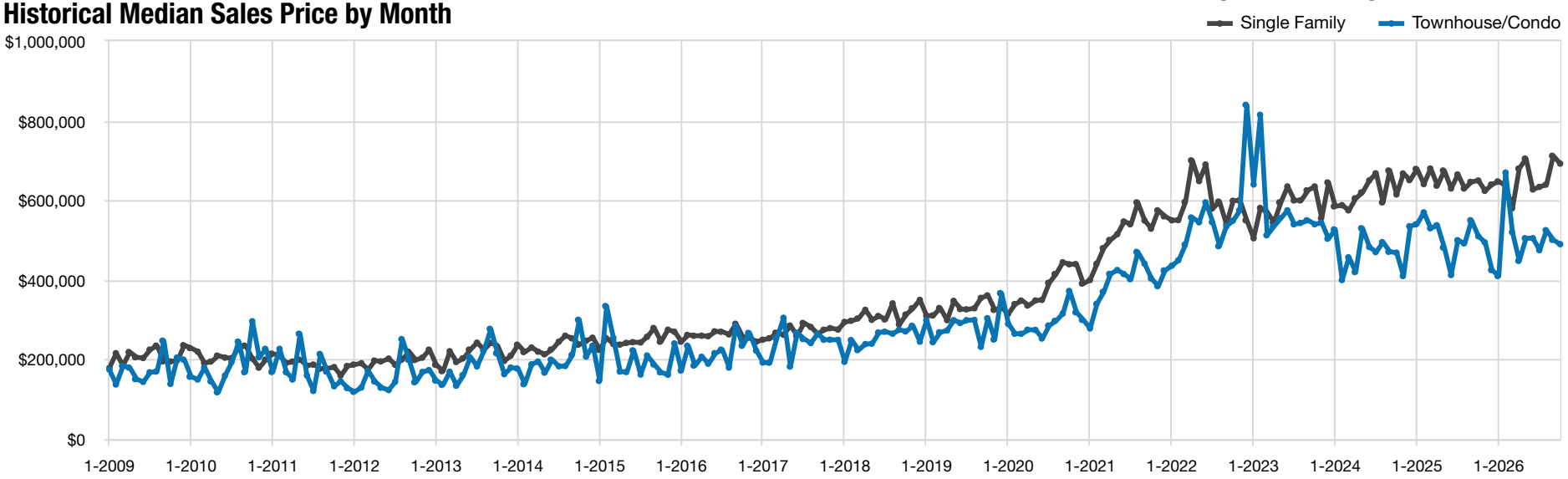
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$633,895	- 4.7%	$475,000	- 5.0%
Aug-2026	$639,500	+ 1.5%	$525,000	+ 6.7%
Sep-2026	$712,000	+ 10.1%	$500,900	- 8.9%
Oct-2026	**$692,500**	**+ 6.5%**	**$490,000**	**- 3.9%**
12-Month Avg*	$650,000	0.0%	$490,238	- 1.6%

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

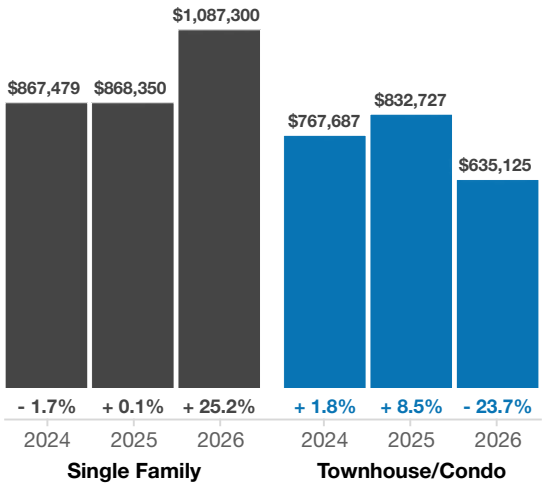
Historical Median Sales Price by Month



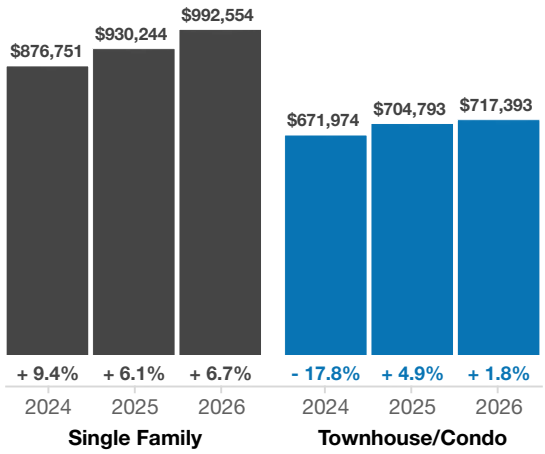
Average Sales Price

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

October



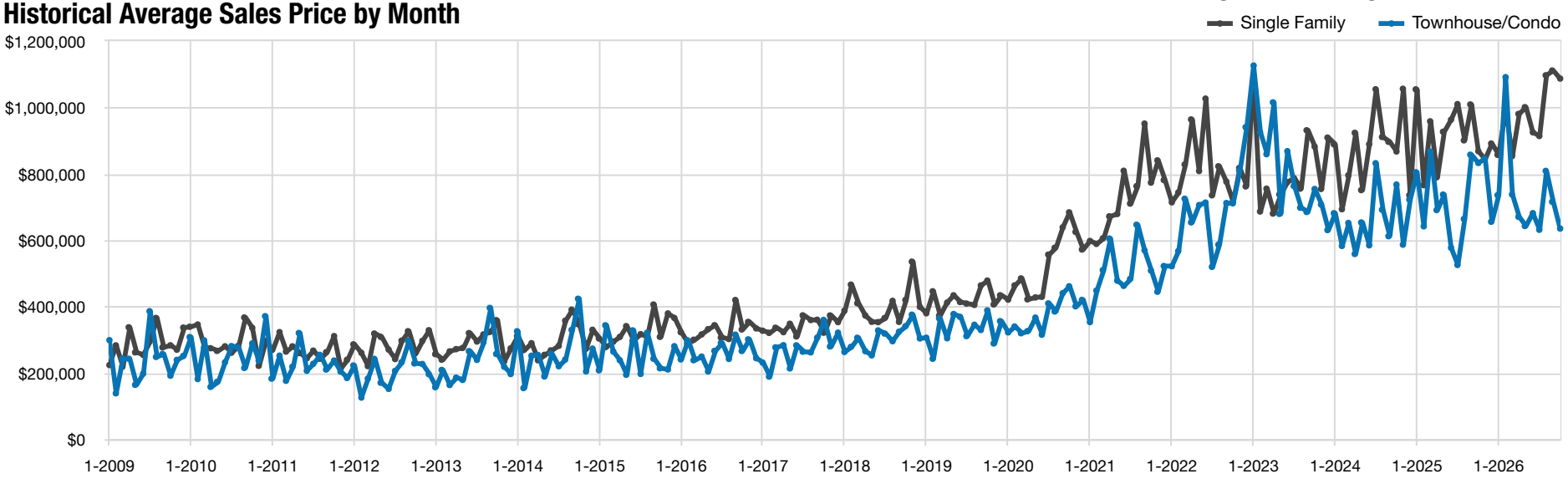
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	$914,124	- 9.5%	$631,312	+ 20.2%
Aug-2026	$1,097,071	+ 21.8%	$808,891	+ 21.8%
Sep-2026	$1,111,437	+ 10.1%	$715,791	- 16.5%
Oct-2026	**$1,087,300**	**+ 25.2%**	**$635,125**	**- 23.7%**
12-Month Avg*	$972,686	+ 4.6%	$724,721	+ 3.8%

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

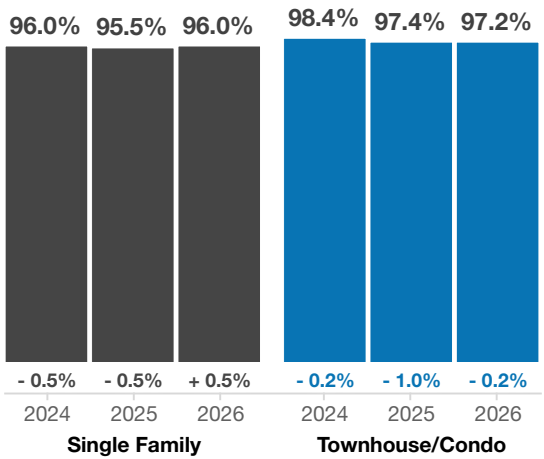
Historical Average Sales Price by Month



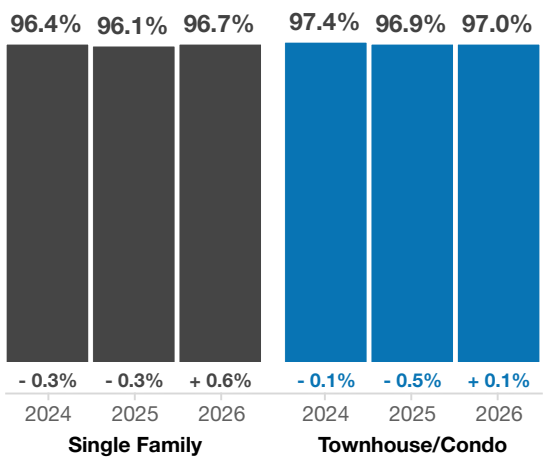
Percent of List Price Received

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.

October



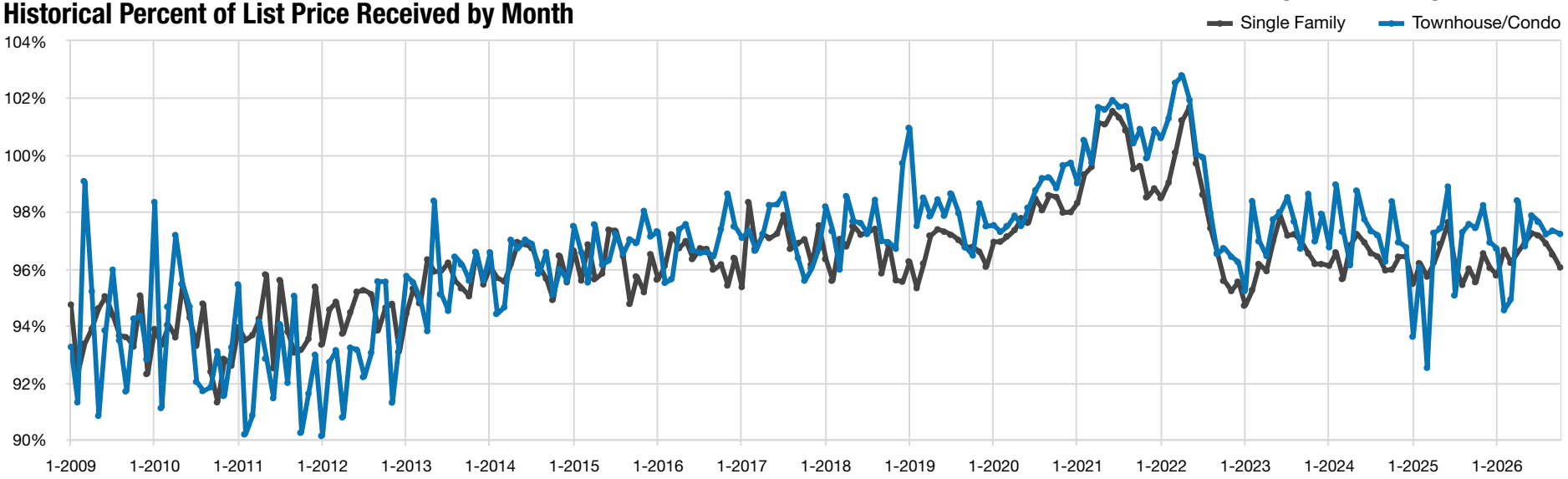
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
Aug-2026	96.9%	+ 1.6%	97.2%	- 0.1%
Sep-2026	96.5%	+ 0.5%	97.3%	- 0.3%
Oct-2026	**96.0%**	**+ 0.5%**	**97.2%**	**- 0.2%**
12-Month Avg*	96.6%	+ 0.4%	97.1%	+ 0.2%

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

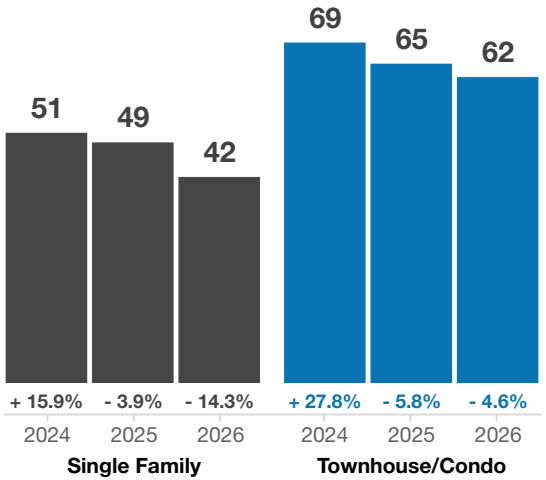
Historical Percent of List Price Received by Month



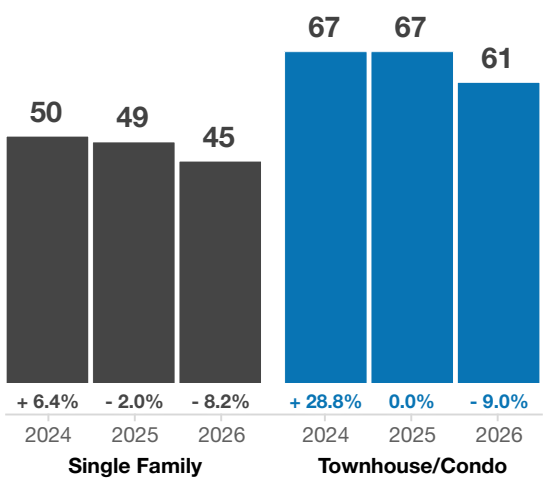
Housing Affordability Index

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.

October

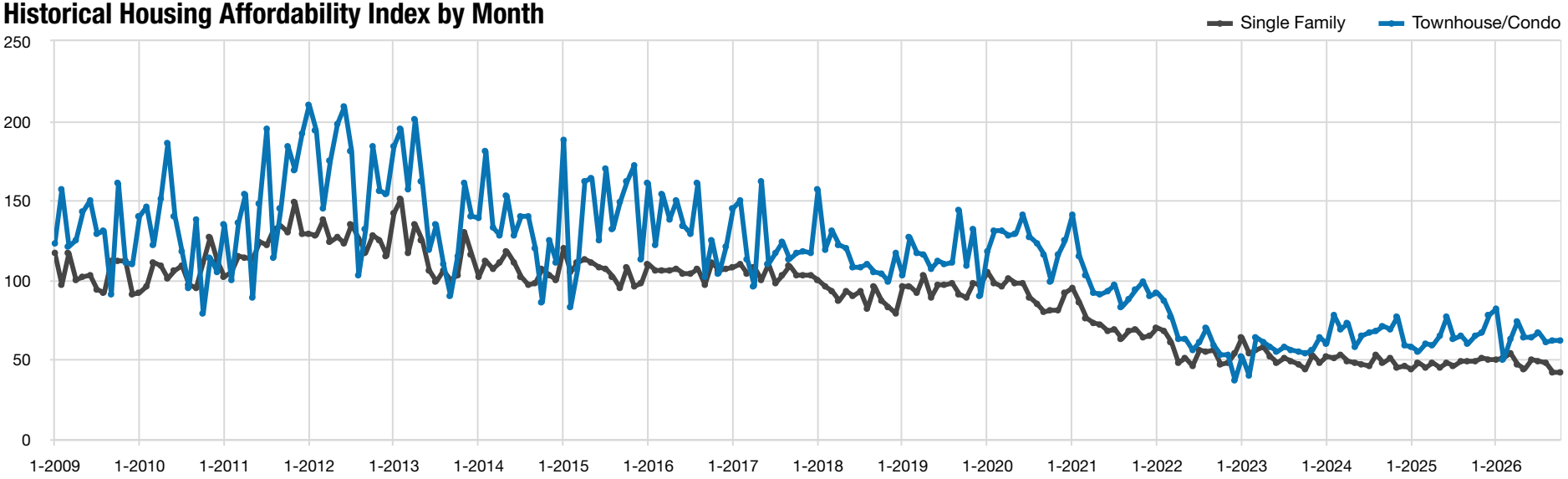


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	49	+ 6.5%	67	+ 6.3%
Aug-2026	48	- 2.0%	61	- 6.2%
Sep-2026	42	- 14.3%	62	+ 3.3%
Oct-2026	**42**	**- 14.3%**	**62**	**- 4.6%**
12-Month Avg	48	+ 2.1%	66	+ 3.1%

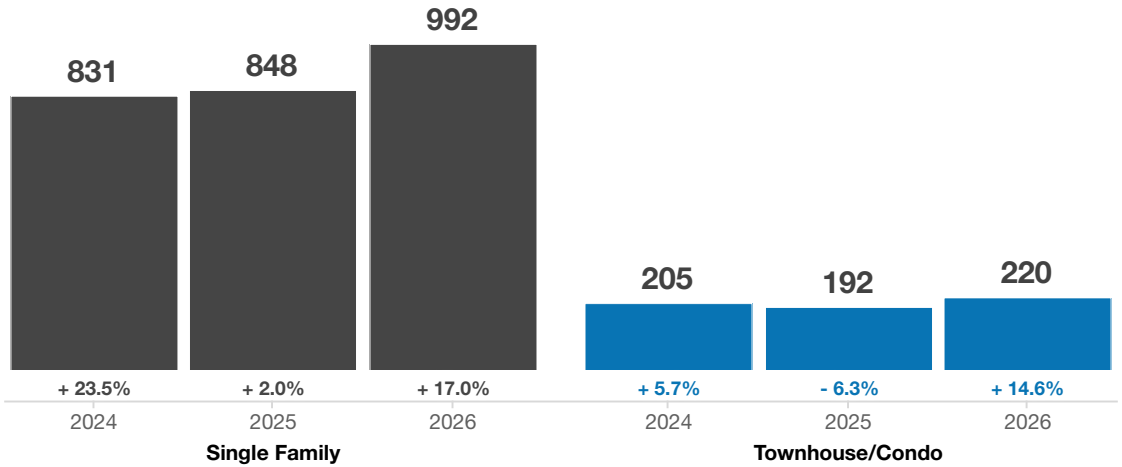
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

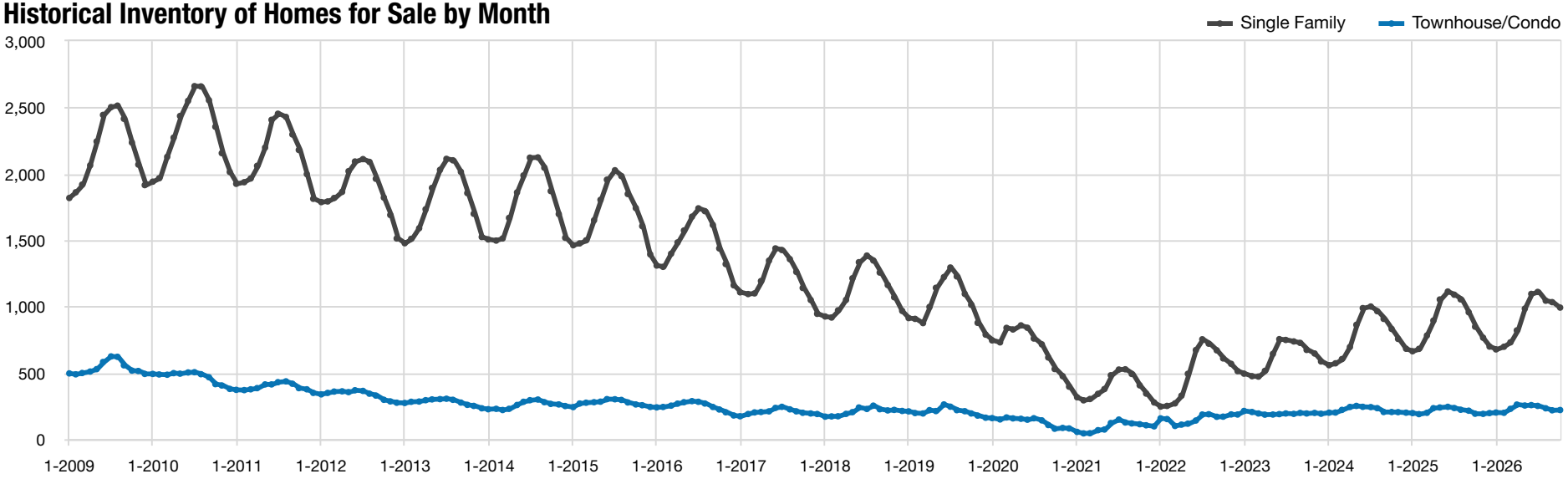
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	765	+ 1.2%	191	- 6.4%
Dec-2025	698	+ 2.3%	197	- 1.5%
Jan-2026	677	+ 2.1%	201	+ 2.0%
Feb-2026	697	+ 2.3%	199	+ 5.3%
Mar-2026	730	- 6.6%	229	+ 15.1%
Apr-2026	820	- 8.3%	261	+ 11.5%
May-2026	984	- 6.6%	254	+ 6.3%
Jun-2026	1,095	- 1.6%	257	+ 5.3%
Jul-2026	1,110	+ 1.9%	251	+ 6.8%
Aug-2026	1,044	- 0.9%	233	+ 5.0%
Sep-2026	1,033	+ 7.9%	218	+ 1.4%
Oct-2026	**992**	**+ 17.0%**	**220**	**+ 14.6%**
12-Month Avg	887	+ 0.7%	226	+ 5.6%

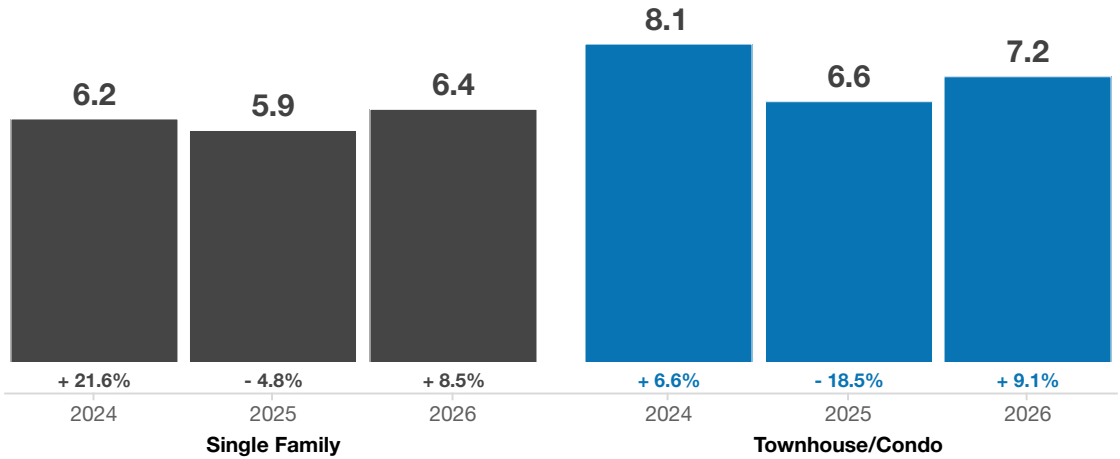
Historical Inventory of Homes for Sale by Month



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.

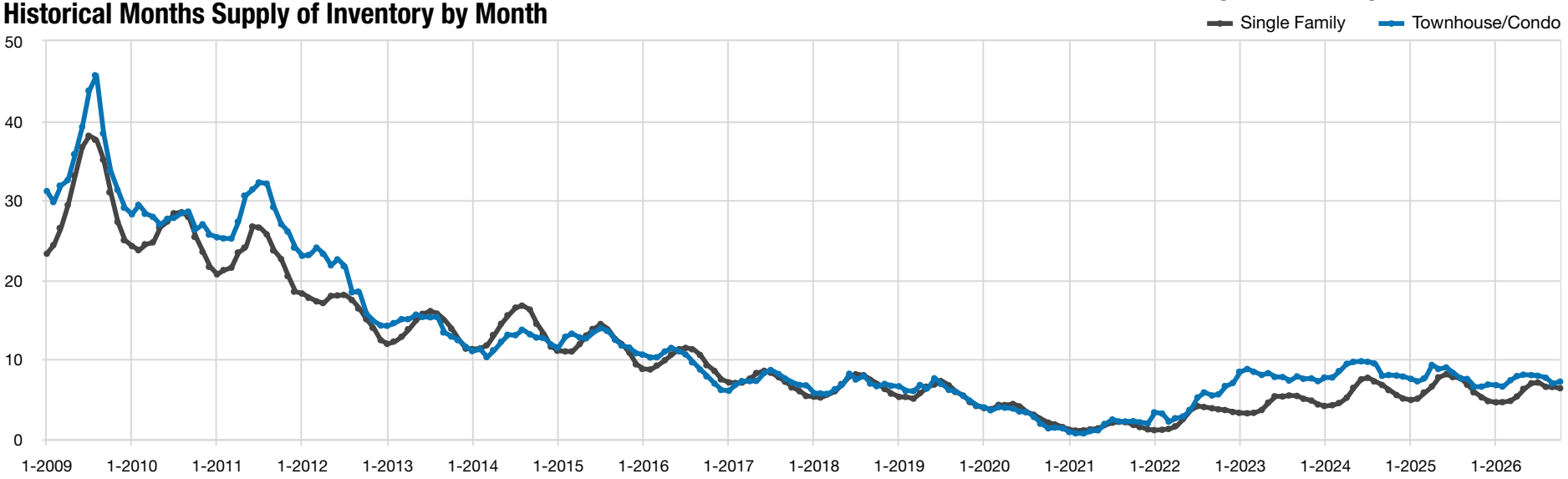
October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2025	5.3	- 3.6%	6.6	- 17.5%
Dec-2025	4.8	- 5.9%	6.9	- 12.7%
Jan-2026	4.6	- 6.1%	6.8	- 10.5%
Feb-2026	4.7	- 7.8%	6.6	- 9.6%
Mar-2026	4.8	- 18.6%	7.4	- 2.6%
Apr-2026	5.4	- 18.2%	7.9	- 15.1%
May-2026	6.3	- 19.2%	8.1	- 8.0%
Jun-2026	7.0	- 14.6%	8.1	- 10.0%
Jul-2026	7.1	- 9.0%	8.0	- 3.6%
Aug-2026	6.6	- 14.3%	7.7	+ 1.3%
Sep-2026	6.6	- 2.9%	7.0	- 7.9%
Oct-2026	**6.4**	**+ 8.5%**	**7.2**	**+ 9.1%**
12-Month Avg*	5.8	- 10.1%	7.4	- 7.7%

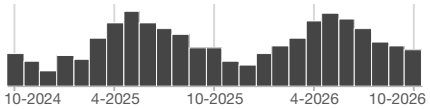
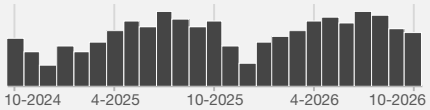
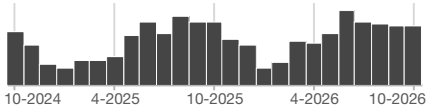
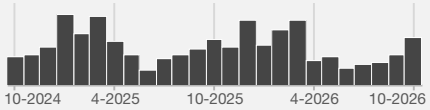
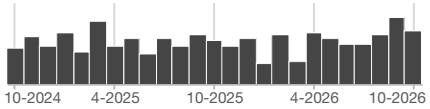
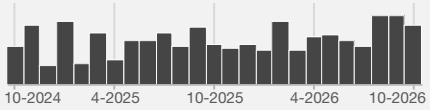
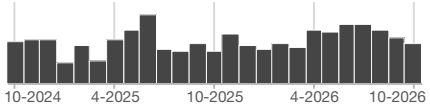
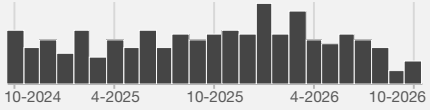
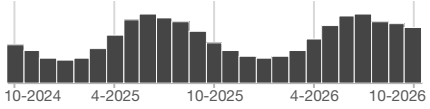
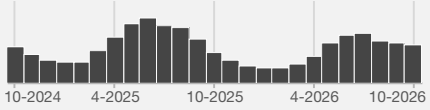
* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

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	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		258	**241**	- 6.6%	3,290	**3,353**	+ 1.9%
Pending Sales		219	**179**	- 18.3%	1,886	**2,013**	+ 6.7%
Closed Sales		225	**217**	- 3.6%	1,765	**1,876**	+ 6.3%
Days on Market Until Sale		130	**133**	+ 2.3%	123	**117**	- 4.9%
Median Sales Price		$625,000	**$650,000**	+ 4.0%	$625,000	**$625,000**	0.0%
Average Sales Price		$863,102	**$999,782**	+ 15.8%	$892,158	**$945,178**	+ 5.9%
Percent of List Price Received		95.8%	**96.3%**	+ 0.5%	96.3%	**96.7%**	+ 0.4%
Housing Affordability Index		51	**45**	- 11.8%	51	**47**	- 7.8%
Inventory of Homes for Sale		1,040	**1,212**	+ 16.5%	—	**—**	—
Months Supply of Inventory		6.0	**6.5**	+ 8.3%	—	**—**	—