

Local Market Update – November 2025

A Research Tool Provided by Montana Regional MLS



Missoula County

Single-Family

Key Metrics	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	73	59	- 19.2%	1,250	1,385	+ 10.8%
Pending Sales	52	12	- 76.9%	872	867	- 0.6%
Closed Sales	64	61	- 4.7%	847	905	+ 6.8%
Days on Market Until Sale	74	86	+ 16.2%	74	78	+ 5.4%
Median Sales Price*	\$597,000	\$602,698	+ 1.0%	\$610,000	\$600,000	- 1.6%
Average Sales Price*	\$649,921	\$649,035	- 0.1%	\$684,156	\$684,435	+ 0.0%
Percent of List Price Received*	97.4%	98.0%	+ 0.6%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	263	405	+ 54.0%	—	—	—
Months Supply of Inventory	3.5	5.3	+ 51.4%	—	—	—

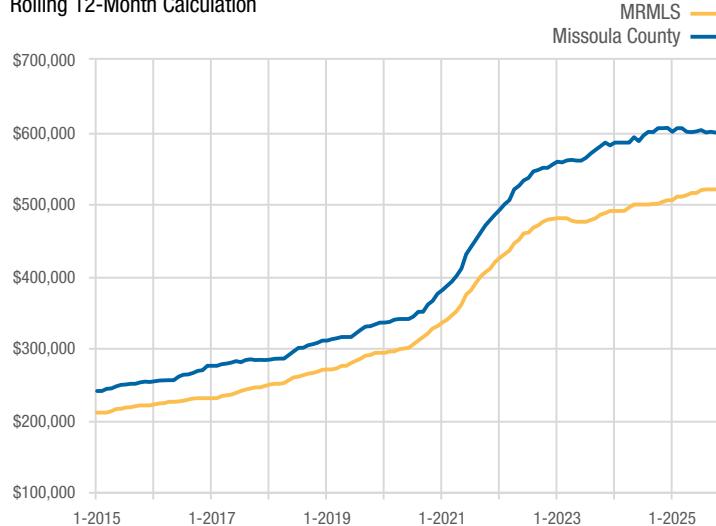
Townhouse/Condo

Key Metrics	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	21	16	- 23.8%	299	321	+ 7.4%
Pending Sales	9	1	- 88.9%	190	162	- 14.7%
Closed Sales	8	17	+ 112.5%	180	169	- 6.1%
Days on Market Until Sale	69	122	+ 76.8%	78	89	+ 14.1%
Median Sales Price*	\$402,500	\$400,000	- 0.6%	\$435,000	\$435,000	0.0%
Average Sales Price*	\$404,769	\$423,347	+ 4.6%	\$490,333	\$463,509	- 5.5%
Percent of List Price Received*	98.1%	97.9%	- 0.2%	98.7%	98.0%	- 0.7%
Inventory of Homes for Sale	53	99	+ 86.8%	—	—	—
Months Supply of Inventory	3.2	7.2	+ 125.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

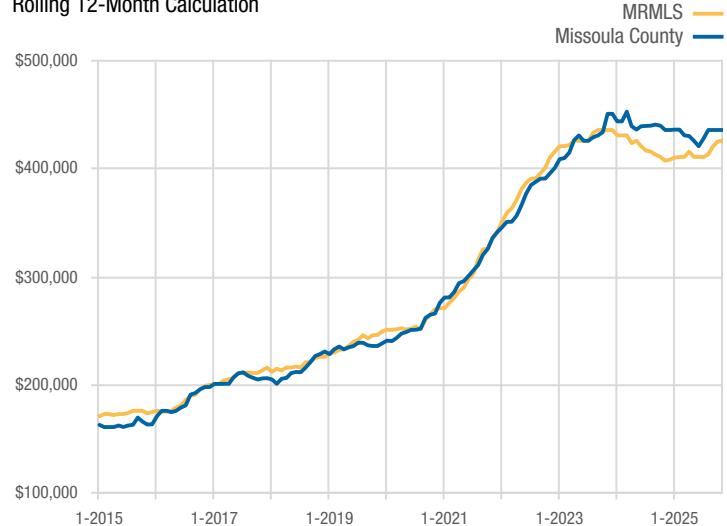
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.