

Flathead Valley Market Report

January 1 - March 31, 2011



EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE



The Flathead Valley Market Report is prepared for the purpose of sharing useful sales activity from the first quarter of 2011. 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 1 through March 31 of 2011 as well as 2010. Contact your experienced and professional Trails West Real Estate agent to discuss these sales statistics or to get additional information on your neighborhood.

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.

www.TrailsWestRealEstate.com

We invite you to call us for information specific to your neighborhood or for any other real estate needs. Please visit one of our 6 offices. Bigfork, Harbor Village, Lakeside, The Lodge at Whitefish Lake, downtown Whitefish and The Edelweiss at Whitefish Mountain Resort

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.

Land--Flathead Lake*

of Sales 2011: 1
of Sales 2010: 1
2011 Median Price: \$2,175,000
2010 Median Price: \$550,000
2011 Total Volume: \$2,175,000
2010 Total Volume: \$550,000
% Price Reduction 11: 0%
% Price Reduction 10: 20.86%
Avg. Days on Market 11: NA

Land--Whitefish Lake*

of Sales 2011: 0
of Sales 2010: 0
2011 Median Price: NA
2010 Median Price: NA
2011 Total Volume: 0
2010 Total Volume: 0
% Price Reduction 11: NA
% Price Reduction 10: NA
Avg. Days on Market 11: NA

Residential--Flathead Lake*

of Sales 2011: 3
of Sales 2010: 9
2011 Median Price: \$911,000
2010 Median Price: \$910,000
2011 Total Volume: \$2,444,500
2010 Total Volume: \$8,349,000
% Price Reduction 11: 14.14%
% Price Reduction 10: 18.29%
Avg. Days on Market 11: 171

Residential--Whitefish Lake*

of Sales 2010: 2
of Sales 2010: 1
2011 Median Price: \$1,562,500
2010 Median Price: \$4,900,000
2011 Total Volume: \$3,125,000
2010 Total Volume: \$4,900,000
% Price Reduction 11: 31.03%
% Price Reduction 10: NA
Avg. Days on Market 11: 175

NEIGHBORHOOD STATISTICS

Residential Bigfork

of Sales 2011: 17
of Sales 2010: 17
2011 Median Price: \$230,000
2010 Median Price: \$300,000
2011 Total Volume: \$4,886,500
2010 Total Volume: \$6,531,200
% Price Reduction 11: 18.86%
% Price Reduction 10: 19.77%
Avg. Days on Market 10: 271

Residential Whitefish

of Sales 2011: 48
of Sales 2010: 44
2011 Median Price: \$293,000
2010 Median Price: \$231,500
2011 Total Volume: \$21,532,434
2010 Total Volume: \$21,322,700
% Price Reduction 11: 20.26%
% Price Reduction 10: 15.65%
Avg. Days on Market 11: 303

Residential Lakeside/Somers

of Sales 2011: 11
of Sales 2010: 13
2011 Median Price: \$254,250
2010 Median Price: \$280,000
2011 Total Volume: \$3,463,500
2010 Total Volume: \$6,016,753
% Price Reduction 11: 17.05%
% Price Reduction 10: 15.78%
Avg. Days on Market 11: 160

Residential Kalispell

of Sales 2011: 85
of Sales 2010: 112
2011 Median Price: \$173,000
2010 Median Price: \$179,325
2011 Total Volume: \$16,652,270
2010 Total Volume: \$24,561,676
% Price Reduction 11: 13%
% Price Reduction 10: 9.63%
Avg. Days on Market 11: 193

Land Bigfork

of Sales 2011: 6
of Sales 2010: 5
2011 Median Price: \$171,250
2010 Median Price: \$55,000
2011 Total Volume: \$2,924,500
2010 Total Volume: \$765,000
% Price Reduction 11: 23.85%
% Price Reduction 10: 18.64%
Avg. Days on Market 11: 370

Land Whitefish

of Sales 2011: 20
of Sales 2010: 14
2011 Median Price: \$127,000
2010 Median Price: \$176,500
2011 Total Volume: \$3,002,500
2010 Total Volume: \$2,688,250
% Price Reduction 11: 27.74%
% Price Reduction 10: 23.52%
Avg. Days on Market 11: 247

Land Lakeside/Somers

of Sales 2011: 5
of Sales 2010: 1
2011 Median Price: \$42,000
2010 Median Price: \$325,000
2011 Total Volume: \$329,500
2010 Total Volume: \$325,000
% Price Reduction 11: 52.18%
% Price Reduction 10: 34.34%
Avg. Days on Market 11: 417

Land Kalispell

of Sales 2011: 11
of Sales 2010: 5
2011 Median Price: \$150,000
2010 Median Price: \$49,900
2011 Total Volume: \$2,792,000
2010 Total Volume: \$425,791
% Price Reduction 11: 28.86%
% Price Reduction 10: 41.11%
Avg. Days on Market 11: 390

GREATER FLATHEAD VALLEY

Residential

of Sales 2011: 260
of Sales 2010: 271
2011 Median Price: \$194,500
2010 Median Price: \$189,000
2011 Total Volume: \$73,316,629
2010 Total Volume: \$77,187,677
% Price Reduction 11: 15.66%
% Price Reduction 10: 13.43%
Avg. Days on Market 11: 217

Land

of Sales 2011: 69
of Sales 2010: 67
2011 Median Price: \$99,500
2010 Median Price: \$78,000
2011 Total Volume: \$12,370,400
2010 Total Volume: \$7,927,706
% Price Reduction 11: 27.61%
% Price Reduction 10: 23.41%
Avg. Days on Market 11: 281

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

**Lake properties are navigable single properties (no shared waterfront)*