



# BANNACK

— REAL ESTATE GROUP —

## Missoula (Res) Market Overview - April 2021

Price Range (x 1,000)	Number of Active Listings	Number Of Pending	Number of Closings - Last 30 Days	Number of Closings - YTD	Chg from Last Year Sold	Absorption Rate ( Months)	Number of New Listings	% Sold Each Month
0-99	1	0	0	1	#VALUE!	#DIV/0!	0	0%
100-149	0	0	1	4	-33.3%	0.00	1	#DIV/0!
150-200	2	5	4	11	-26.7%	0.50	3	200%
200-249	1	3	2	10	-76.7%	0.50	4	200%
250-299	9	13	5	20	-70.1%	1.80	10	56%
300-349	13	16	19	50	-31.5%	0.68	13	146%
350-399	15	26	26	63	8.6%	0.58	17	173%
400-449	10	22	19	56	86.7%	0.53	14	190%
450-499	11	15	9	39	105.3%	1.22	14	82%
500-549	10	8	8	17	21.4%	1.25	10	80%
550-599	8	11	6	15	0.0%	1.33	10	75%
600-649	5	2	4	12	300.0%	1.25	4	80%
650-699	6	10	3	12	200.0%	2.00	10	50%
700-749	5	2	3	9	350.0%	1.67	5	60%
750-799	5	2	1	3	-25.0%	5.00	4	20%
800-849	1	0	1	5	150.0%	1.00	0	100%
850-899	4	0	0	0	-100.0%	#DIV/0!	3	0%
900-1M	1	1	2	8	50000.0%	0.50	1	200%
Over 1M	21	5	5	17	0.0%	4.20	11	24%
Totals	128	141	118	352	-3.10%	1.02	134	#DIV/0!



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Statistic	This Month	Last Year	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	1.02	2.27	-55.07	1.04	2.11	-50.71
Average List Price	\$698,159	\$516,263	35.23	\$571,724	\$441,462	29.51
Median List Price	\$529,900	\$394,031	34.48	\$435,000	\$357,900	21.54
Average Sale Price	\$461,589	\$363,080	27.13	\$471,223	\$355,780	32.45
Median Sale Price	\$405,000	\$334,400	21.11	\$413,800	\$328,400	26
Average CDOM	84	104	-19.23	92	133	-30.83
Median CDOM	44	62	-29.03	48	91	-47.25

## Quick Facts

**-3.1%**

**32.5%**

**-18.1%**

Change in  
Combined Home  
Sales

Change in  
Combined  
Average Sales  
Price

Change in  
Combined  
Supply

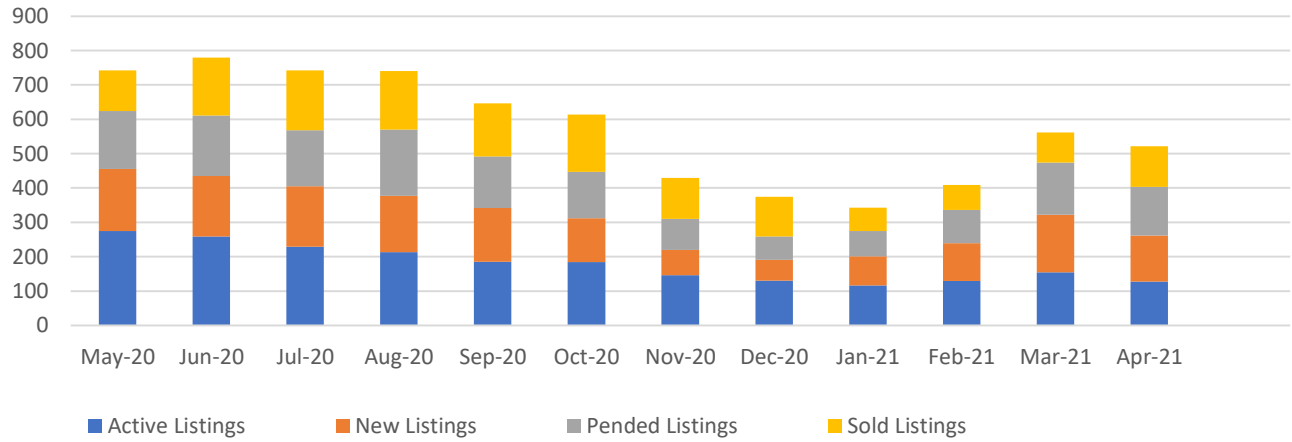
Month/Yr	Active Listings	New Listings	Pended Listings	Sold Listings
May-20	275	180	169	118
Jun-20	259	176	176	168
Jul-20	229	176	163	174
Aug-20	213	164	193	170
Sep-20	185	157	150	154
Oct-20	184	128	135	167
Nov-20	146	74	90	119
Dec-20	130	61	68	115
Jan-21	116	85	74	68
Feb-21	129	110	97	73
Mar-21	155	167	152	87
Apr-21	128	134	141	118



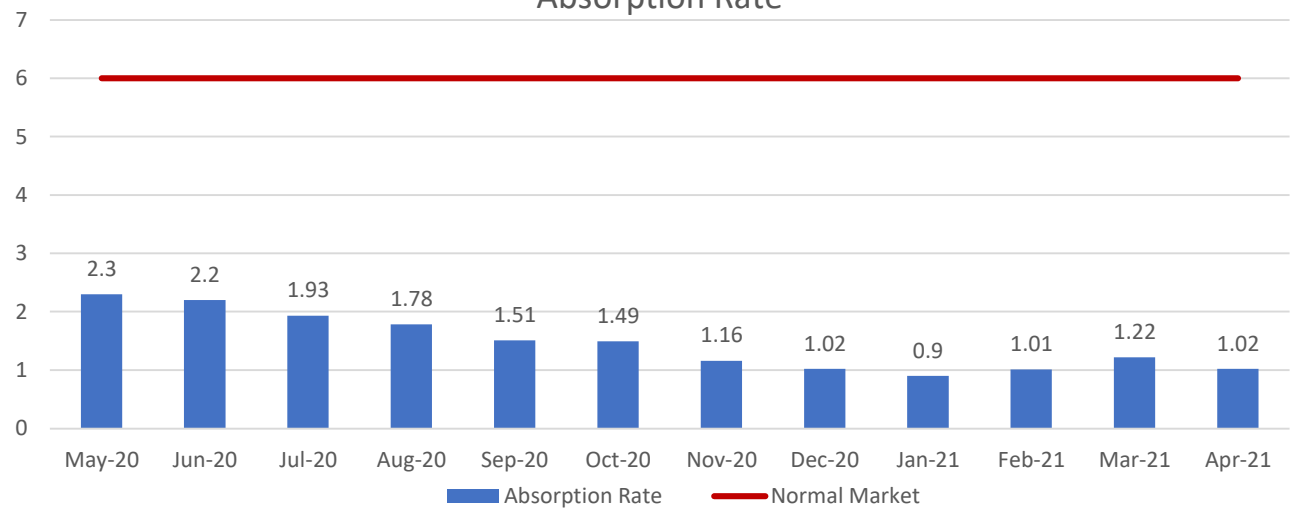
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## Market Trends



## Absorption Rate



## List to Sales Price

