

Local Market Update – September 2026

A Research Tool Provided by Montana Regional MLS



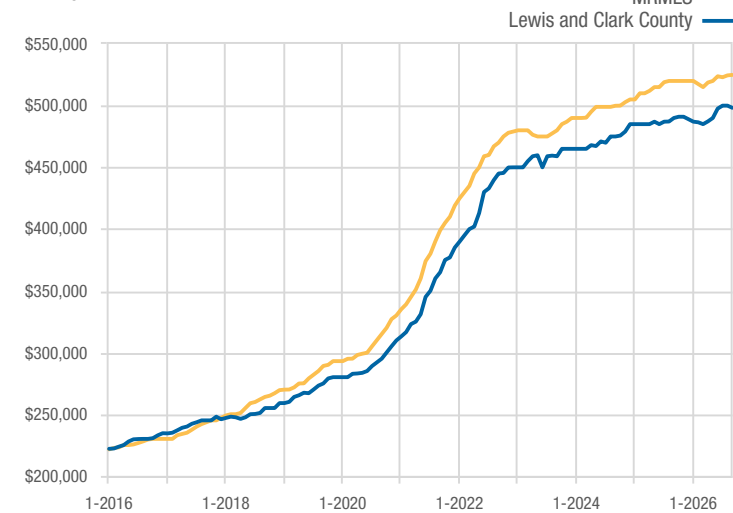
Lewis and Clark County

Single-Family	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	90	98	+ 8.9%	885	865	- 2.3%
Pending Sales	66	68	+ 3.0%	614	658	+ 7.2%
Closed Sales	74	75	+ 1.4%	582	612	+ 5.2%
Days on Market Until Sale	82	67	- 18.3%	80	78	- 2.5%
Median Sales Price*	\$523,500	\$460,000	- 12.1%	\$491,700	\$500,000	+ 1.7%
Average Sales Price*	\$572,320	\$502,732	- 12.2%	\$542,883	\$541,553	- 0.2%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	98.2%	98.6%	+ 0.4%
Inventory of Homes for Sale	210	203	- 3.3%	—	—	—
Months Supply of Inventory	3.3	3.0	- 9.1%	—	—	—

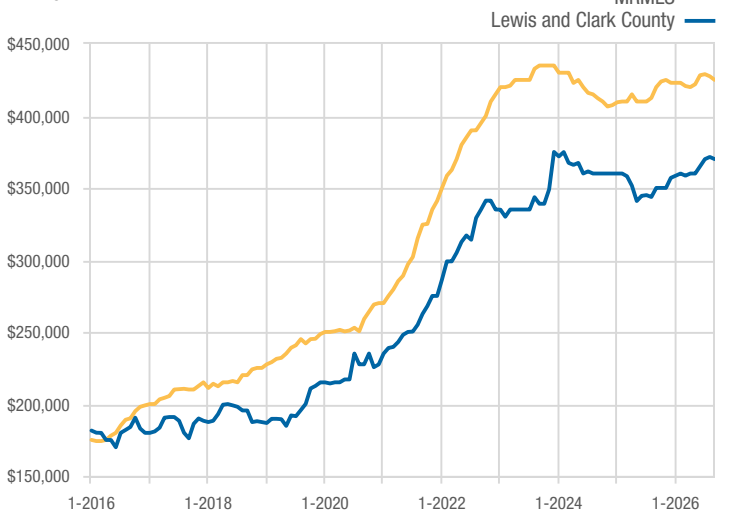
Townhouse/Condo	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	19	15	- 21.1%	119	115	- 3.4%
Pending Sales	7	20	+ 185.7%	67	101	+ 50.7%
Closed Sales	11	15	+ 36.4%	68	84	+ 23.5%
Days on Market Until Sale	91	88	- 3.3%	67	103	+ 53.7%
Median Sales Price*	\$420,000	\$377,000	- 10.2%	\$342,500	\$369,950	+ 8.0%
Average Sales Price*	\$436,100	\$359,620	- 17.5%	\$373,167	\$355,073	- 4.8%
Percent of List Price Received*	98.1%	97.7%	- 0.4%	98.1%	98.1%	0.0%
Inventory of Homes for Sale	34	19	- 44.1%	—	—	—
Months Supply of Inventory	4.6	1.8	- 60.9%	—	—	—

* 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. | 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.

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