



# 2022

## FIVE VALLEYS HOUSING REPORT

Current Knowledge, Common Wisdom:  
Growing a Missoula We Treasure



**Missoula Organization of REALTORS®**  
Connecting Home & Community

**2022 RELEASE**

A COMMUNITY SERVICE PROVIDED BY MOR

# A Message from the Coordinating Committee

The mission of this report is to provide a more complete picture of our community's housing data, use this data to bring a voice to attainability challenges, uncover changes in demographics, and reveal issues that require the community's attention.

We pride ourselves on high-quality data and being the consolidator of many sources. As we look towards the future of more real-time data, we are also presented with the chance to shine a light on a few opportunities and challenges facing our community that we believe is derived from the data, as well as progress of our community's efforts to address the challenges.

This is the seventeenth Annual Housing Report in the Five Valleys (which includes the City of Missoula and Missoula County), and the content has evolved based on trends, available information, and feedback from readers like you.

Please let us know your thoughts on this report and how we might improve it.

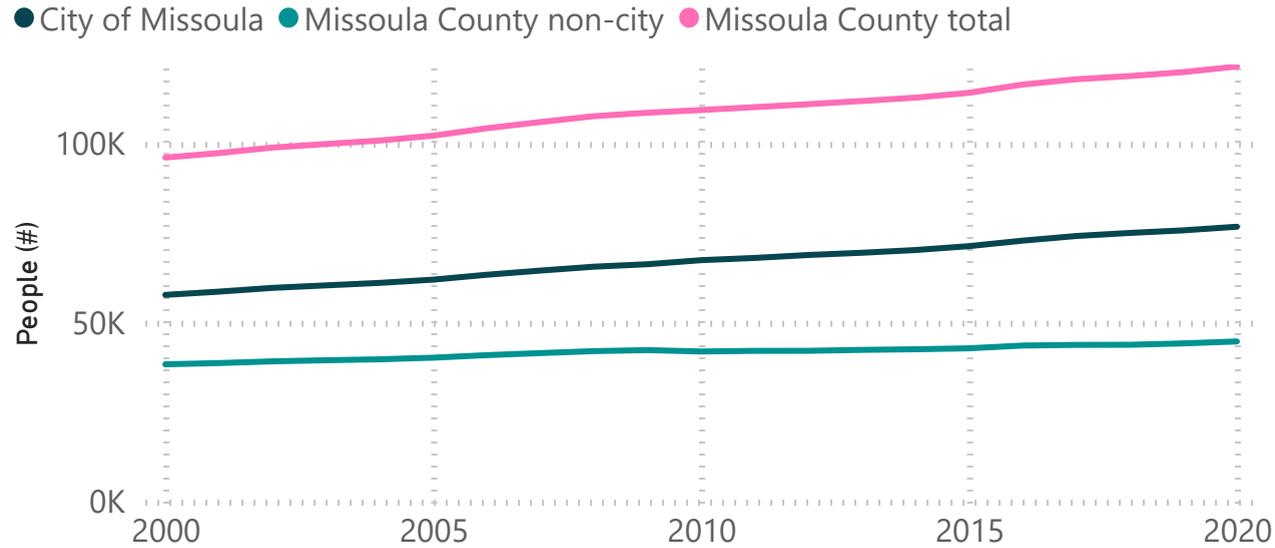
For questions please contact: [comments@missoularealestate.com](mailto:comments@missoularealestate.com)

## **Coordinating Committee**

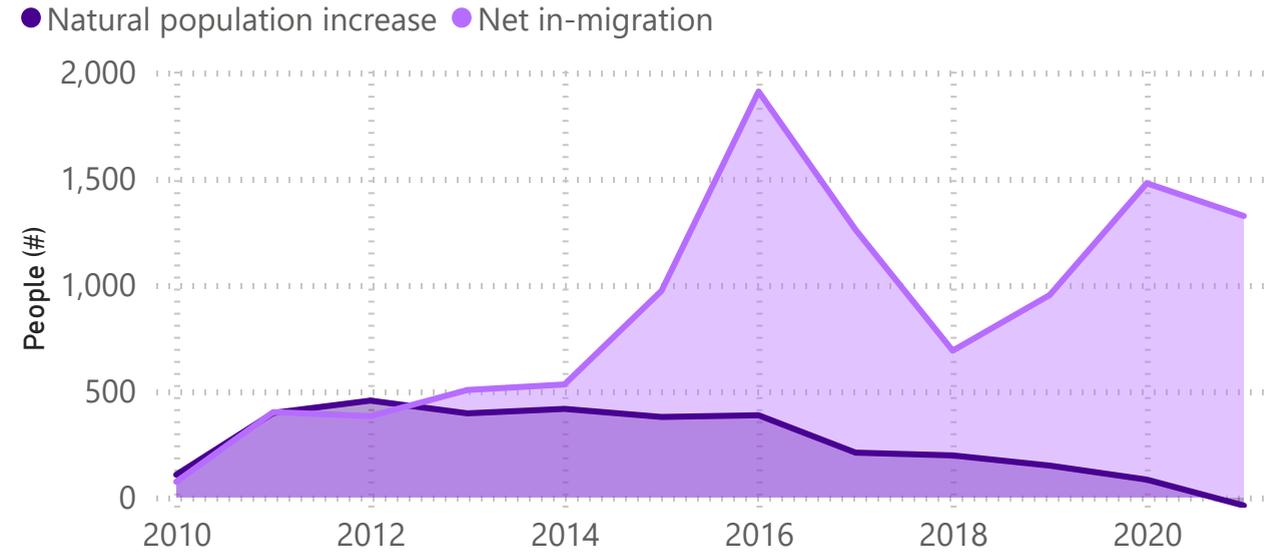
Brint Wahlberg	Windermere Real Estate
Loren Mostad	Windermere Real Estate
Jim McGrath	Missoula Housing Authority
Paul Burow	Professional Property Management
Karissa Trujillo	Homeward
Paul Forsting	IMEG
Lynn Stenerson	Stockman Bank
Derek Sheehan	University of Montana, Bureau of Business and Economic Research
Jim Bachand	Missoula Organization of REALTORS®
Dwight Easton	Missoula Organization of REALTORS®
Andrew Connor	Graduate Student Master of Science in Business Analytics at University of Montana College of Business



# Population



# Missoula County Population Change Sources



# Year-Over-Year % Change in Population

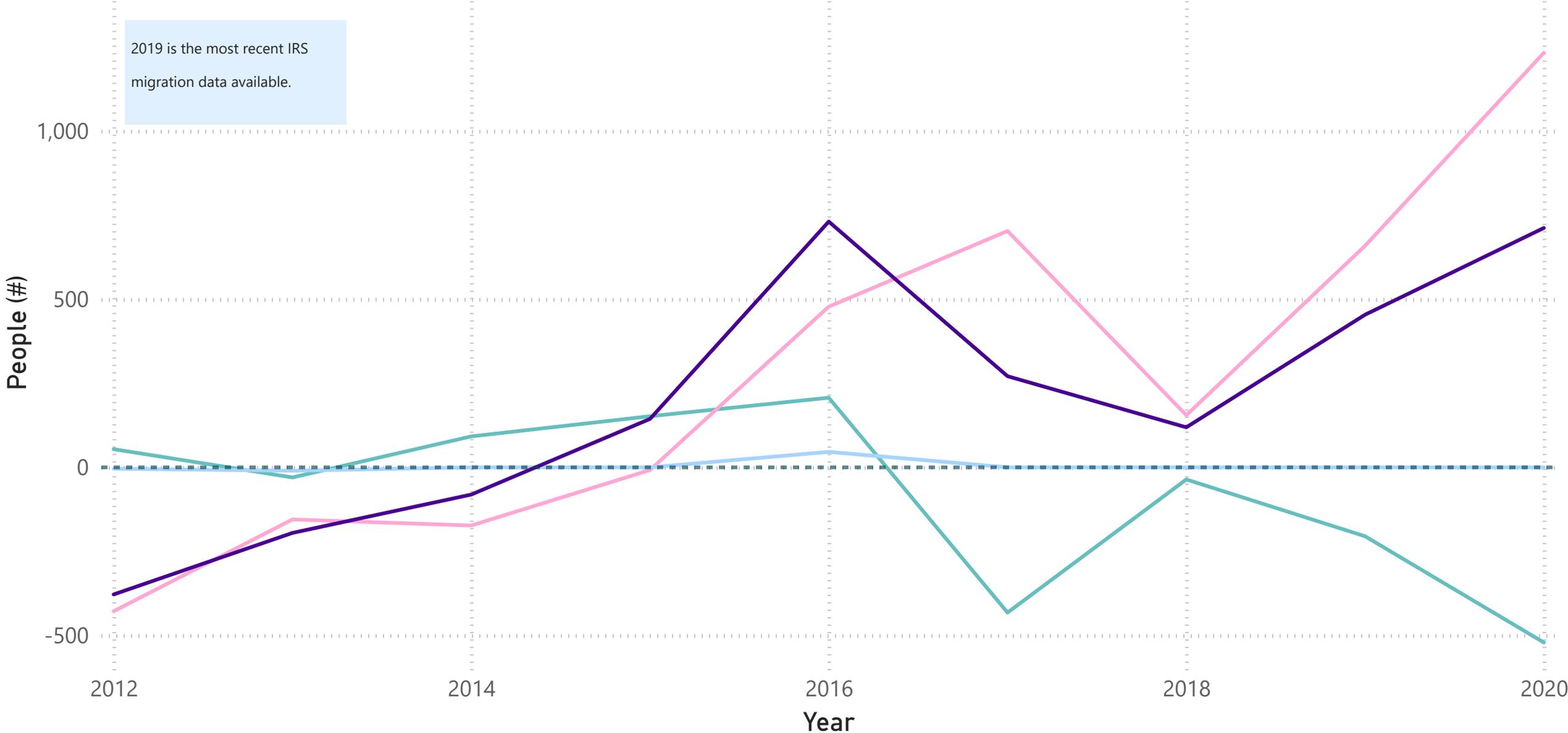


This chart shows the % change in population from one year to the next. For example, if population increased from 100,000 in one year to 101,000 the next year, it would be marked as 1% for the second year.

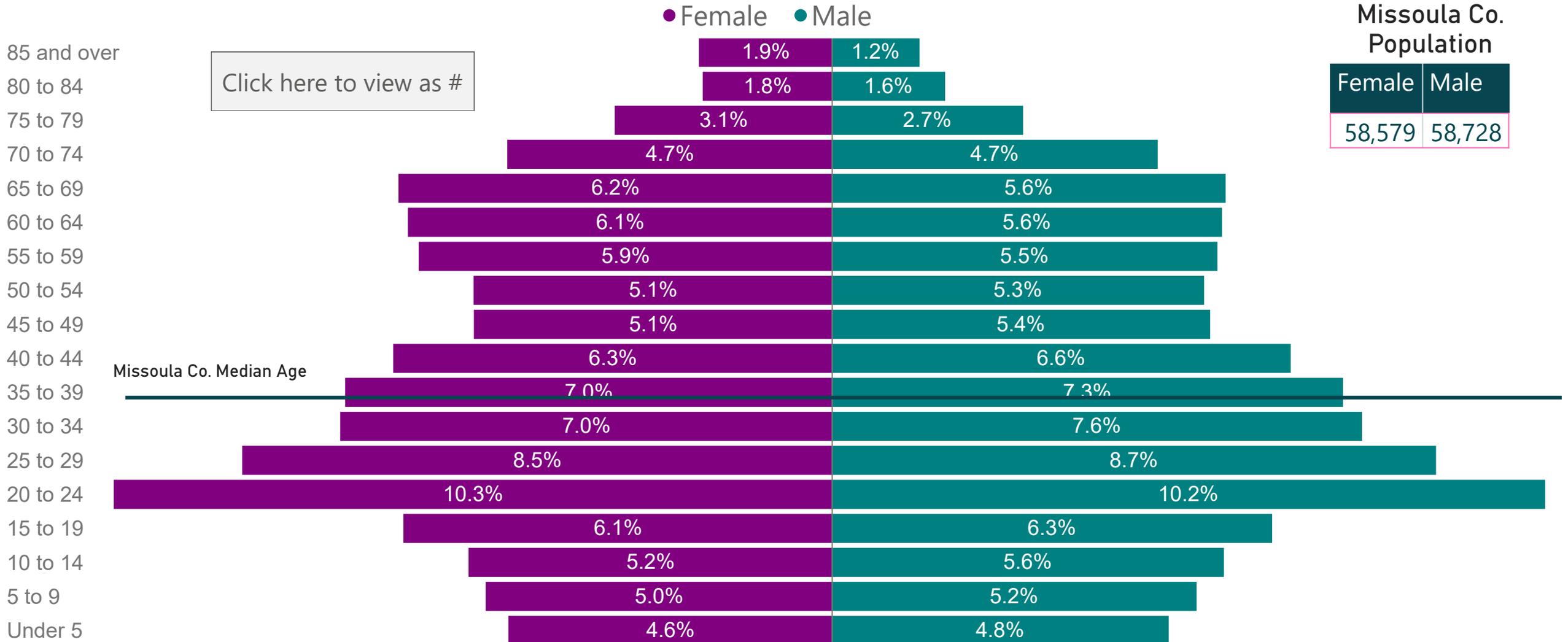
Any positive % change value means an increase in population, even if the trend is downward.

# Net In-Migration to Missoula County

● From Montana ● From non-Montana states ● From international ● Total net in-migration



# 2020 Missoula County Population Age Pyramid (%)



## Median Age: Female

Missoula Co.	Montana	U.S.
37.3	41.2	39.8

## Median Age: All

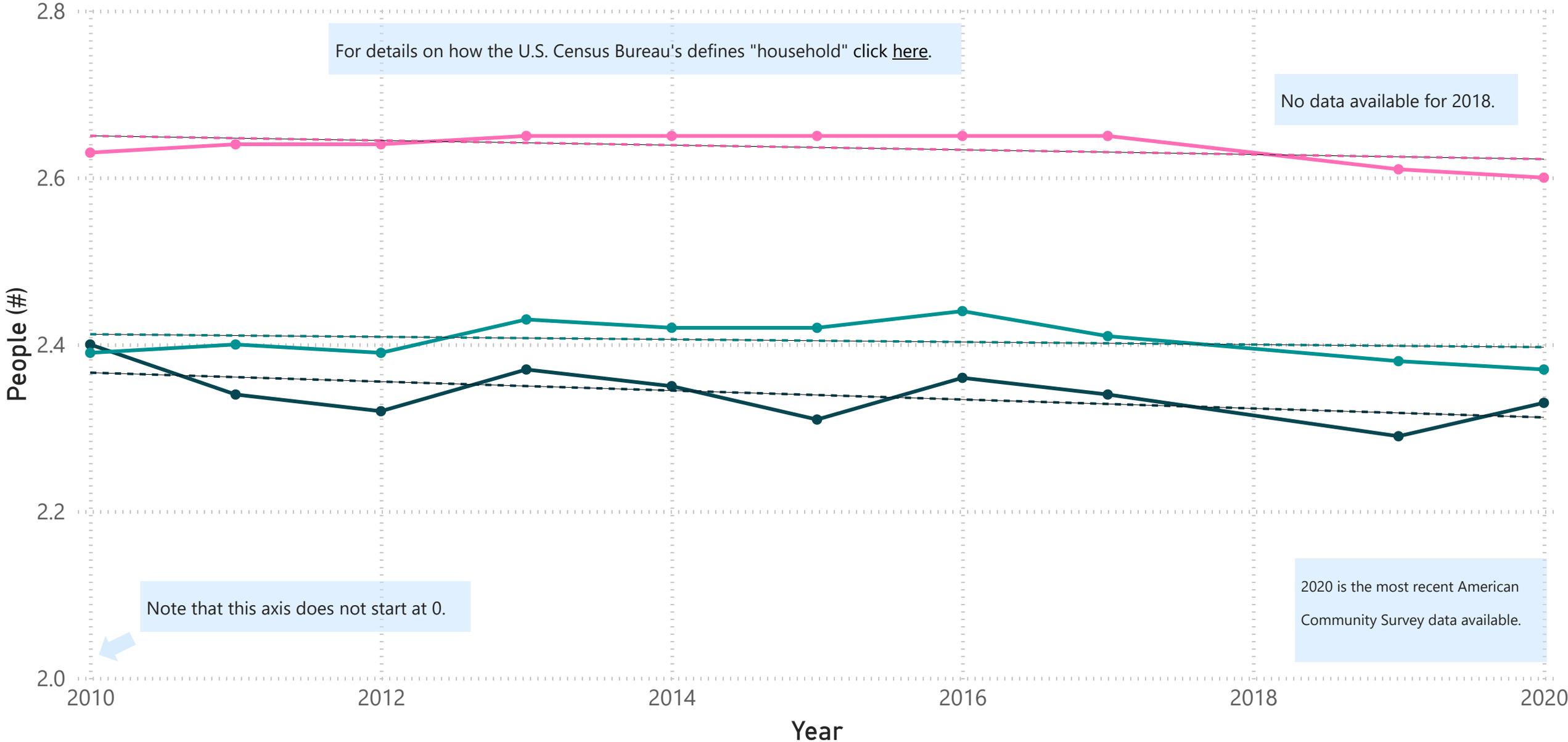
Missoula Co.	Montana	U.S.
36.7	40.1	38.6

## Median Age: Male

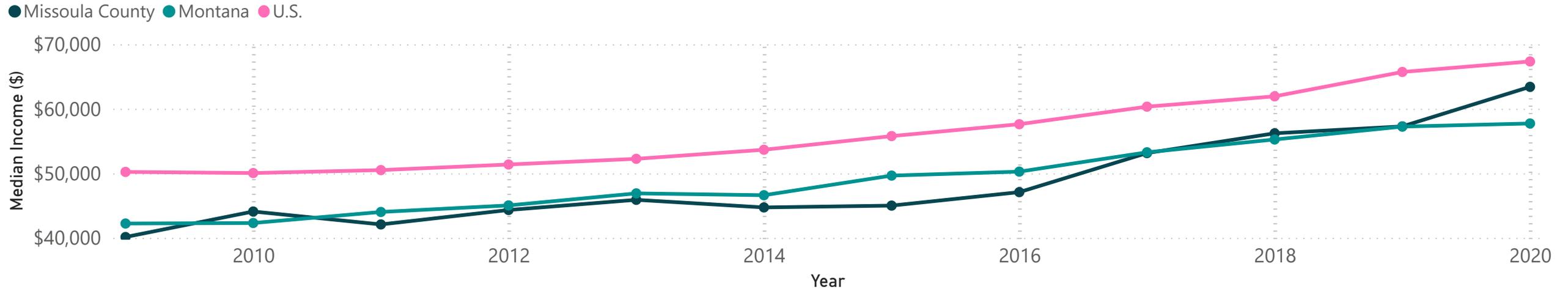
Missoula Co.	Montana	U.S.
36.1	39.2	37.3

# Mean Average Household Size

● Missoula County ● Montana ● U.S.

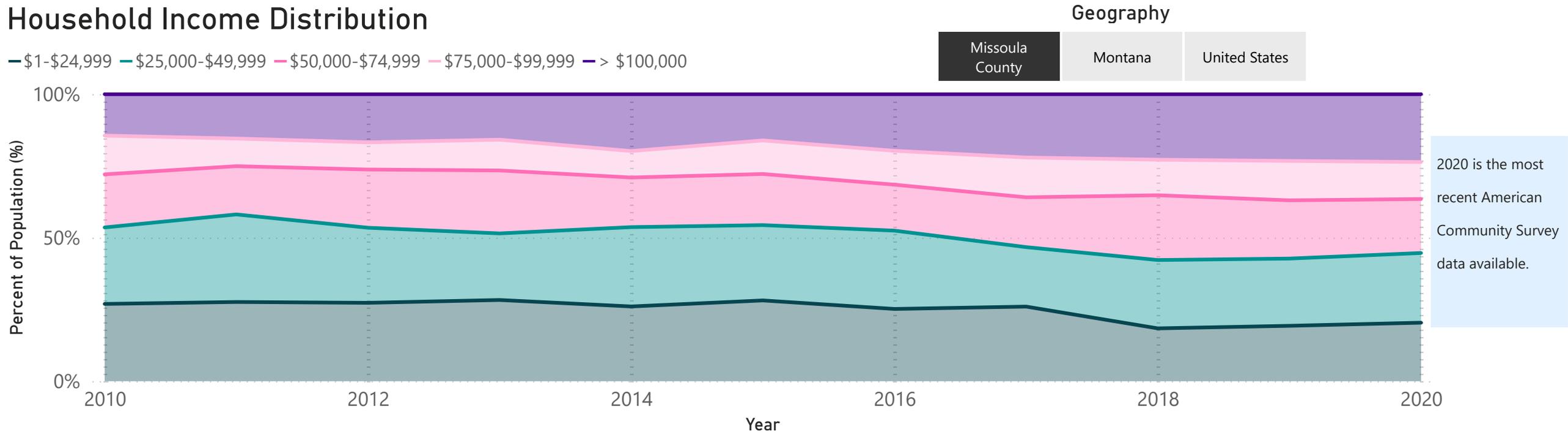


# Median Household Income



Source: U.S. Census Bureau, Small Area Income and Poverty Estimates (SAIPE) Program

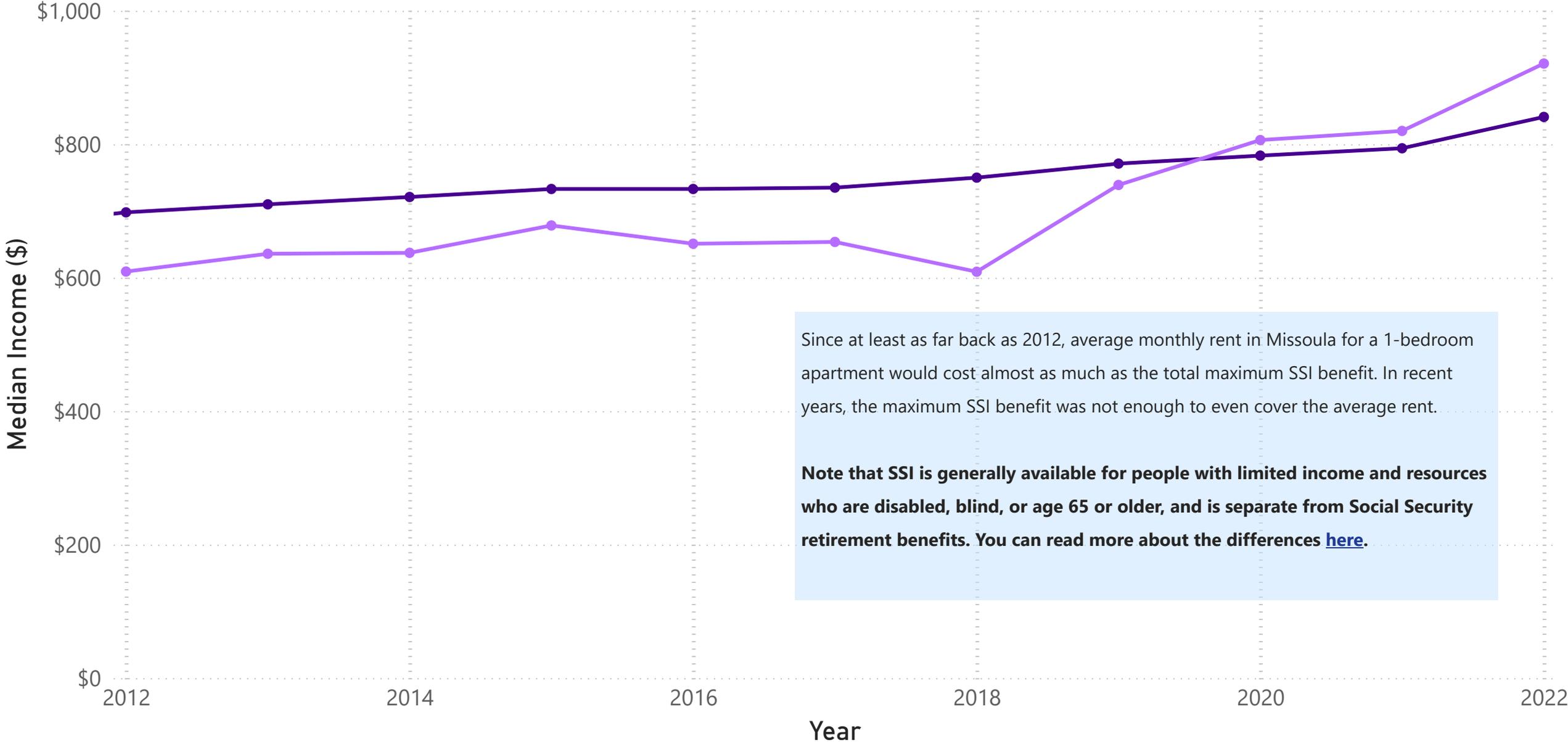
# Household Income Distribution



Source: U.S. Census Bureau, American Community Survey

# Maximum Social Security (SSI) Benefit & Average Rent for 1-Bedroom Apartment by Year

● Maximum Supplemental Security Income (SSI) benefit ● Average 1-bedroom apartment rent

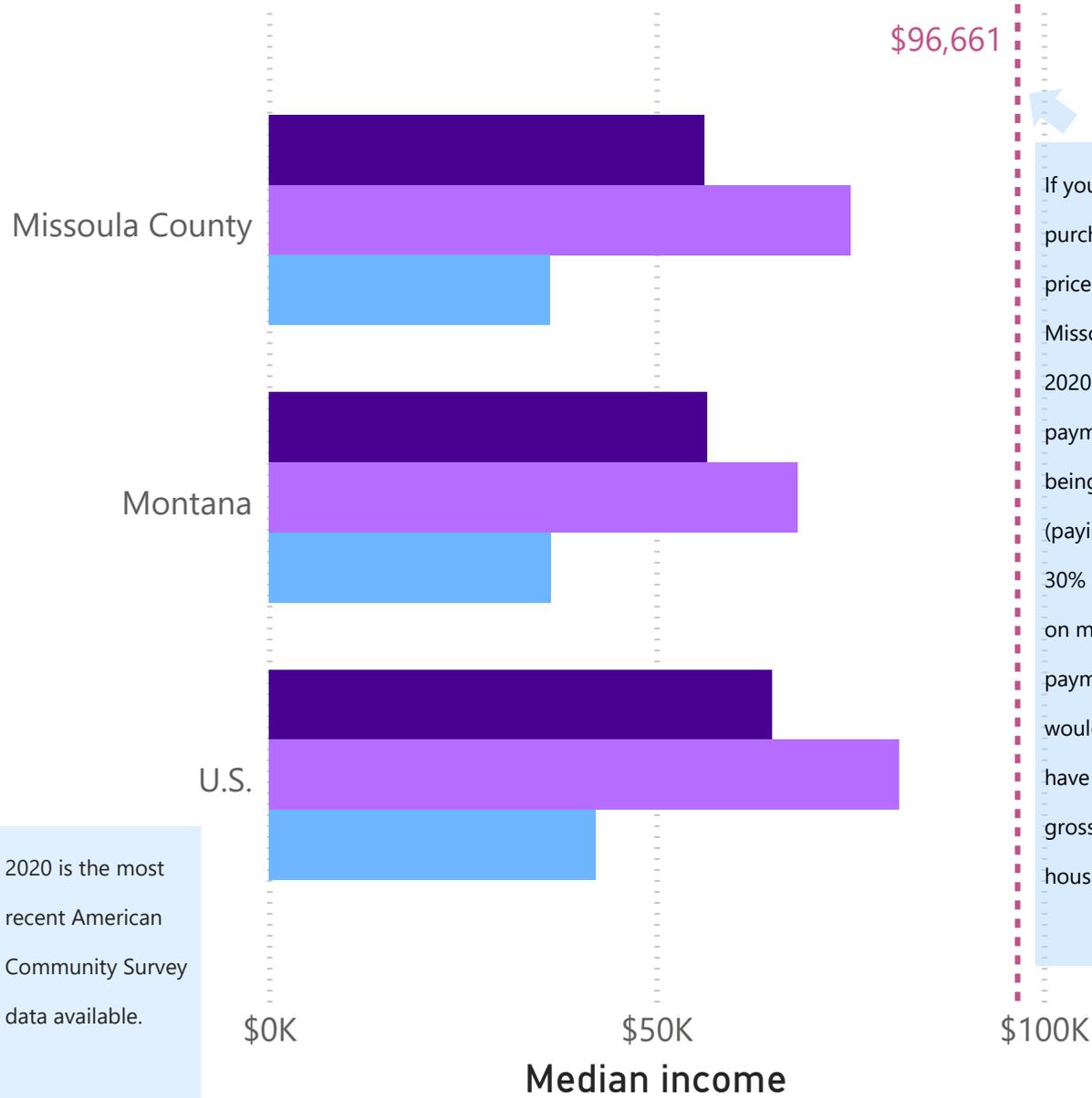


Since at least as far back as 2012, average monthly rent in Missoula for a 1-bedroom apartment would cost almost as much as the total maximum SSI benefit. In recent years, the maximum SSI benefit was not enough to even cover the average rent.

**Note that SSI is generally available for people with limited income and resources who are disabled, blind, or age 65 or older, and is separate from Social Security retirement benefits. You can read more about the differences [here](#).**

# 2020 Median Income by Location and Occupancy Type

Occupancy Type ● All ● Owner ● Renter



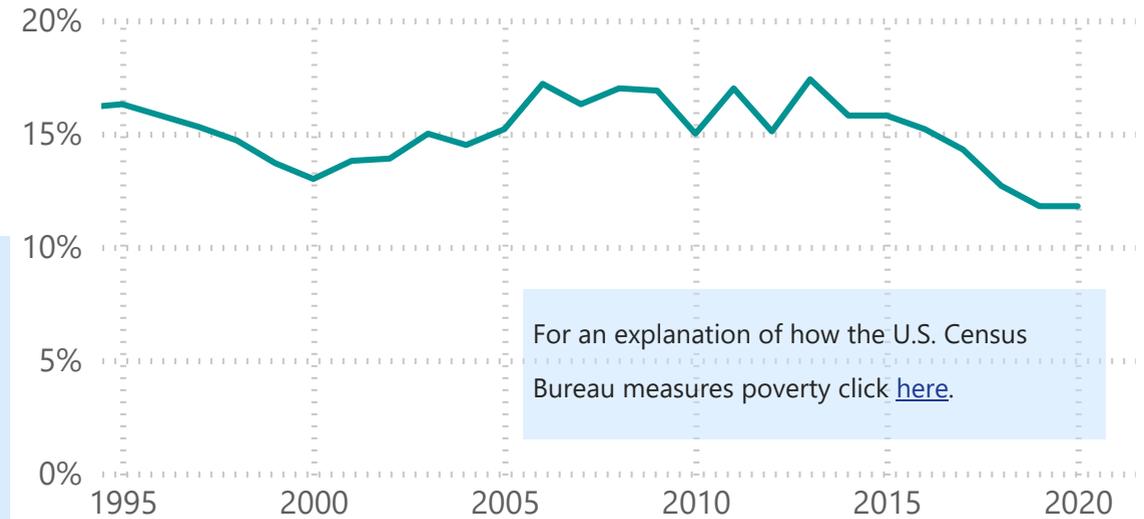
2020 is the most recent American Community Survey data available.

Source: U.S. Census Bureau, American Community Survey



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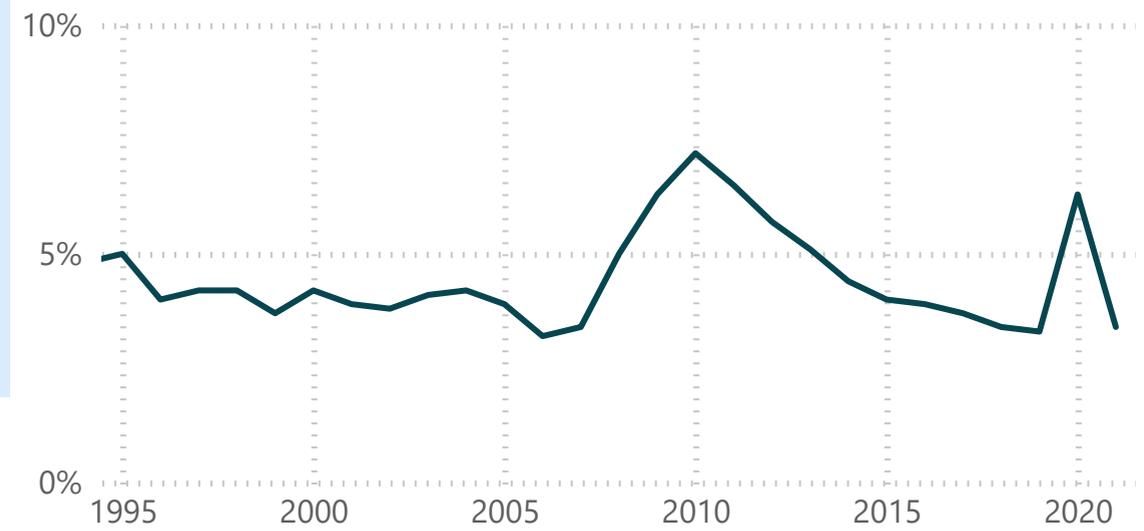
# Missoula County Poverty Rate



For an explanation of how the U.S. Census Bureau measures poverty click [here](#).

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates (SAIPE) Program

# Missoula County Unemployment Rate

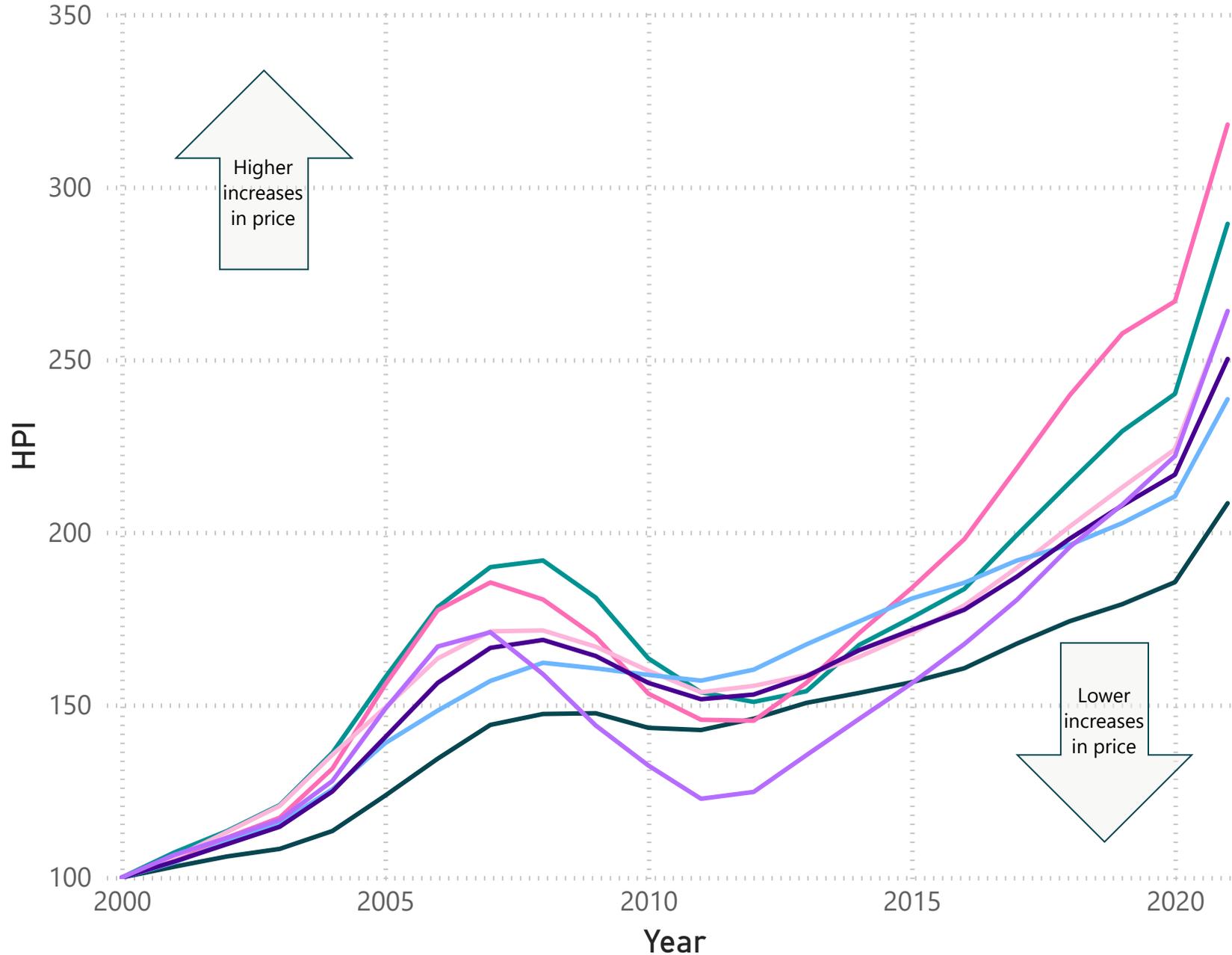


Source: Montana Department of Labor and Industry

# Housing Price Index (HPI) - Base Year: 2000

- Cascade County
- Flathead County
- Gallatin County
- Missoula County
- Yellowstone County
- Montana
- Mountain States

Click on one of the regions above to highlight its line.



## Select Geography ▼

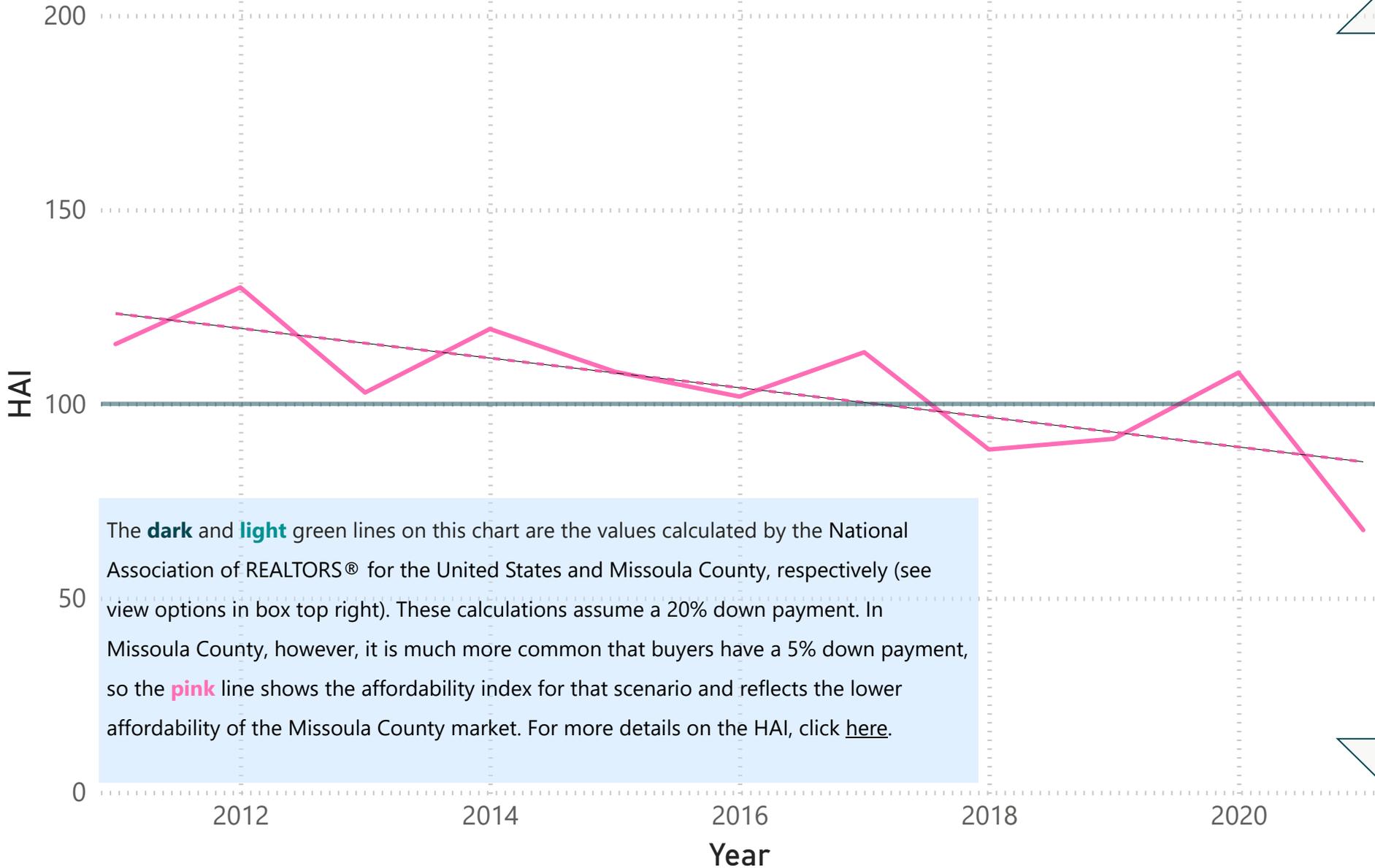
- Select all
- Cascade County
- Flathead County
- Gallatin County
- Missoula County
- Yellowstone County
- Montana
- Mountain States

For more information about the Housing Price Index (HPI) please visit:

<https://www.fhfa.gov/Media/PublicAffairs/Pages/House-Price-Index-Frequently-Asked-Questions.aspx>

# Housing Affordability Index (HAI)

● Missoula County (5% down)

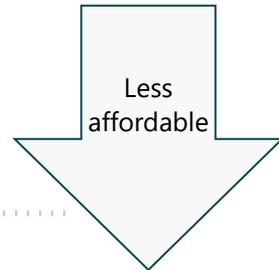


**Geography** ▼

- Select all
- Missoula County (5% down)
- Missoula County (20% down)
- United States (20% down)



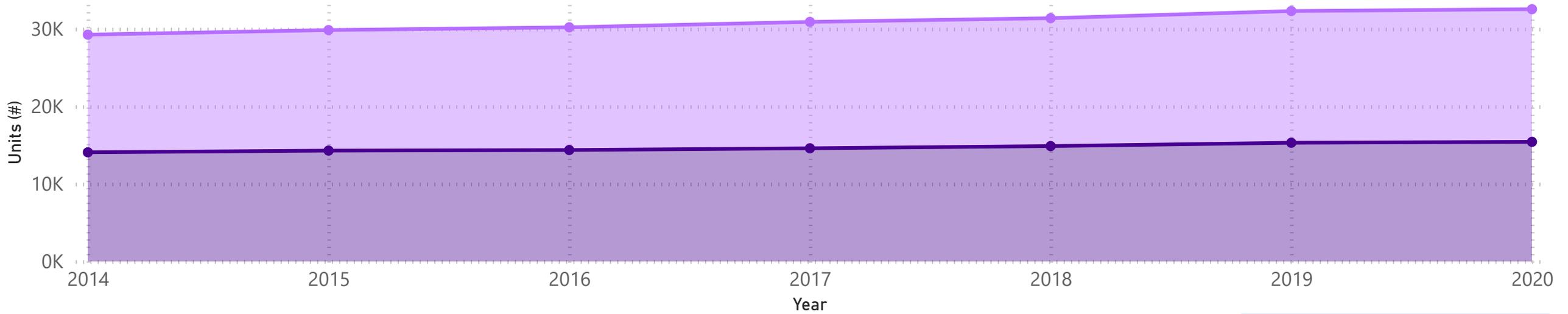
If a geography has an HAI score of 100, that means (at that given time) a family earning the geography's median income that has a standard mortgage on a median-priced (for the area) home would spend 30% of their income on housing.



The **dark** and **light** green lines on this chart are the values calculated by the National Association of REALTORS® for the United States and Missoula County, respectively (see view options in box top right). These calculations assume a 20% down payment. In Missoula County, however, it is much more common that buyers have a 5% down payment, so the **pink** line shows the affordability index for that scenario and reflects the lower affordability of the Missoula County market. For more details on the HAI, click [here](#).

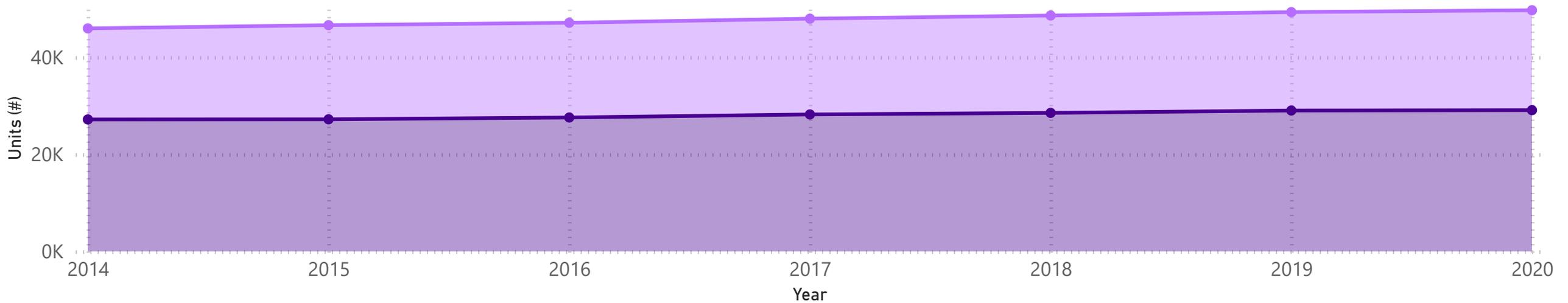
## City of Missoula: Units of Housing by Occupancy Type

● Owner-occupied households ● Renter-occupied households



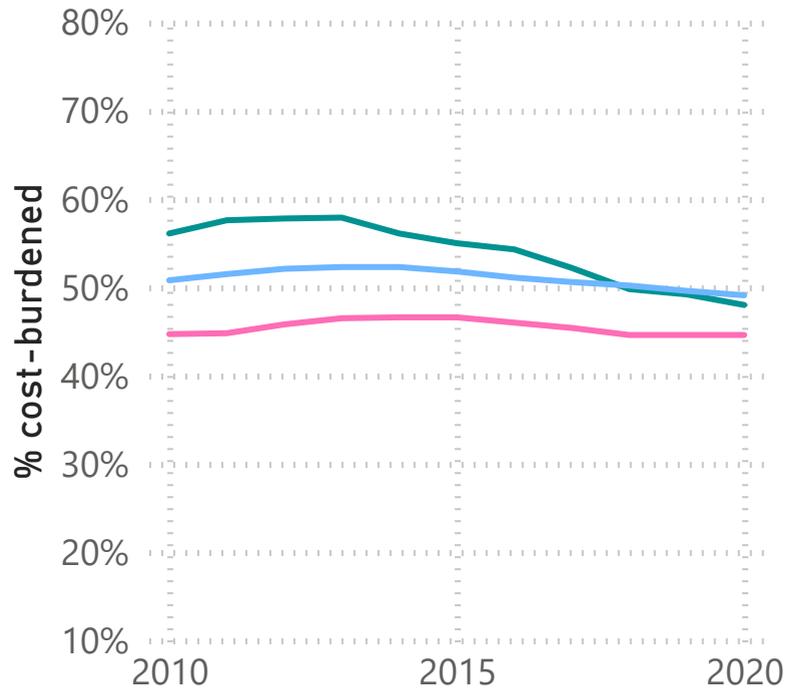
## Missoula County: Units of Housing by Occupancy Type

● Owner-occupied units ● Renter-occupied units

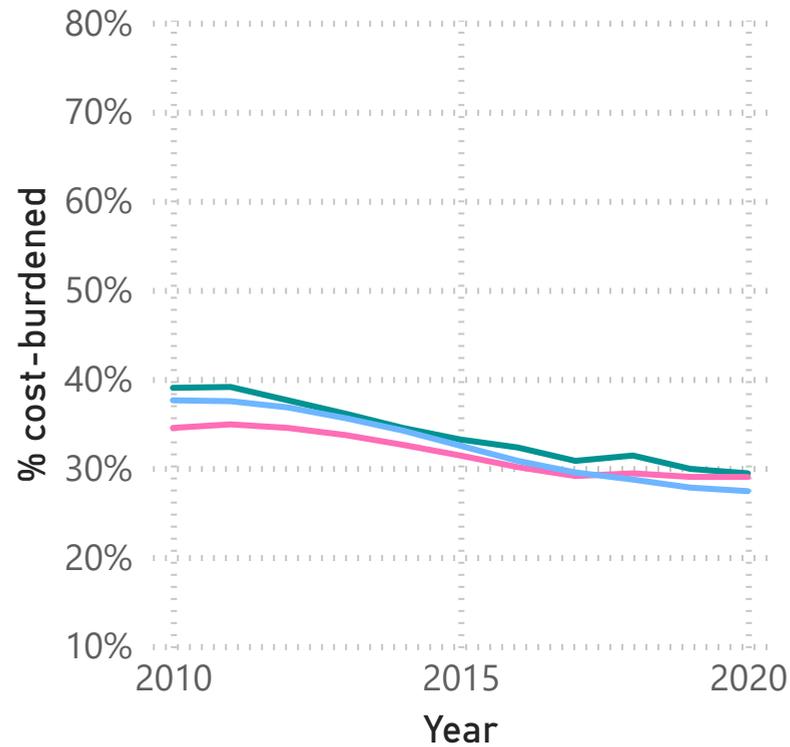


2020 is the most recent American Community Survey data available.

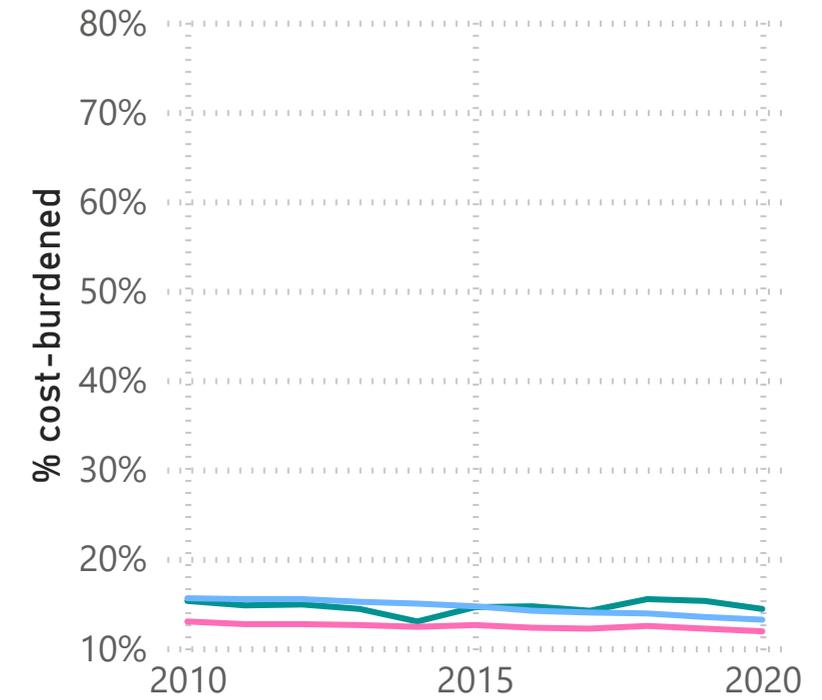
## % of RENTER Households Paying 30% or More of Their Income for Housing



## % of HOMEOWNER Households WITH a Mortgage Paying 30% or more of Their Income for Housing



## % of HOMEOWNER Households WITHOUT a Mortgage Paying 30% or more of Their Income for Housing



● Missoula County ● Montana ● U.S.

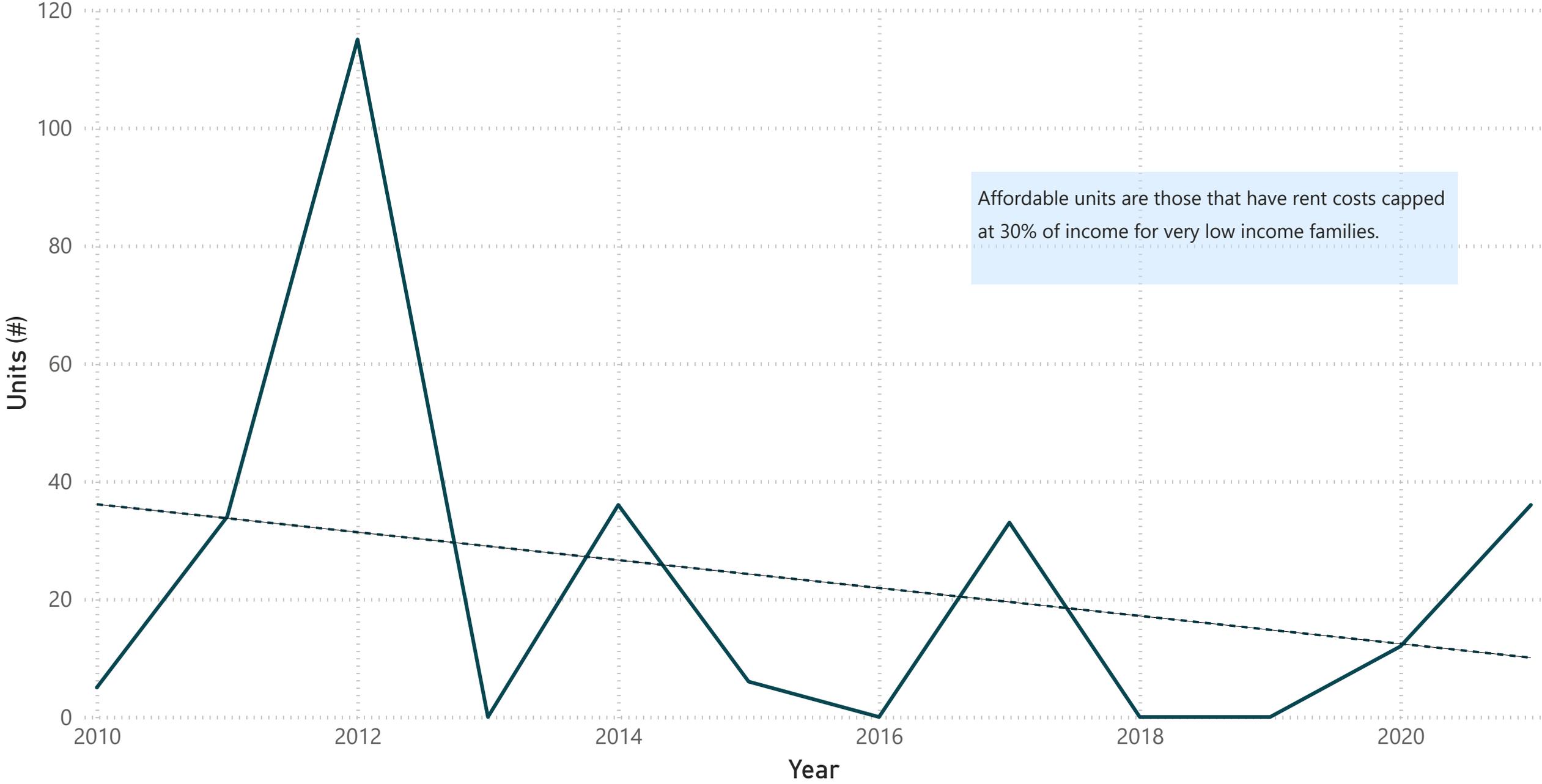
It is generally accepted that households should spend no more than 30% of their gross monthly income on housing. Those spending a larger portion of their income on housing are considered "cost-burdened." This standard, however, primarily applies to middle-income households. Higher-income households can generally spend well over 30% of their income on housing, and lower-income households generally cannot afford to spend even 30% of their income on housing.

This report separates out homeowners with and without mortgages, because of the different implications of cost burden to those two different populations. If you see cost-burdened owners with mortgages, you have an issue where people in general aren't earning enough to pay off their homes. Cost-burdened households without mortgages, however, tend to be either retirees who are income poor and asset rich, or people suffering cost burdens from property taxes, utilities, etc..

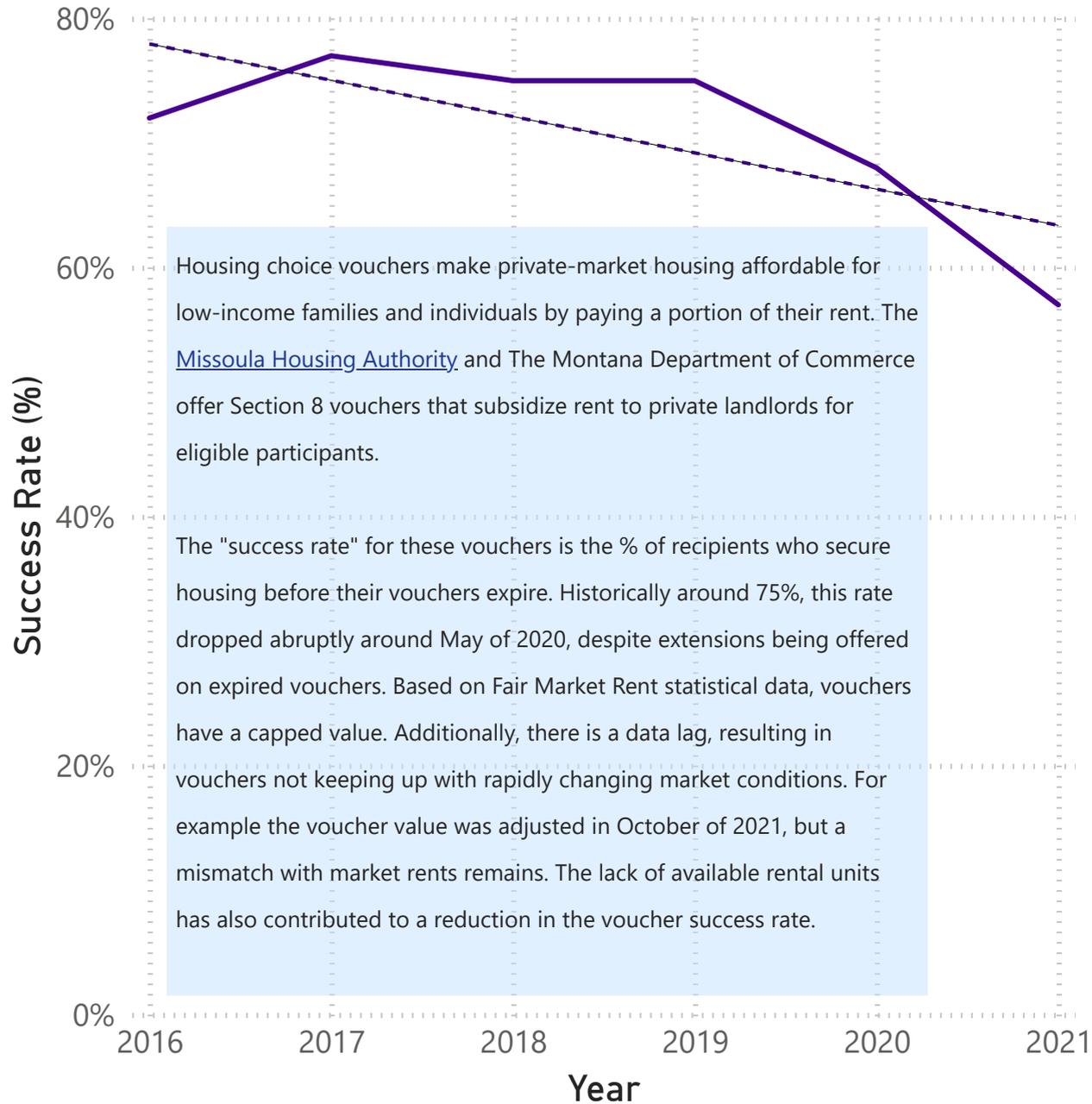
2020 is the most recent American Community Survey data available.



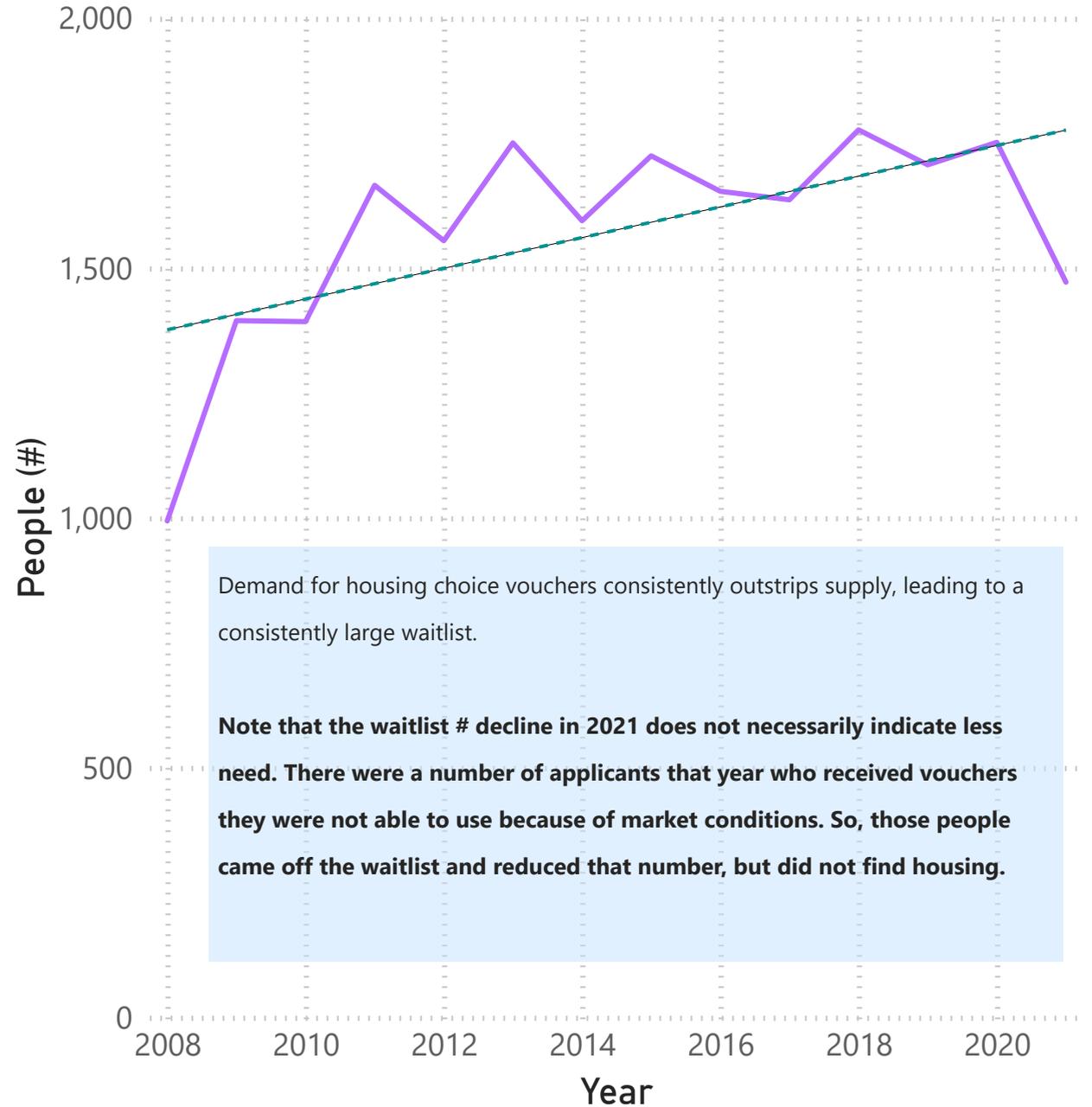
# Affordable Housing Units Built in Missoula County



## Missoula Housing Authority (MHA) Voucher Success %

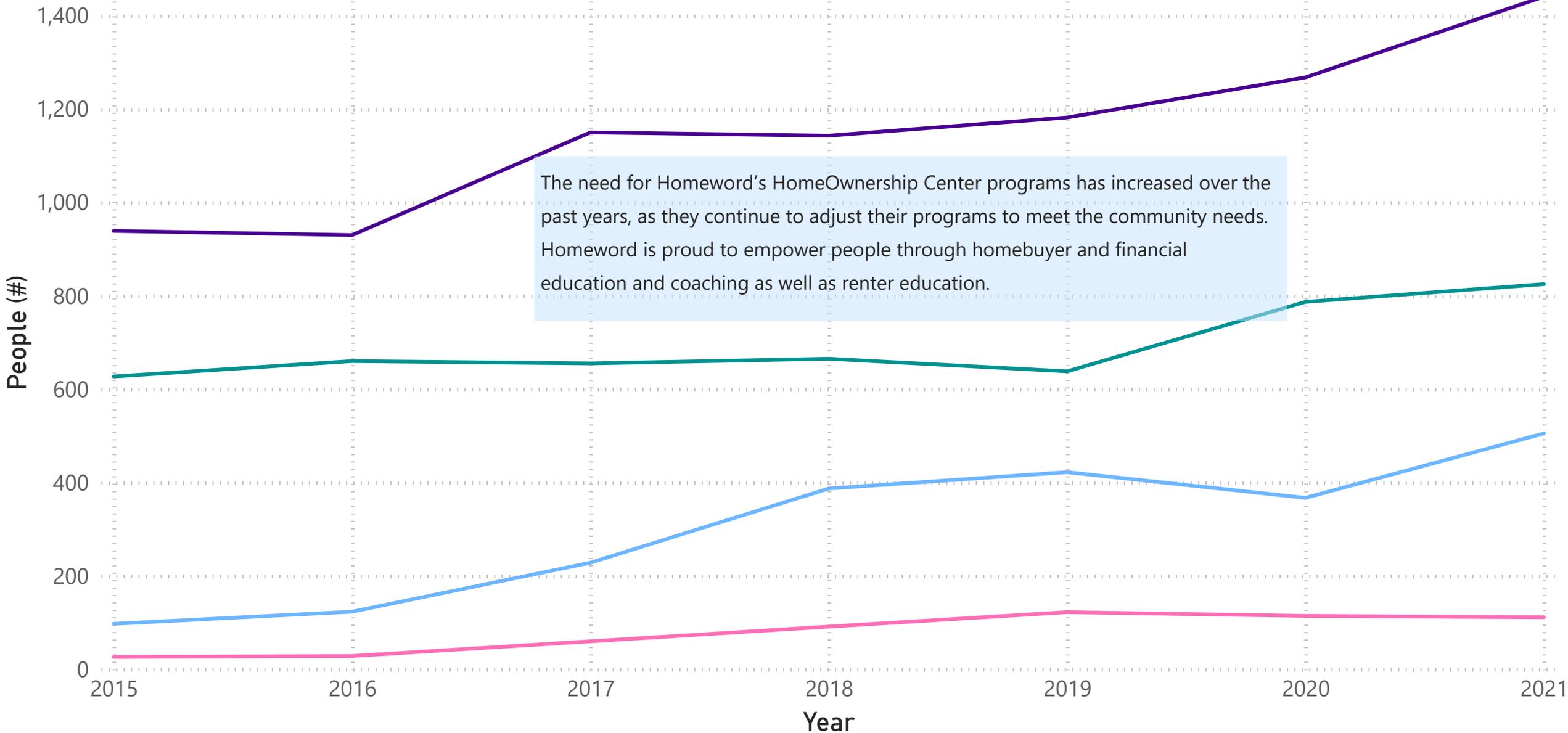


## People on MHA Voucher Wait List



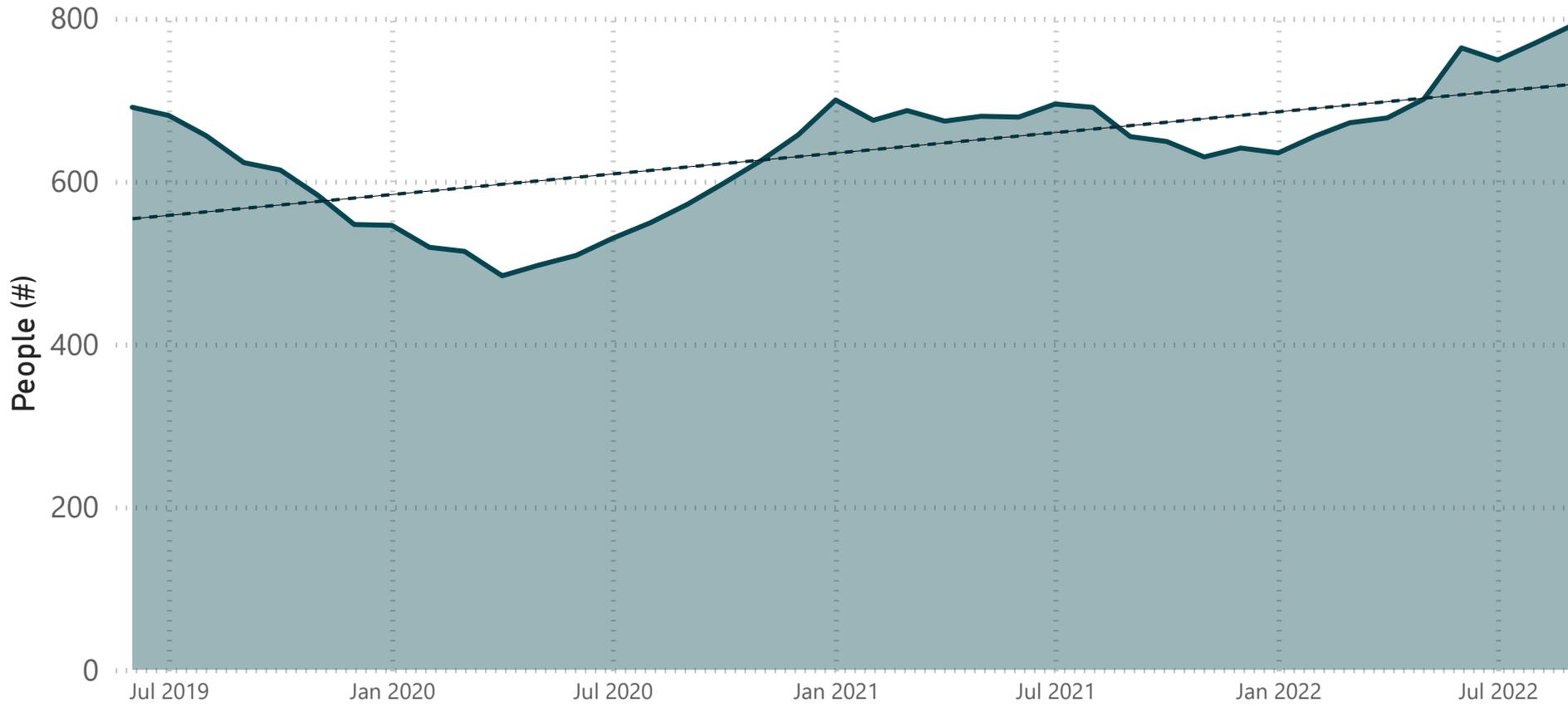
# Number of People Served by Homeward

● Served by homeownership center ● Homebuyer education & counseling ● Financial education ● Financial counseling



The need for Homeward’s HomeOwnership Center programs has increased over the past years, as they continue to adjust their programs to meet the community needs. Homeward is proud to empower people through homebuyer and financial education and coaching as well as renter education.

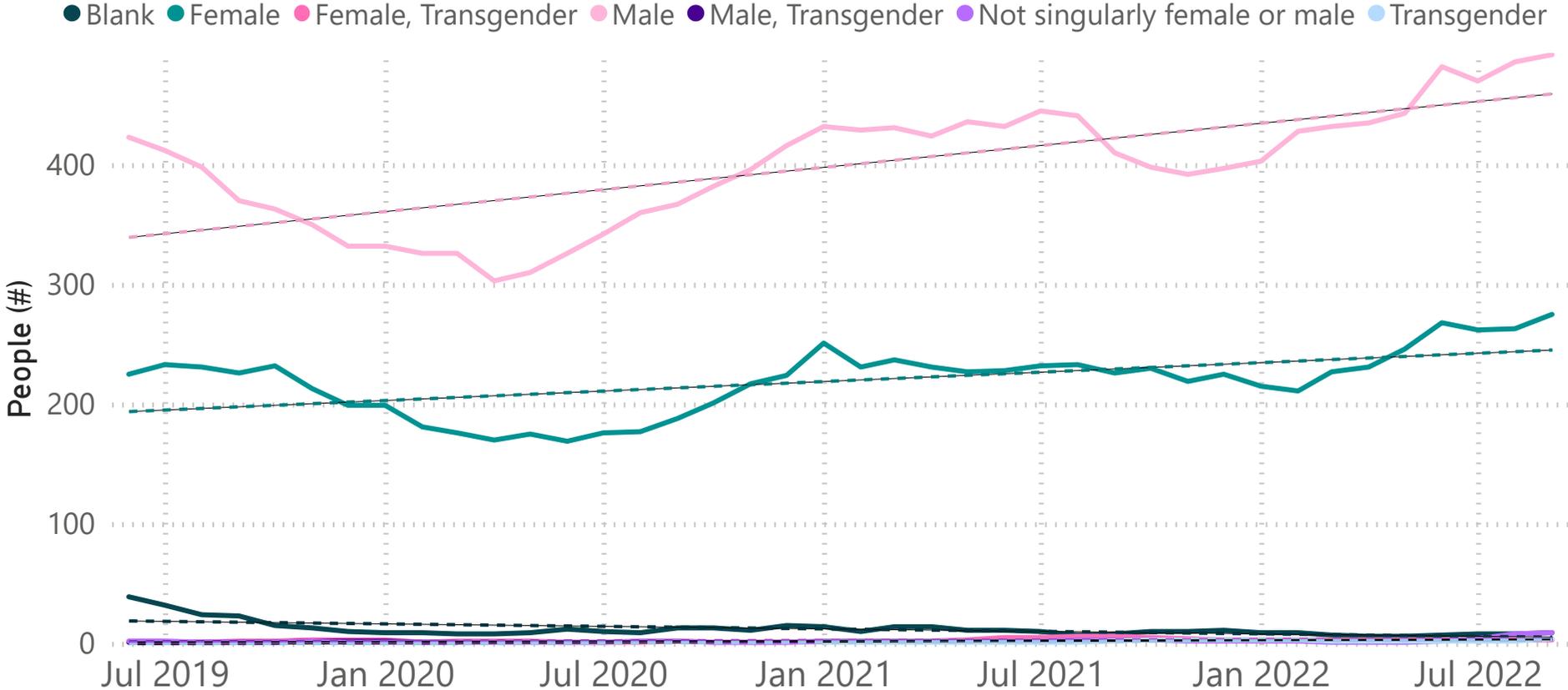
# Clients Enrolled in Missoula's Homeless Management Information System (HMIS)



<b>Gender</b> ▾	<b>Primary Race</b> ▾	<b>Veteran</b> ▾	<b>Ethnicity</b> ▾	<b>Chronicity</b> ▾
<input type="checkbox"/> Select all <input type="checkbox"/> Blank <input type="checkbox"/> Female <input type="checkbox"/> Female, Transgender <input type="checkbox"/> Male <input type="checkbox"/> Male, Transgender <input type="checkbox"/> Not singularly female or male <input type="checkbox"/> Transgender	<input type="checkbox"/> Select all <input type="checkbox"/> Blank <input type="checkbox"/> American Indian, Alaska Native, or Indigenous <input type="checkbox"/> Asian or Asian American <input type="checkbox"/> Black, African American, or African <input type="checkbox"/> Native Hawaiian or Pacific Islander <input type="checkbox"/> White	<input type="checkbox"/> Select all <input type="checkbox"/> Blank <input type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> Select all <input type="checkbox"/> Blank <input type="checkbox"/> Hispanic/Latin(a)(o)(x) <input type="checkbox"/> Non-Hispanic/Non-Latin(a)(o)(x)	<input type="checkbox"/> Select all <input type="checkbox"/> Blank <input type="checkbox"/> No <input type="checkbox"/> Yes

- The HMIS is Missoula's comprehensive record of unhoused individuals receiving service from city agencies and local non-profits. HMIS is updated monthly to reflect the number of individuals actively connecting with providers, and it offers the most accurate available measure of Missoula's unhoused population.
- Using the demographic filters to the left, you can choose to view customized cross sections of the data. Holding down the "control" key and clicking will allow multiple selections.
- Note that "chronicity" refers to the unhoused individuals who have either been unhoused continuously for the last year or have been unhoused four times in the last three years and also have a disabling condition of some kind.
- Dashed line shows trend over time
- Currently, comparable data available for the state of Montana and other Montana communities is not available.

# Clients Enrolled in Missoula's HMIS - Gender



**Gender**

**Primary Race**

**Veteran Status**

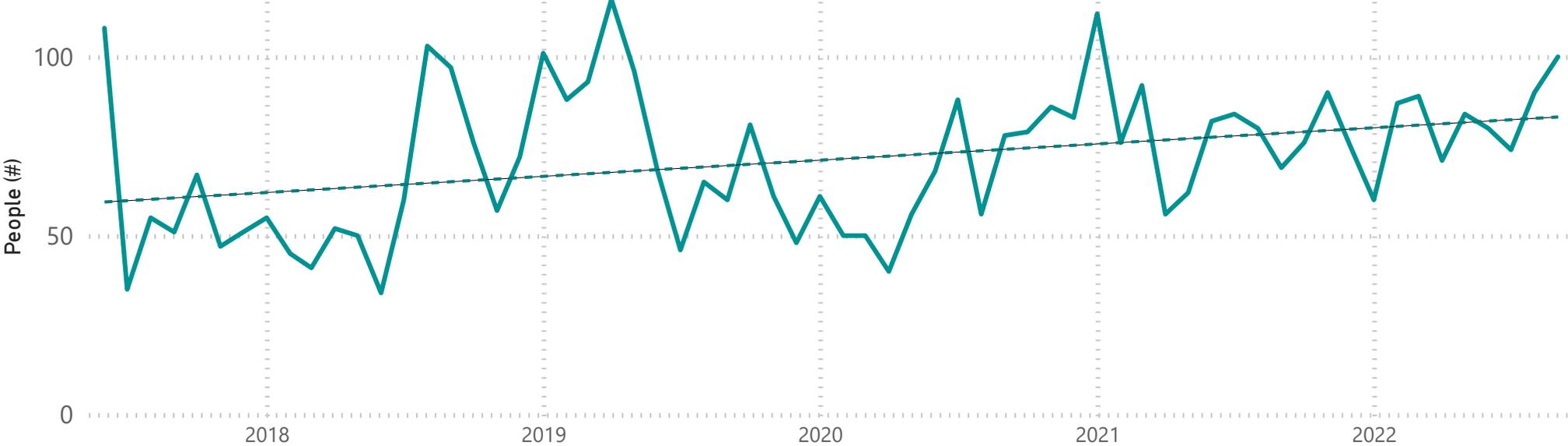
**Ethnicity**

**Chronicity**

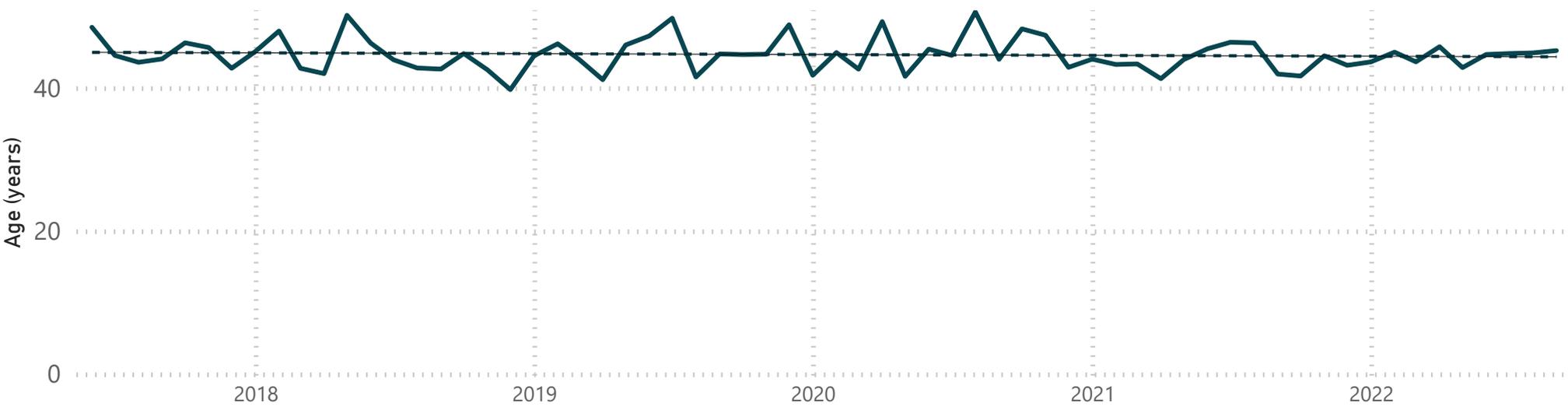
Click the above buttons to see different demographic compositions of the HMIS client population over time.

- The HMIS is Missoula's comprehensive record of unhoused individuals receiving service from city agencies and local non-profits. HMIS is updated monthly to reflect the number of individuals actively connecting with providers, and it offers the most accurate available measure of Missoula's unhoused population.
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# New Client Intakes in Missoula's Homeless Management Information System (HMIS)



# Client Mean Average Age at Entry into Missoula's HMIS



The HMIS is Missoula's comprehensive record of unhoused individuals receiving service from city agencies and local non-profits.

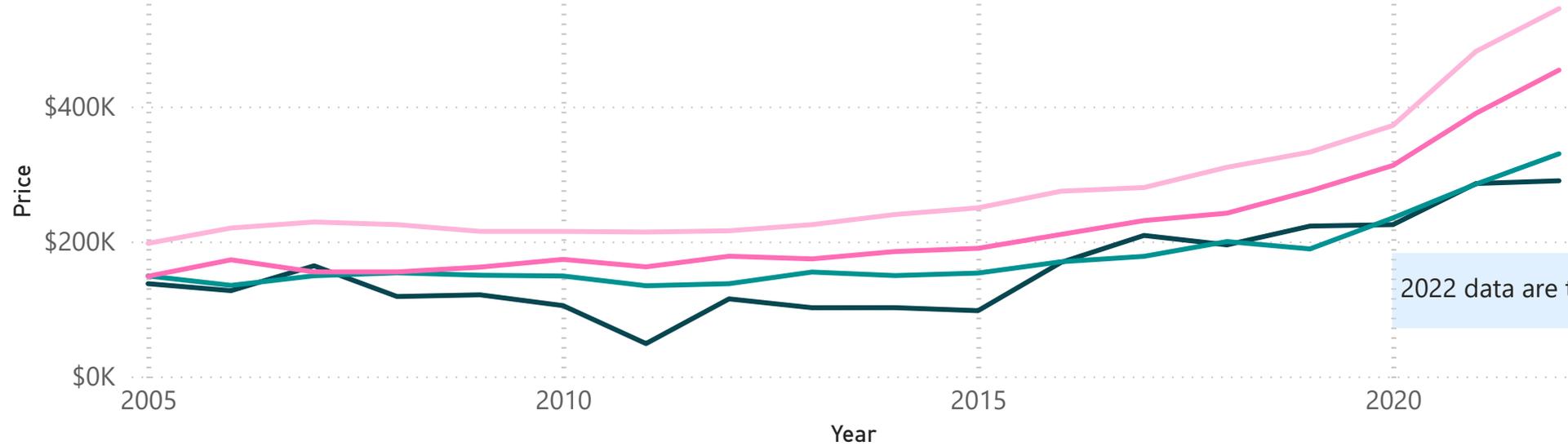
This top chart shows the number of clients who entered the HMIS each month.

Note: Spikes in late 2018 and early 2019 data are a consequence of several shelters beginning to use the HMIS. This resulted in a pulse of backlogged intakes from previous months being entered rather than actual real-time spikes in the number of intakes.

(Currently comparable data available for the state of Montana and other Montana communities is not available.)

# Median Sale Price by Unit Type (Missoula Urban Area)

— Manufactured Home — Condominium — Townhouse — Single Family Residence



## Unit Type

- Select all
- Manufactured Home
- Condominium
- Townhouse
- Single Family Residence

2022 data are through Q3.

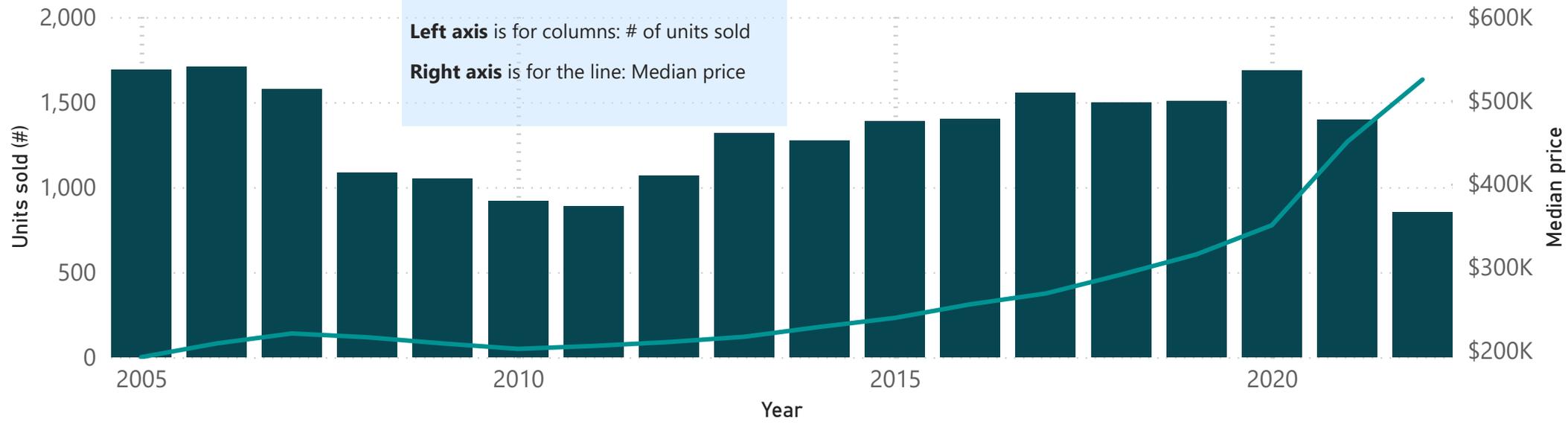
## Year range

2005

2022



# Combined # Sold and Median Price for Selected Unit Types (Missoula Urban Area)



Left axis is for columns: # of units sold  
 Right axis is for the line: Median price

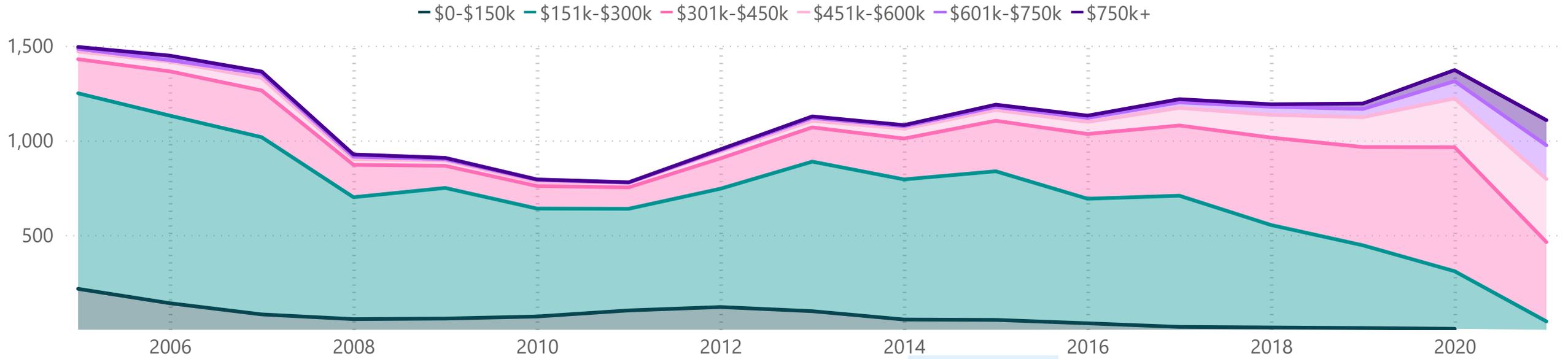
## Average # of days on market for selected types and years

109

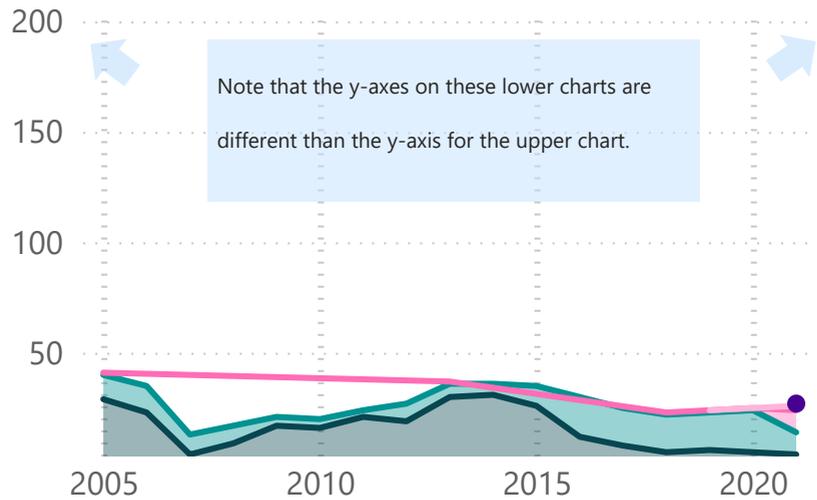
# Count of Units Sold by Price Range

(Missoula Urban Area)

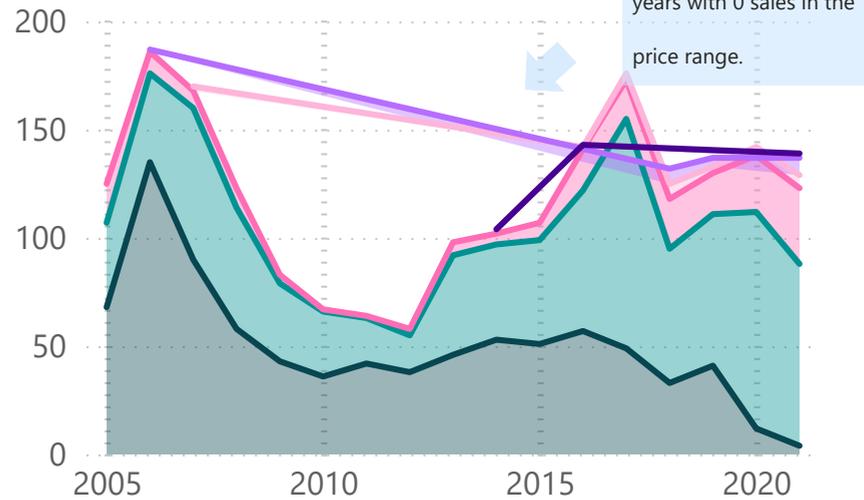
## Single-family residences



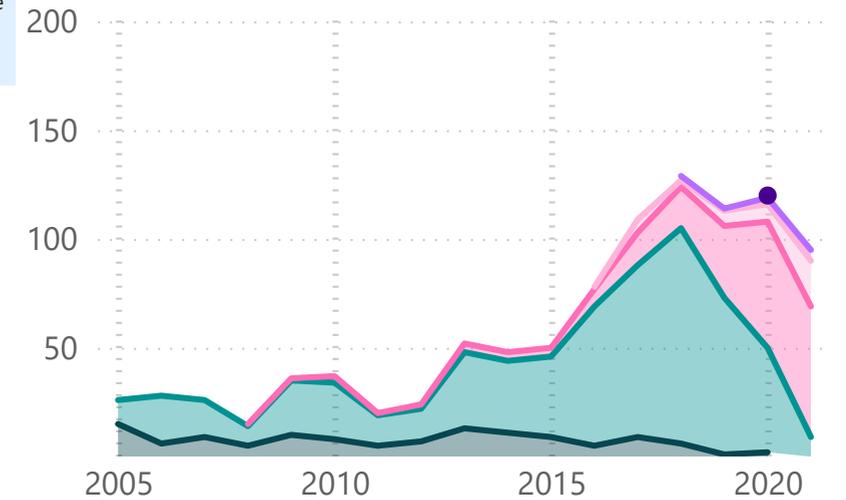
## Manufactured homes



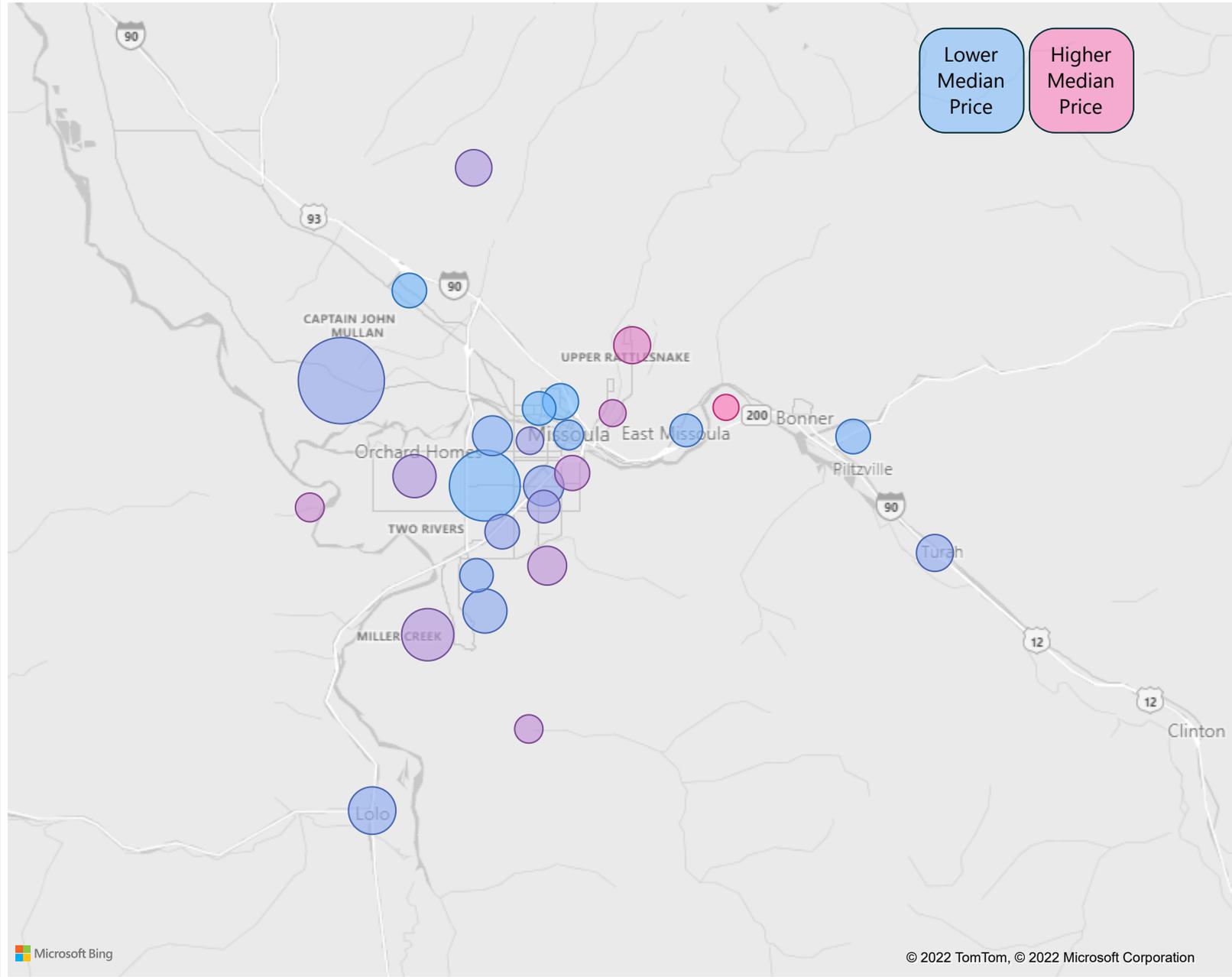
## Condominiums



## Townhouses



# Unit Sales by Neighborhood



## Year

- Select all
- 2006
- 2007
- 2008
- 2009
- 2010
- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022

- Bubble size represents number of units sold. Color represents median price.
- Hold down "control" key ("command" on a mac) to select multiple years.
- If you do not see a map in the left part of this slide, try viewing this page in a different browser. This module specifically has display compatibility issues with the Chrome browser when the LastPass extension is enabled.
- 2022 data are through Q2.

Total sales in all neighborhoods for selected years

**834**

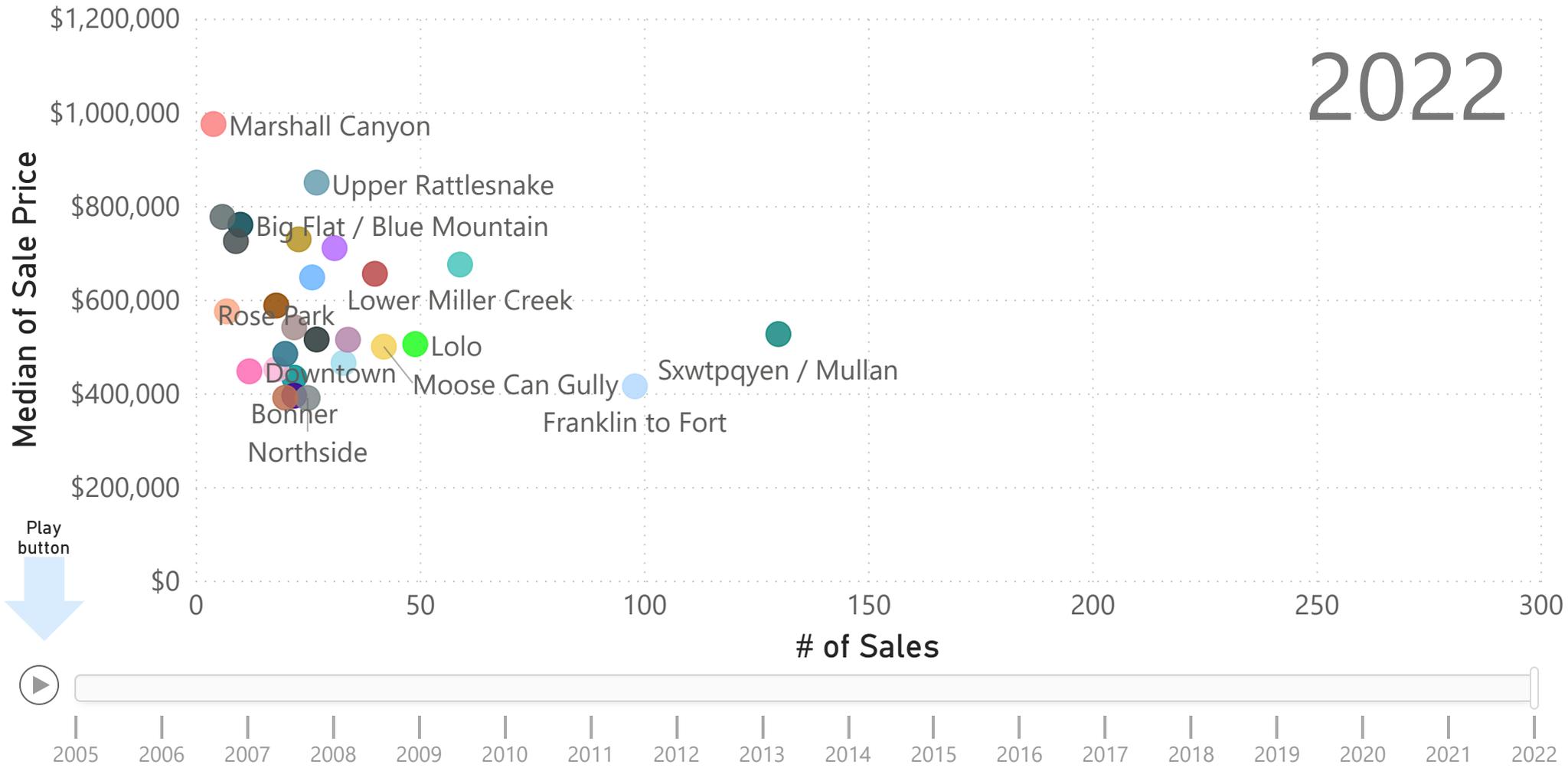
Median price for all neighborhoods for selected years

**\$520,500**

Missoula Neighborhood Median Prices

Neighborhood	2014		2015		2016		2017		2018		2019		2020		2021		2022	
	Median price	Count	Median price	Count														
Big Flat / Blue Mountain	\$375,000	20	\$469,900	25	\$402,450	20	\$480,000	27	\$407,250	14	\$550,500	22	\$662,450	20	\$852,000	34	\$760,000	10
Bonner	\$204,500	19	\$247,875	28	\$200,250	22	\$231,000	24	\$224,500	20	\$221,750	18	\$285,700	23	\$344,000	40	\$433,500	22
Downtown	\$230,000	20	\$243,000	8	\$241,100	22	\$224,900	11	\$286,000	22	\$267,000	21	\$294,500	9	\$395,000	21	\$447,000	12
E. Missoula	\$191,250	18	\$195,500	28	\$185,950	36	\$220,000	26	\$237,500	37	\$235,000	20	\$256,200	42	\$326,000	21	\$451,500	18
Expressway	\$181,250	62	\$173,250	68	\$190,000	67	\$216,500	56	\$229,900	67	\$237,375	74	\$265,375	52	\$356,500	49	\$395,000	22
Farviews / Pattee Canyon	\$310,000	53	\$315,000	47	\$375,500	54	\$349,500	57	\$408,000	57	\$440,000	57	\$467,000	62	\$585,000	49	\$710,000	31
Franklin to Fort	\$175,000	109	\$180,000	128	\$196,500	100	\$226,000	132	\$226,750	126	\$250,000	145	\$280,000	140	\$355,000	91	\$415,000	98
Grant Creek / Butler Creek	\$349,000	37	\$370,000	41	\$345,000	37	\$402,250	44	\$412,308	50	\$415,550	48	\$499,000	49	\$661,556	38	\$647,500	26
Lewis & Clark	\$226,500	26	\$246,950	34	\$267,800	31	\$281,000	31	\$330,000	18	\$317,500	22	\$370,000	37	\$501,500	28	\$587,500	18
Lolo	\$219,450	88	\$229,500	101	\$236,700	95	\$255,000	95	\$267,500	90	\$299,950	96	\$347,500	106	\$460,900	72	\$505,000	49
Lower Miller Creek	\$324,950	68	\$334,950	82	\$350,000	71	\$370,250	94	\$384,000	97	\$397,000	131	\$449,000	151	\$590,000	93	\$675,000	59
Lower Rattlesnake	\$243,750	20	\$293,500	30	\$295,000	31	\$313,250	26	\$329,950	30	\$412,000	29	\$432,500	24	\$650,000	29	\$776,750	6
Marshall Canyon	\$490,000	5	\$495,150	4	\$452,500	12	\$450,000	3	\$484,429	10	\$574,000	11	\$580,000	11	\$701,500	10	\$975,000	4
Moose Can Gully	\$220,000	74	\$227,500	80	\$233,500	82	\$246,750	94	\$260,000	87	\$295,000	73	\$319,000	107	\$413,750	72	\$499,662	42
Northside	\$169,500	28	\$152,500	16	\$199,000	35	\$221,650	62	\$246,810	61	\$213,500	40	\$293,000	52	\$328,250	46	\$390,000	25
River Road	\$177,000	45	\$199,950	40	\$213,450	44	\$232,000	52	\$245,000	37	\$255,000	47	\$292,500	49	\$410,000	31	\$465,000	33
Riverfront	\$194,569	17	\$223,235	17	\$322,200	35	\$349,250	26	\$383,899	44	\$359,900	37	\$373,450	32	\$437,165	29	\$575,000	7
Rose Park	\$245,000	47	\$245,000	65	\$273,000	56	\$264,500	54	\$300,000	55	\$329,950	44	\$337,500	54	\$427,500	64	\$514,500	34
South 39th Street	\$215,600	35	\$221,750	52	\$245,000	41	\$269,000	39	\$280,899	40	\$307,550	38	\$320,000	44	\$445,750	44	\$484,350	20
Southgate	\$218,000	37	\$235,000	35	\$247,500	38	\$245,913	42	\$251,000	43	\$295,500	42	\$326,750	48	\$445,057	44	\$541,000	22
Sxwtpqyen / Mullan	\$230,000	176	\$242,200	168	\$249,300	188	\$273,913	250	\$305,000	217	\$311,849	187	\$350,500	218	\$439,900	184	\$526,500	130
Turah / Clinton	\$247,500	26	\$232,500	17	\$260,000	15	\$272,000	27	\$250,000	21	\$264,590	24	\$345,000	29	\$498,650	42	\$515,000	27
Two Rivers (Target Range)	\$255,045	62	\$274,763	56	\$289,000	94	\$300,000	78	\$345,000	45	\$343,165	79	\$375,000	81	\$461,123	74	\$655,250	40
University District	\$345,000	47	\$337,500	50	\$391,500	39	\$390,000	39	\$407,000	43	\$442,500	38	\$500,000	59	\$600,000	53	\$728,747	23
Upper Miller Creek	\$325,500	12	\$387,000	19	\$379,975	12	\$406,500	9	\$471,700	19	\$399,995	19	\$525,000	15	\$635,000	15	\$725,000	9
Upper Rattlesnake	\$331,250	42	\$343,446	40	\$433,500	44	\$430,000	43	\$425,000	61	\$436,250	54	\$515,000	61	\$700,000	48	\$850,000	27
Westside	\$171,900	43	\$178,000	58	\$186,250	44	\$185,000	65	\$187,900	37	\$160,750	48	\$221,500	50	\$297,500	42	\$390,750	20
<b>Total</b>	<b>\$225,000</b>	<b>1,236</b>	<b>\$238,000</b>	<b>1,337</b>	<b>\$254,275</b>	<b>1,365</b>	<b>\$267,000</b>	<b>1,506</b>	<b>\$290,000</b>	<b>1,448</b>	<b>\$313,500</b>	<b>1,464</b>	<b>\$350,000</b>	<b>1,625</b>	<b>\$450,000</b>	<b>1,363</b>	<b>\$520,500</b>	<b>834</b>

# Sales by Neighborhood



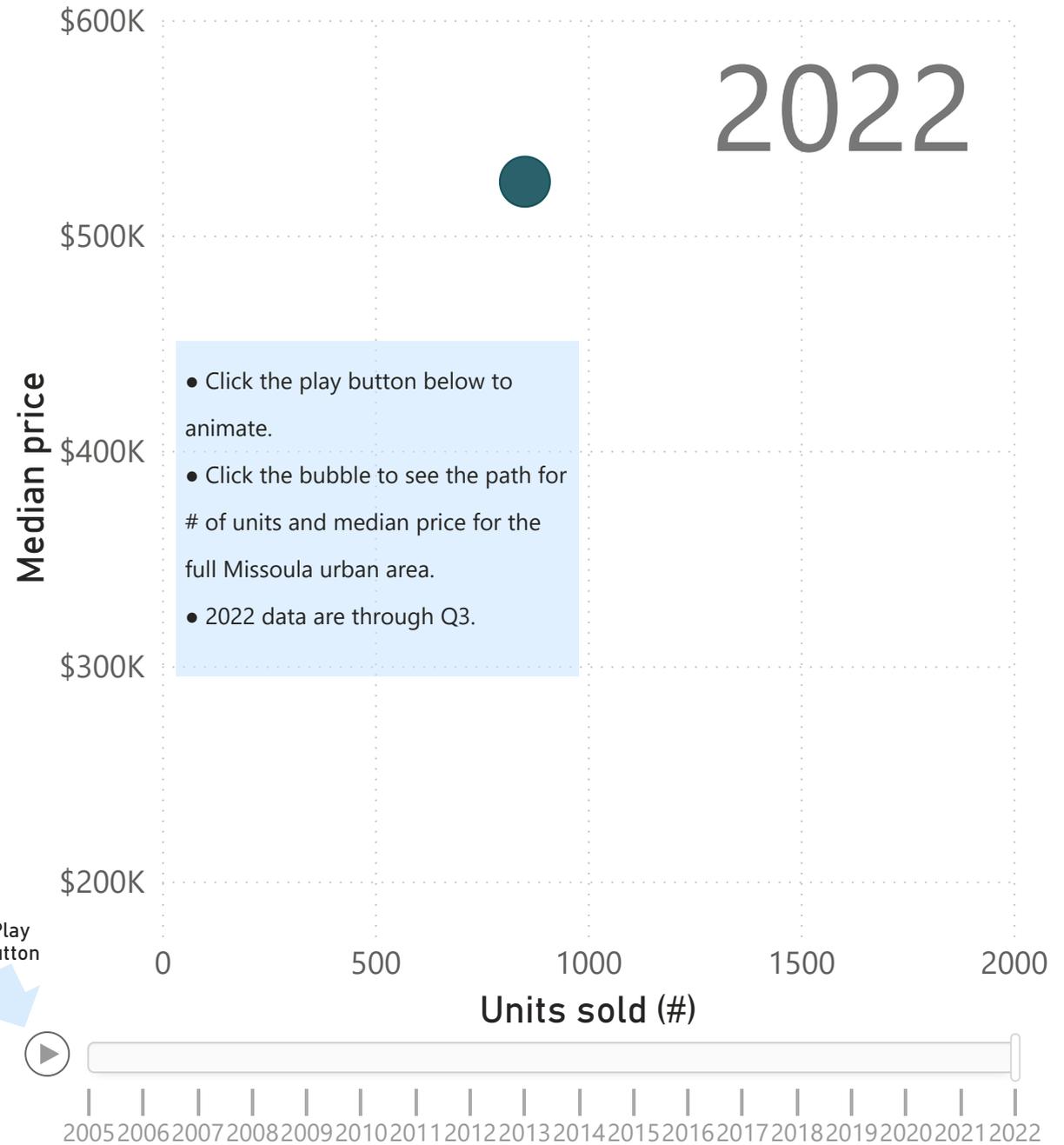
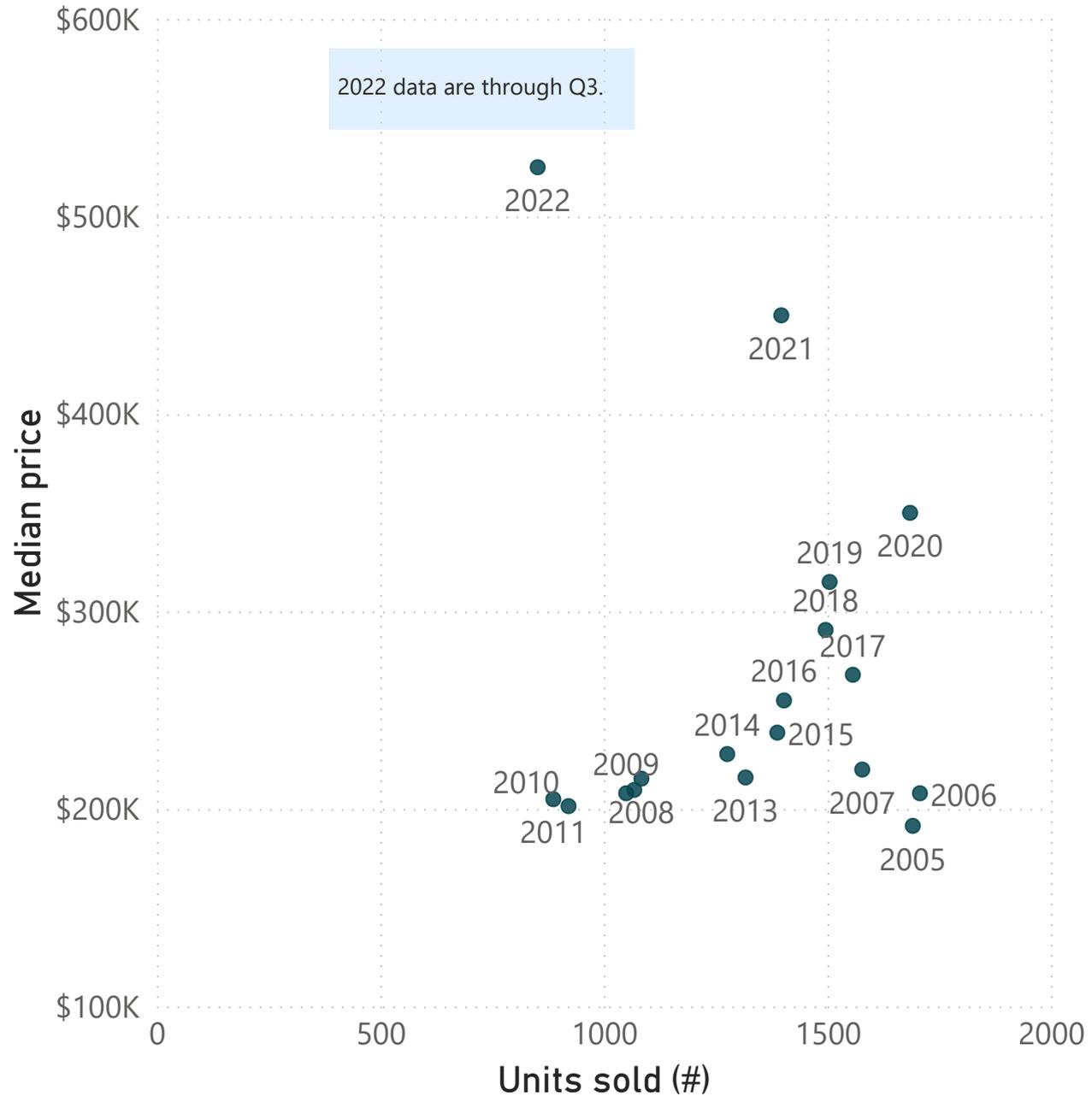
- ### Neighborhood
- Select all
  - Big Flat / Blue Mountain
  - Bonner
  - Downtown
  - E. Missoula
  - Expressway
  - Farviews / Pattee Canyon
  - Franklin to Fort
  - Grant Creek / Butler Creek
  - Lewis & Clark
  - Lolo
  - Lower Miller Creek
  - Lower Rattlesnake
  - Marshall Canyon
  - Moose Can Gully
  - Northside
  - River Road
  - Riverfront
  - Rose Park
  - South 39th Street
  - Southgate
  - Sxwtpqyen / Mullan
  - Turah / Clinton
  - Two Rivers (Target Range)
  - University District
  - Upper Miller Creek
  - Upper Rattlesnake
  - Westside

### There are several ways to interact with this chart:

- Hit play button to animate.
- Use the slider at the bottom of chart to select a year.
- Click a neighborhood bubble to see its path over time. Use control/command + click to select multiple bubbles.
- Check/uncheck boxes below to isolate neighborhoods.
- 2022 data are through Q3.

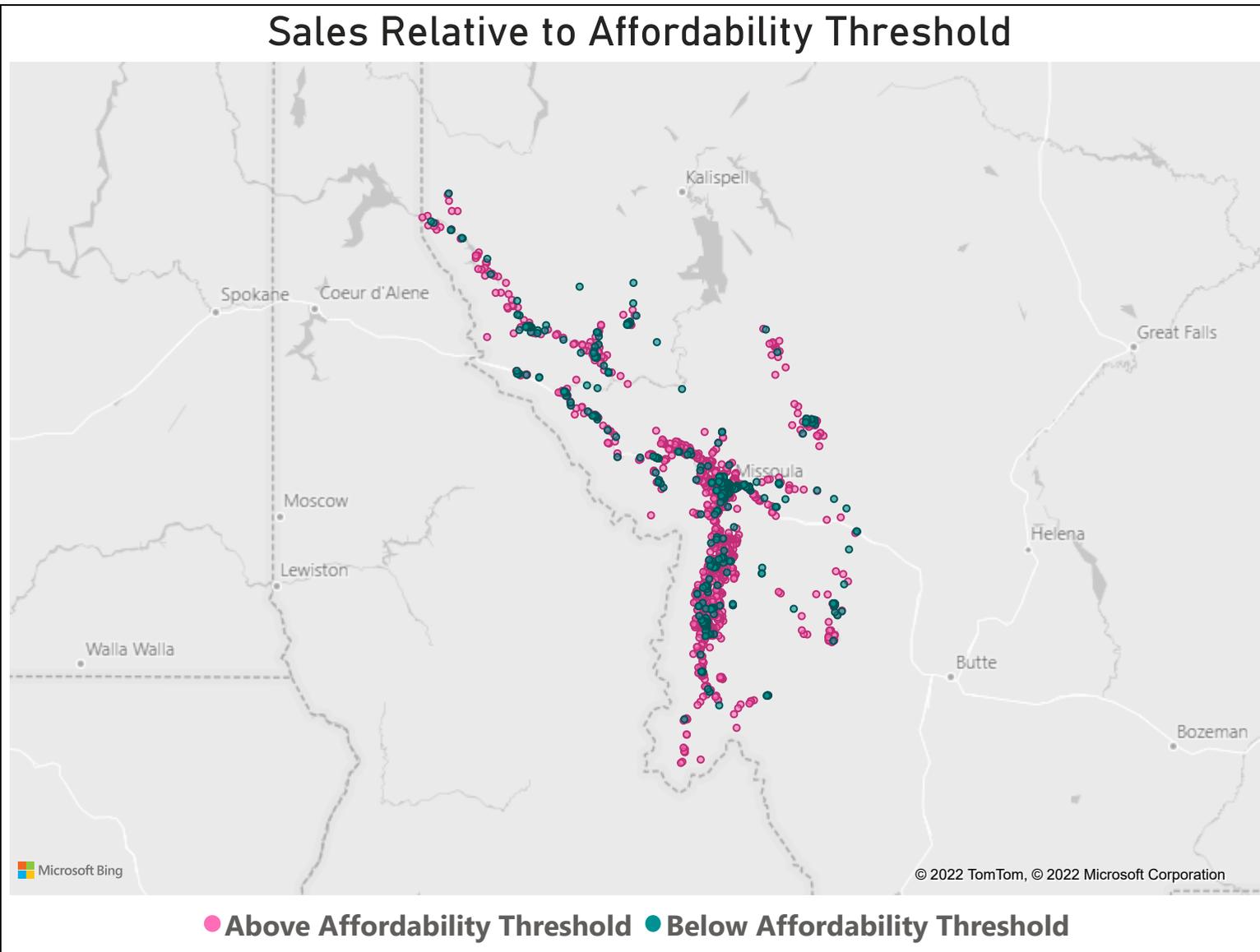


# Units sold Missoula Urban Area



# Sales Relative to Affordability Threshold

- Year**
- 2011
  - 2012
  - 2013
  - 2014
  - 2015
  - 2016
  - 2017
  - 2018
  - 2019
  - 2020
  - 2021
- Property Type**
- Select all
  - Condominium
  - Manufactured Home
  - Single Family Residence
  - Townhouse
- If only one box below is checked, hold down the "Ctrl" key ("Command" on a Mac) to click both options.*
- Lot size**
- 1 acre or smaller
  - Larger than 1 acre
- County**
- Select all
  - Granite
  - Mineral
  - Missoula
  - Ravalli
  - Sanders



Affordability thresholds are the amount a Missoula County median income earner in a given year could afford to pay for a home purchase (factoring in taxes, interest rates, and a 5% down payment) without spending more than 30% of their monthly income on housing.

Zoom and drag to focus map

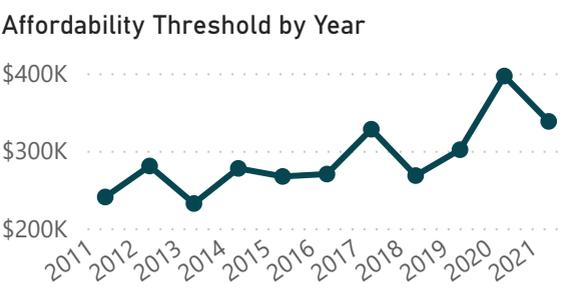
# 2021

Year

**\$337,900**  
Affordability Threshold

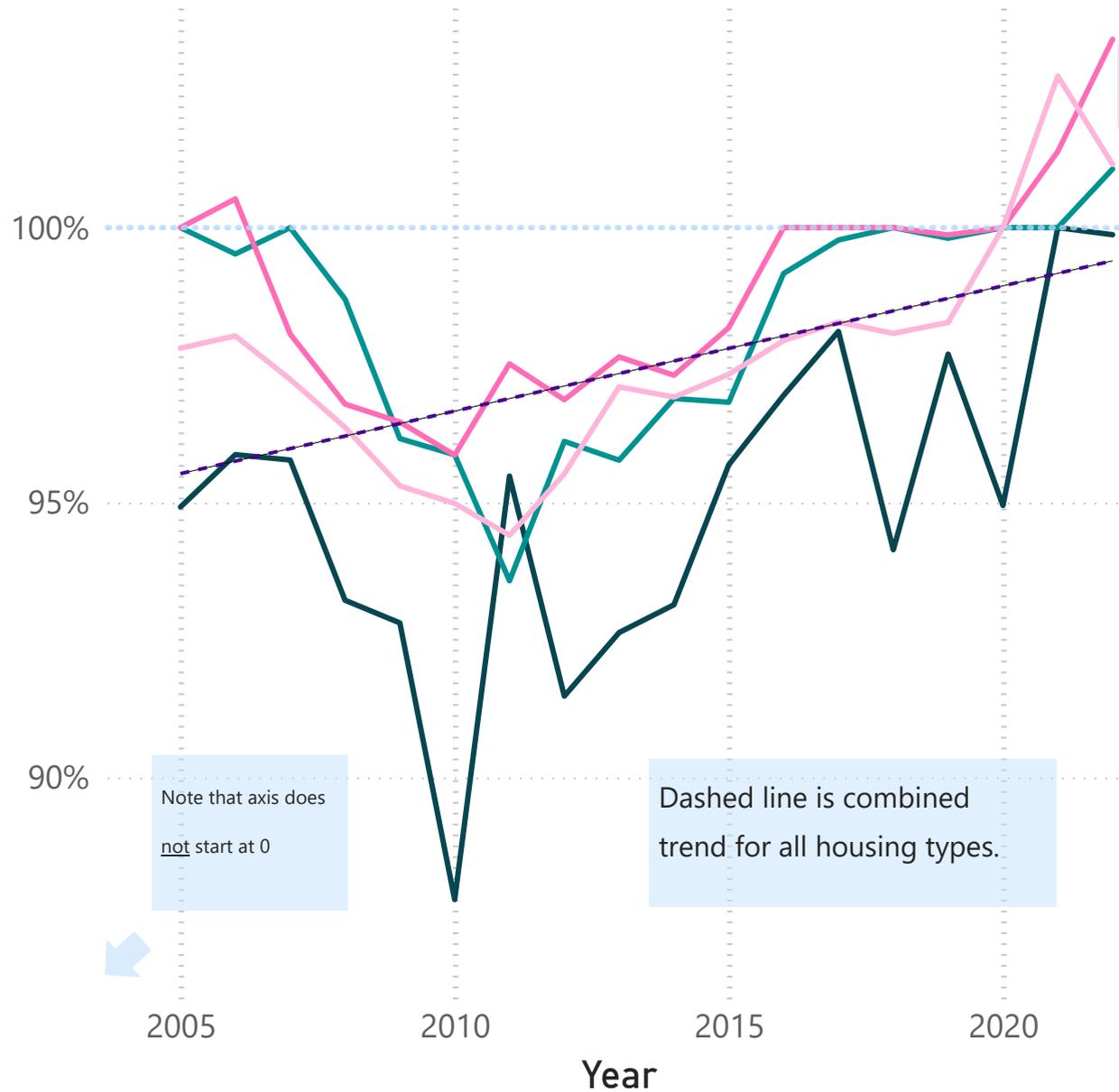
**\$70,900**  
Median income

For selected sales:		
Category	Count	%
Above Affordability Threshold	2272	78%
Below Affordability Threshold	651	22%
<b>Total</b>	<b>2923</b>	<b>100%</b>



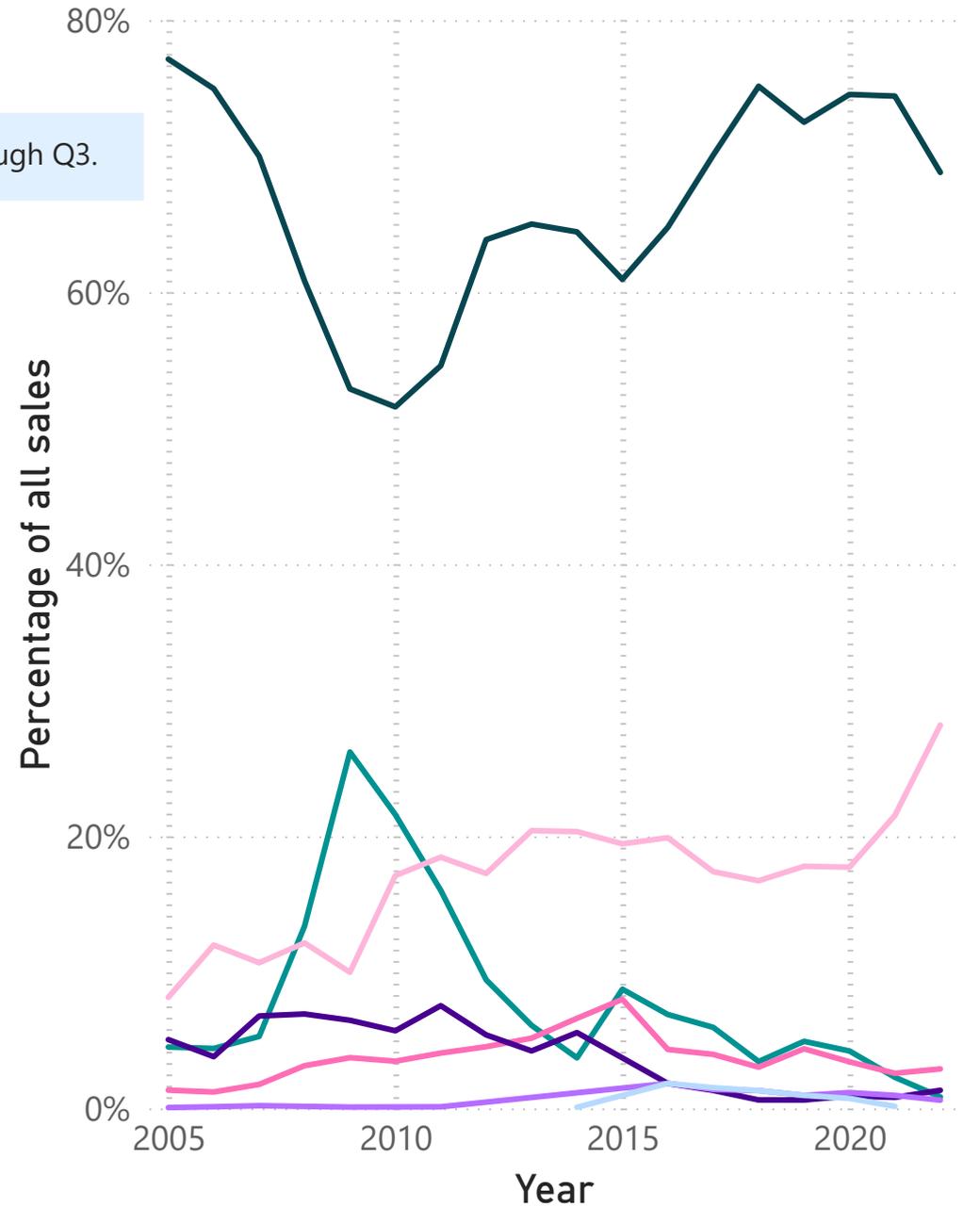
## Median % of Original List Price Paid at Final Sale

● Manufactured Home ● Condominium ● Townhouse ● Single Family Residence



## Sales by Financing Method

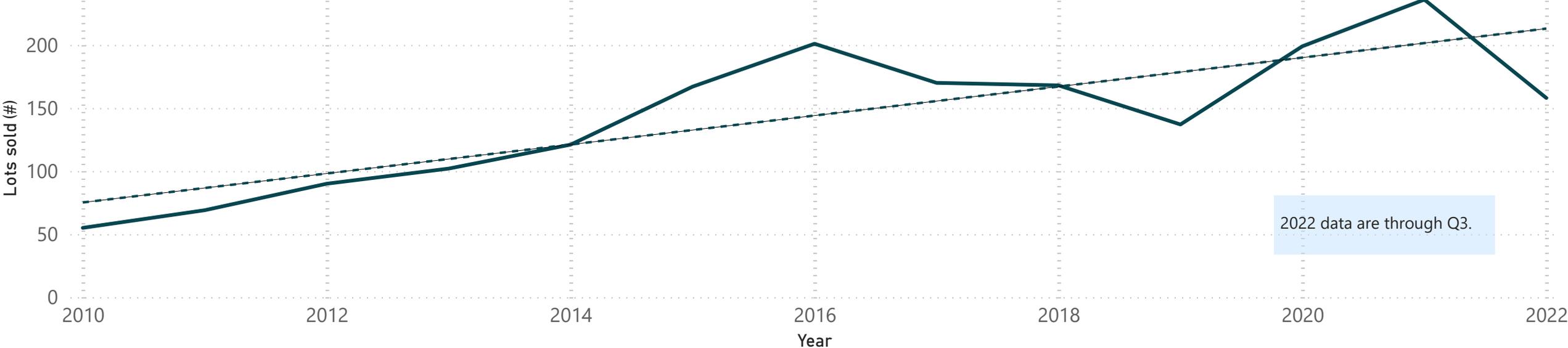
● Conventional ● FHA ● VA ● Cash ● Other ● VA/MBOH ● RD/MBOH



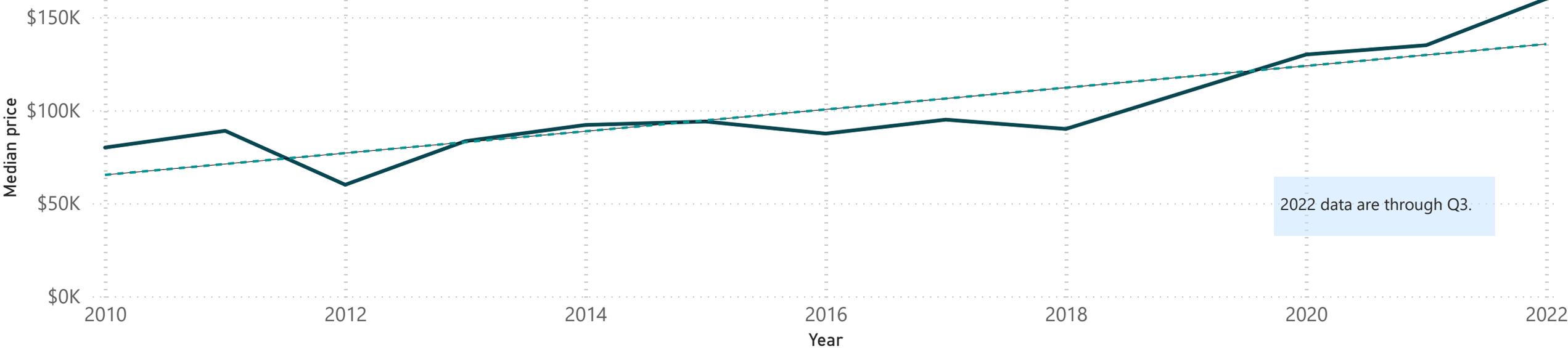
# Real Estate-Owned (REO) and Bank-Owned Sales



# Lot Sales - Missoula Urban Area



# Lot Median Price - Missoula Urban Area

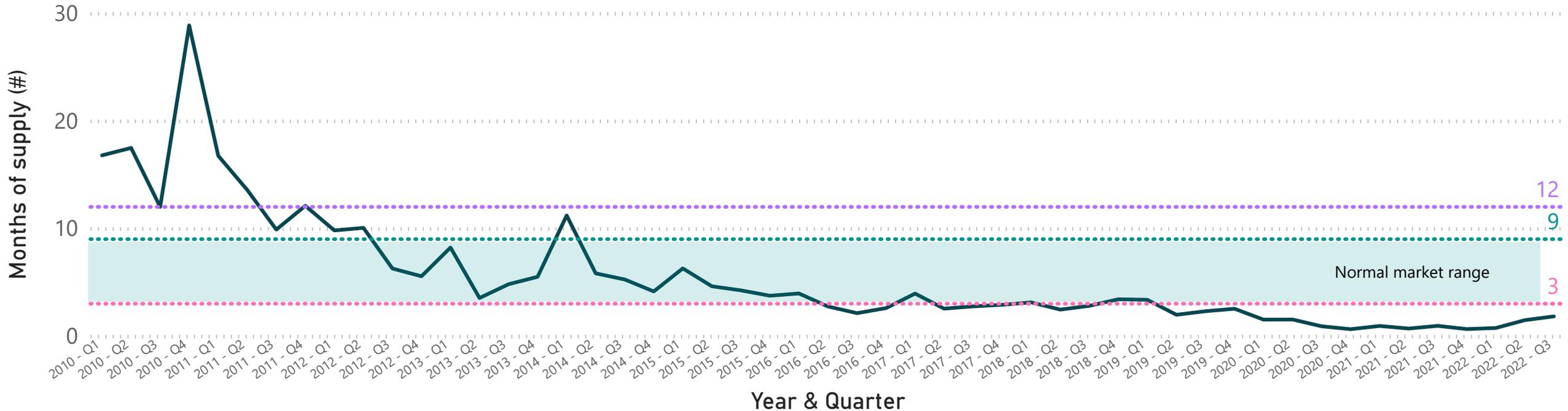


The **absorption rate** is one of the best ways to talk about market supply as it measures the pace of home sales, taking into account both the days a house is on the market and the number of available homes for sale. It is calculated by dividing the total number of available homes on the market by the number of homes sold in the prior month. The resulting absorption rate signifies how many months worth of inventory are listed for sale, indicating whether there's an undersupply or oversupply of listings:

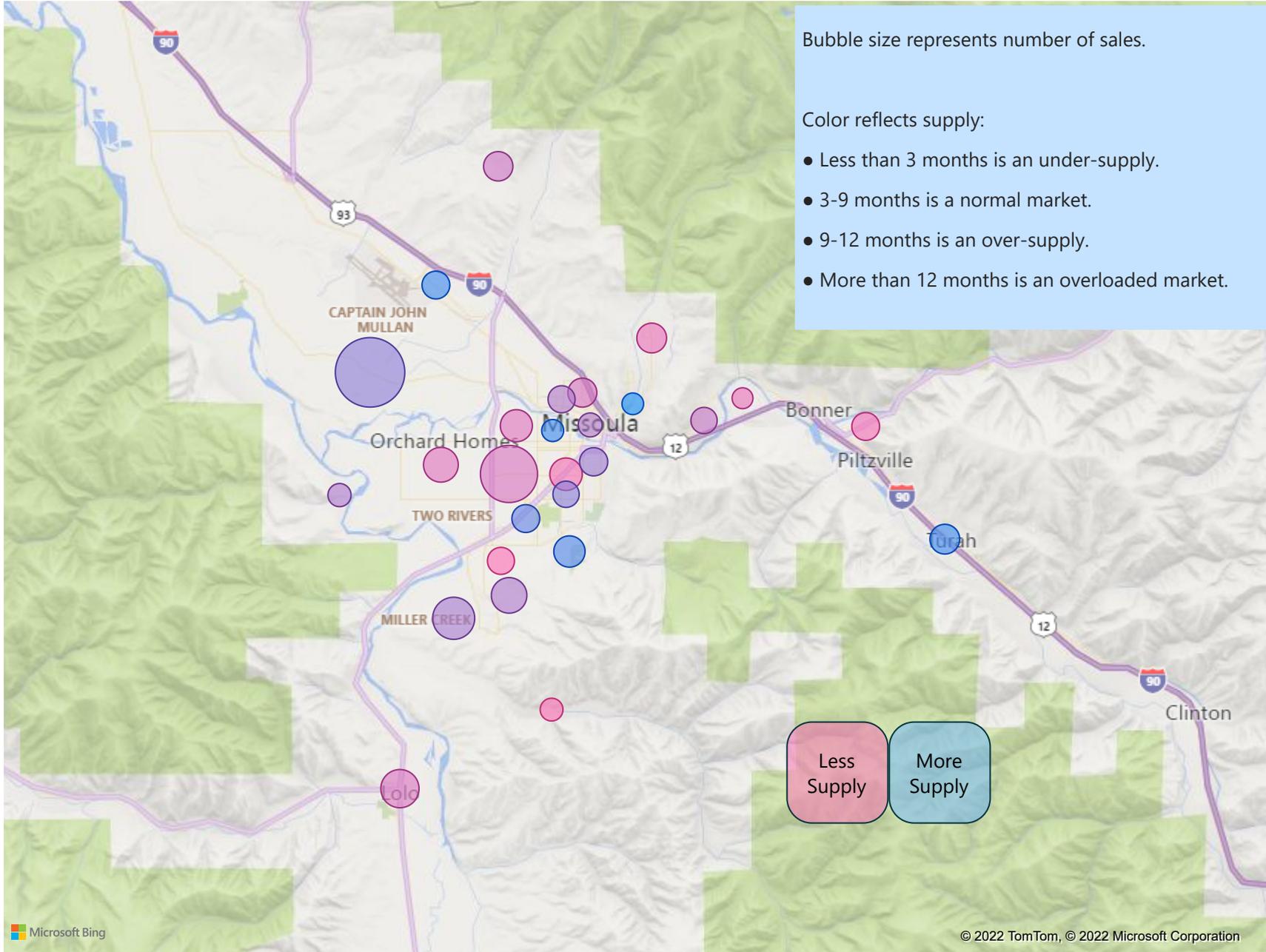
- Less than 3 months is an under-supply.
- 3-9 months is a normal market.
- 9-12 months is an over-supply.
- More than 12 months is an overloaded market.

- Year**
- Select all
  - 2011
  - 2012
  - 2013
  - 2014
  - 2015
  - 2016
  - 2017
  - 2018
  - 2019
  - 2020
  - 2021
  - 2022

## Total Market Supply - Missoula Urban Area



# Market Supply by Neighborhood (end of Sept., 2022)



Neighborhood	YTD sold	Median price	Supply
Big Flat / Blue Mountain	10	\$760,000	2.00
Bonner	22	\$433,500	0.17
Downtown	12	\$447,000	2.00
E. Missoula	18	\$451,500	1.50
Expressway	22	\$395,000	5.00
Farviews / Pattee Canyon	31	\$710,000	4.50
Franklin to Fort	98	\$415,000	0.93
Grant Creek / Butler Creek	26	\$647,500	1.25
Lewis & Clark	18	\$587,500	3.00
Lolo	49	\$505,000	0.86
Lower Miller Creek	59	\$675,000	2.17
Lower Rattlesnake	6	\$776,750	6.00
Marshall Canyon	4	\$975,000	0.50
Moose Can Gully	42	\$499,662	2.00
Northside	25	\$390,000	1.00
River Road	33	\$465,000	0.75
Riverfront	7	\$575,000	5.00
Rose Park	34	\$514,500	0.25
South 39th Street	20	\$484,350	0.00
Southgate	22	\$541,000	4.00
Sxwtpqyen / Mullan	130	\$526,500	2.88
Turah / Clinton	27	\$515,000	5.00
Two Rivers (Target Range)	40	\$655,250	0.71
University District	23	\$728,747	2.50
Upper Miller Creek	9	\$725,000	0.00
Upper Rattlesnake	27	\$850,000	0.50
Westside	20	\$390,750	2.00



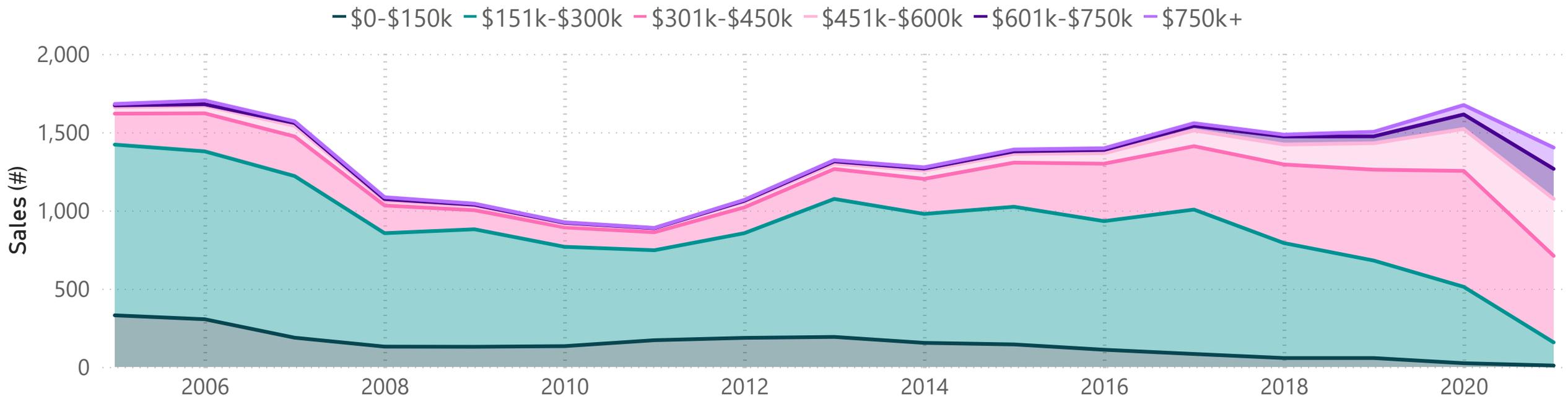
## Supply Gap & Absorption Rate by Price Range (end of Sept., 2022)

Price range	Sold YTD (#)	Sold last 30 days (#)	Active listings (#)	Theoretical normal market listings (#)	Estimated supply gap (#)	Absorption rate (months)
\$0 - \$150,000	4	0	0	0	0	0.00
\$150,001 - \$300,000	38	5	6	30	-24	1.20
\$300,001 - \$450,000	240	32	20	192	-172	0.63
\$450,001 - \$600,000	273	29	47	174	-127	1.62
\$600,001 - \$750,000	154	20	27	120	-93	1.35
\$750,001 +	143	16	86	96	-10	5.38
<b>Totals</b>	<b>852</b>	<b>102</b>	<b>186</b>	<b>612</b>	<b>-426</b>	

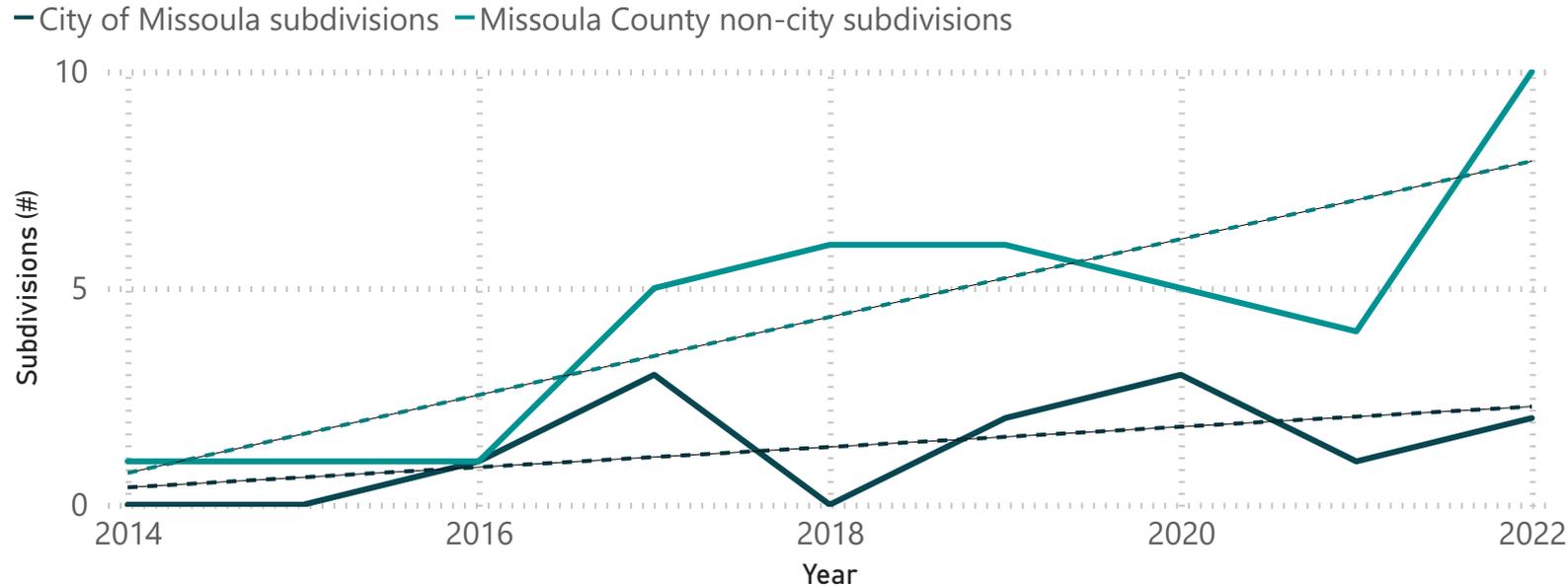
The absorption rate measures the pace of home sales in months of supply:

- Fewer than 3 months is an under-supply.
- 3-9 months is a normal market.
- 9-12 months is an over-supply.
- 12+ months is an overloaded market.

## Sales by Price Range (all unit types)



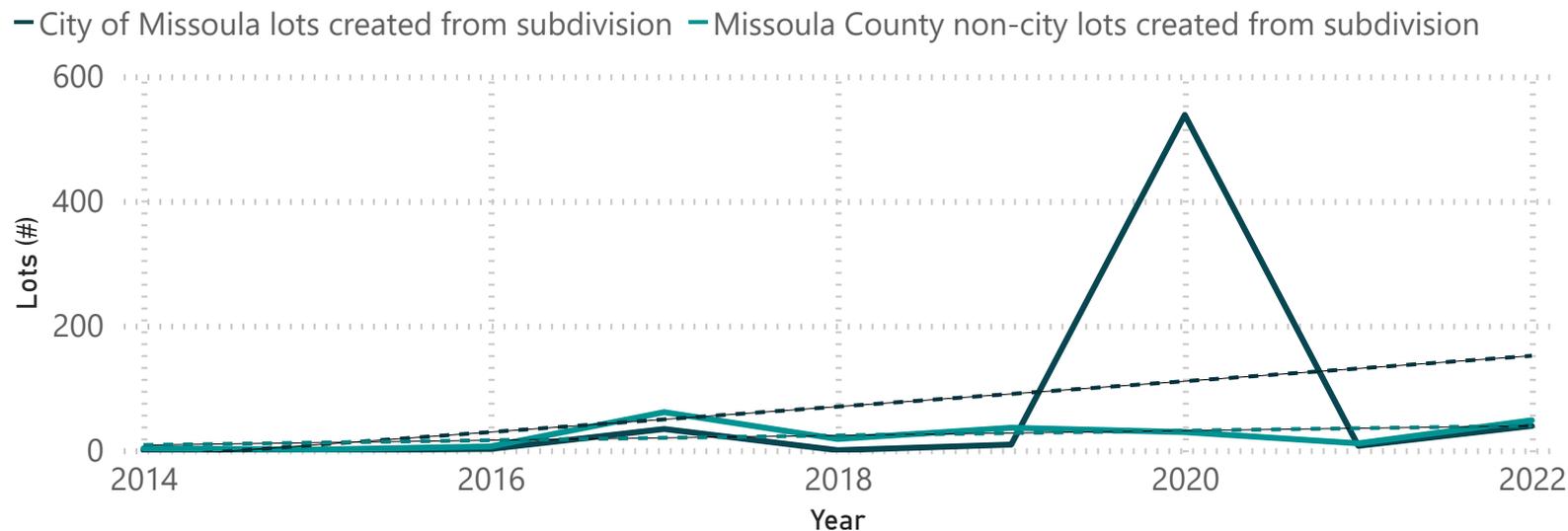
# Residential Subdivisions - PRELIMINARY Plat Approvals



Preliminary plat approval is when a governing body and a developer agree on conditions required for obtaining final plat approval.

2022 data are through Q2.

# Lots Created from Residential Subdivision - PRELIMINARY Plat Approvals



## City of Missoula

Year	Preliminary plat approvals	Preliminary lots created from subdivision	Average lots per subdivision
2015	0	0	0
2016	1	2	2
2017	3	34	11
2018	0	0	0
2019	2	9	5
2020	3	538	179
2021	1	7	7
2022	2	39	20

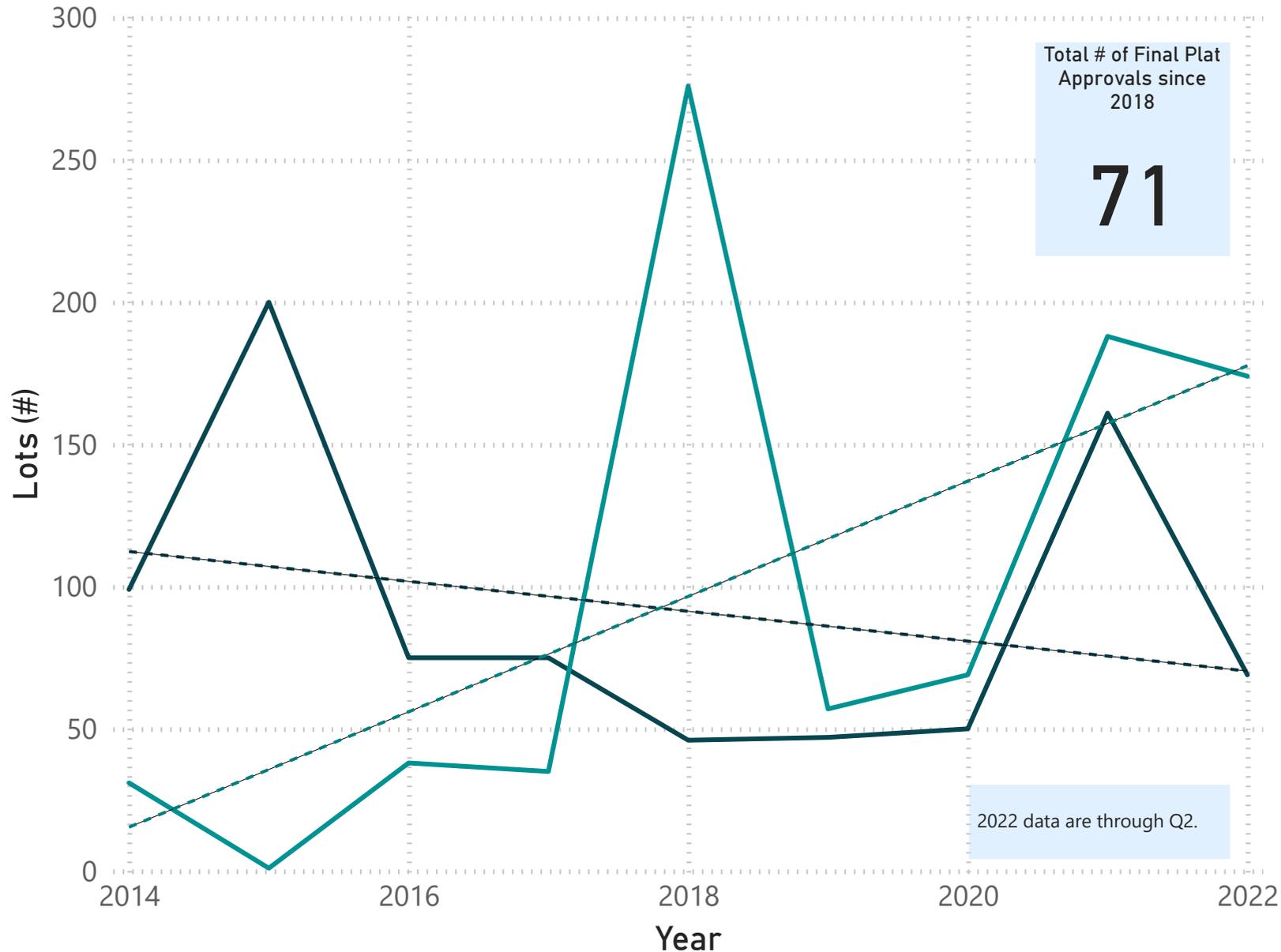
## Missoula County non-City

Year	Preliminary plat approvals	Preliminary lots created from subdivision	Average lots per subdivision
2015	1	1	1
2016	1	6	6
2017	5	61	12
2018	6	18	3
2019	6	36	6
2020	5	29	6
2021	4	11	3
2022	10	48	5



# Lots Created from Residential Subdivision - FINAL Plat Approvals

— City of Missoula — Missoula County non-city



Total # of Final Plat Approvals since 2018

# 71

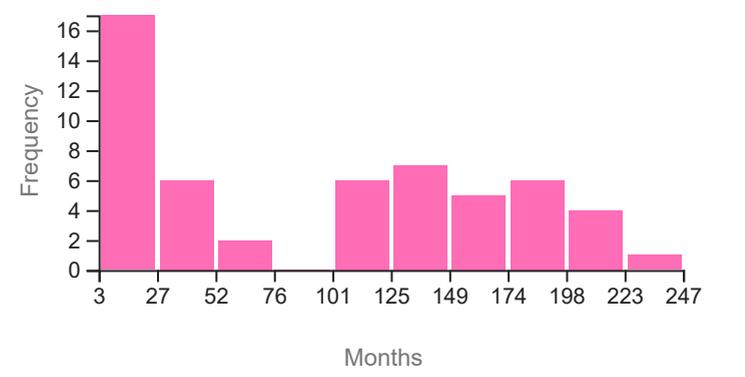
2022 data are through Q2.

Final plat approval is when a governing body certifies that a developer has met the conditions established in the preliminary plat approval. This results in the ability to file permitting for the plat, and to construct and sell properties.

Use this slider to adjust recording date range for below reports:

1/18/2018 12/10/202

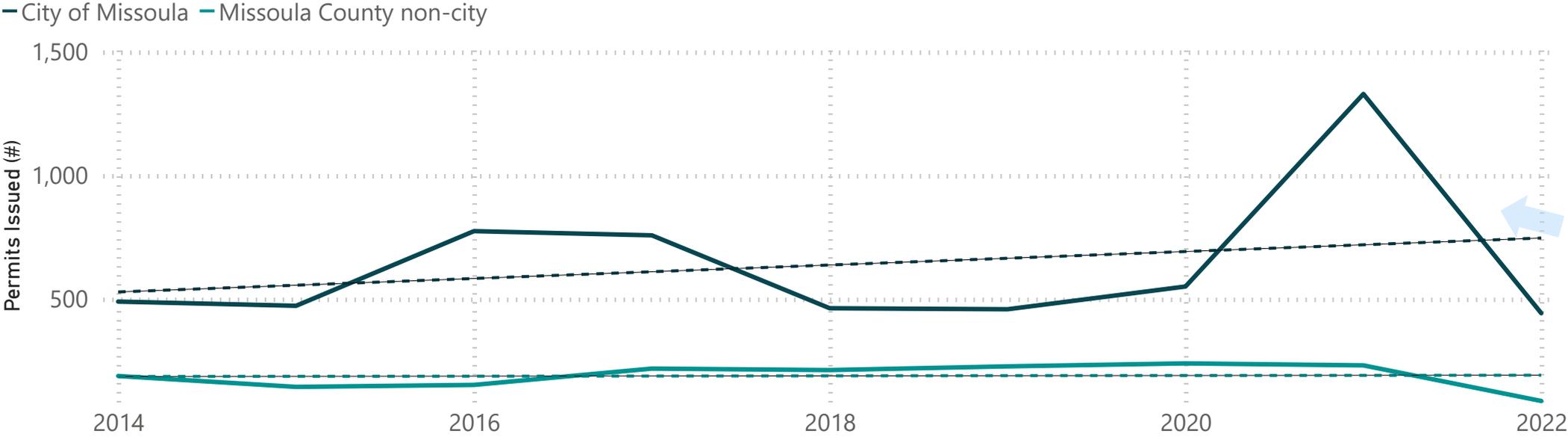
Distribution of Durations from Preliminary to Final Status (city/county combined)



Mean average time taken between preliminary & final approvals:

City of Missoula	Missoula County non-City	City/County Shared
<b>74</b>	<b>85</b>	<b>138</b>
Months	Months	Months

# Residential Building Permits Issued



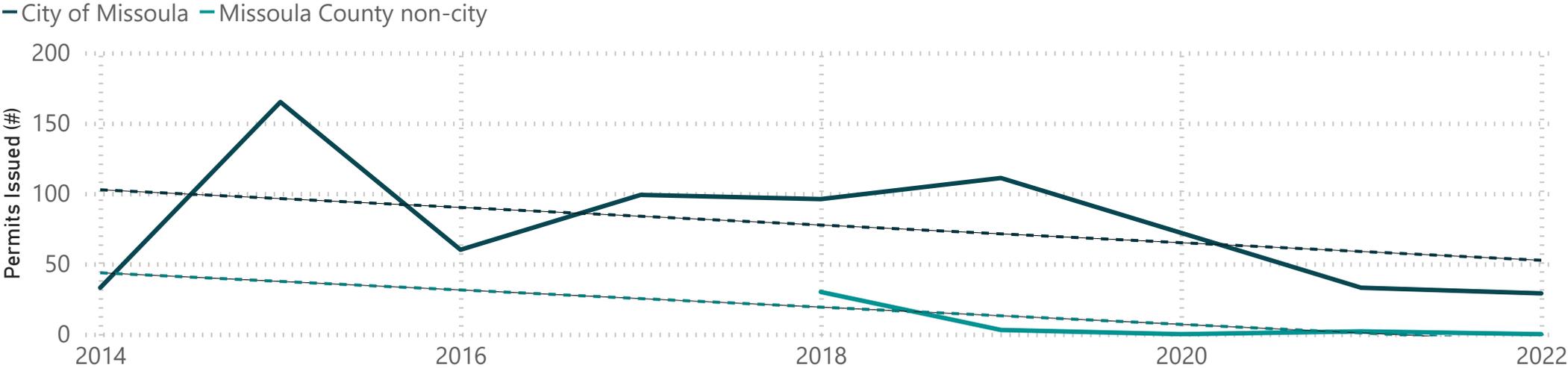
- Type
- Select all
  - Single Family
  - Duplex
  - Multi-family

This chart shows the total annual number of residential building permits issued.

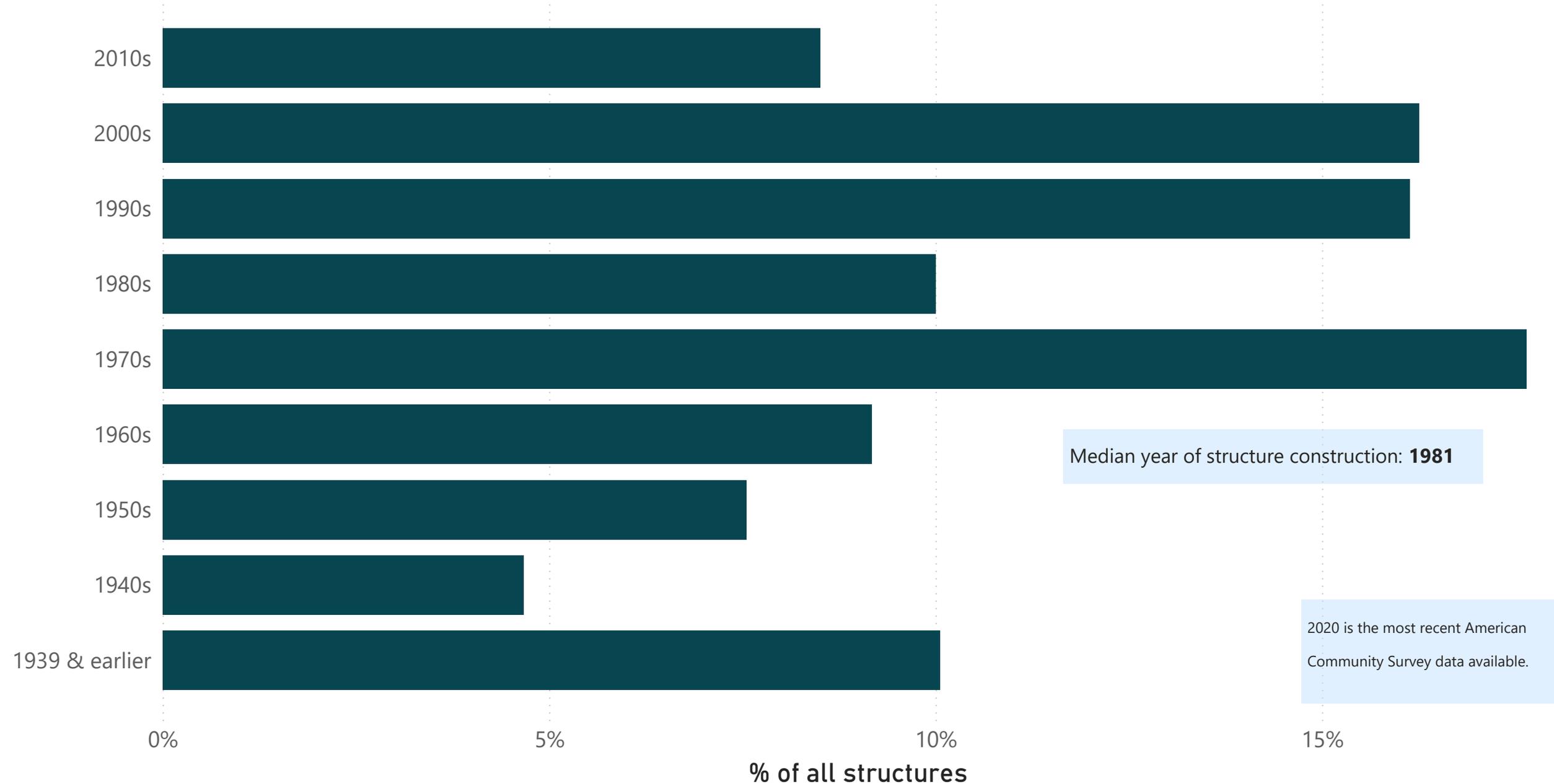
Select one unit type above or check multiple types to see their combined totals.

2022 data is through Q2.

# Townhome Exemption Development Units Permitted

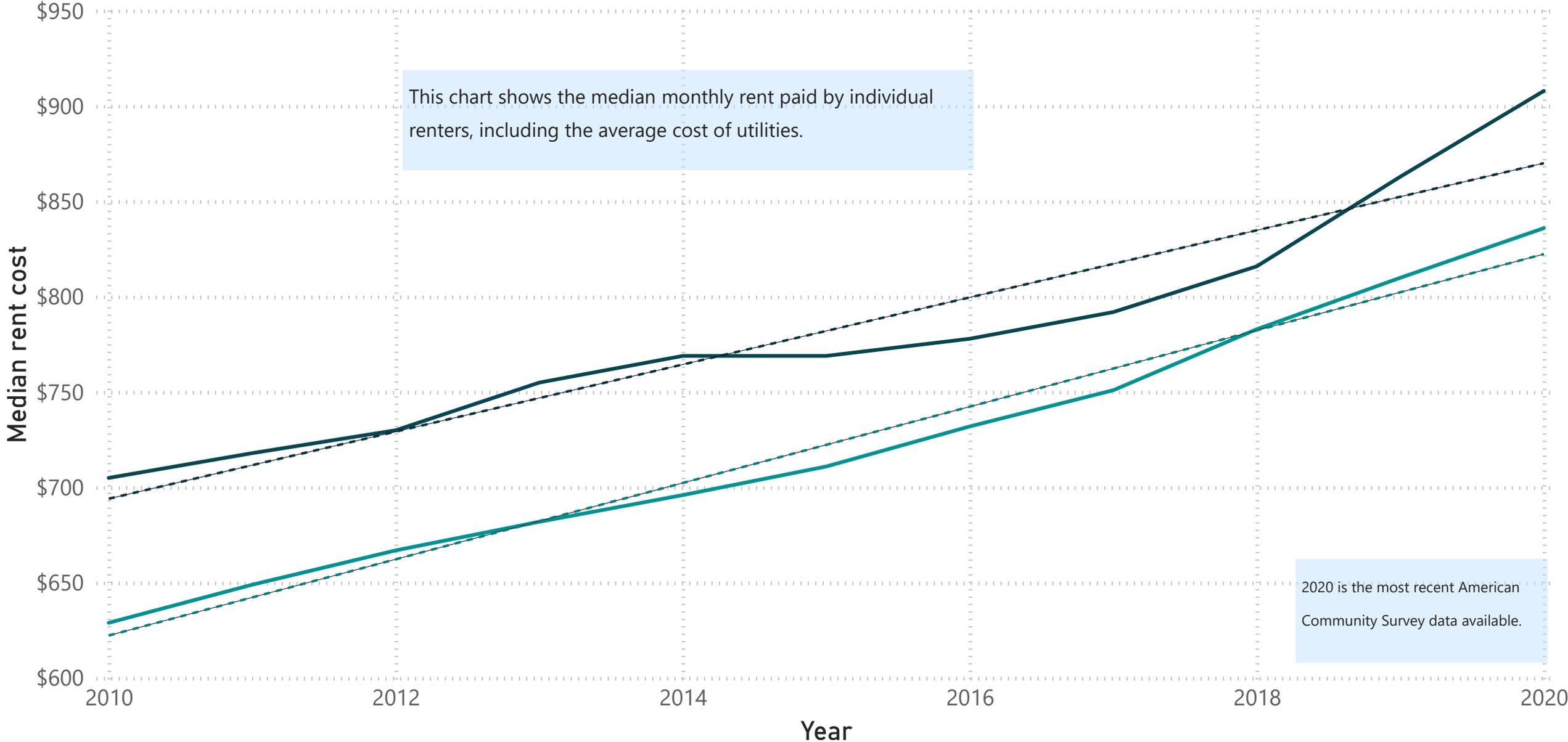


# Decade of Construction for Residential Structures as of 2020 (Missoula County)



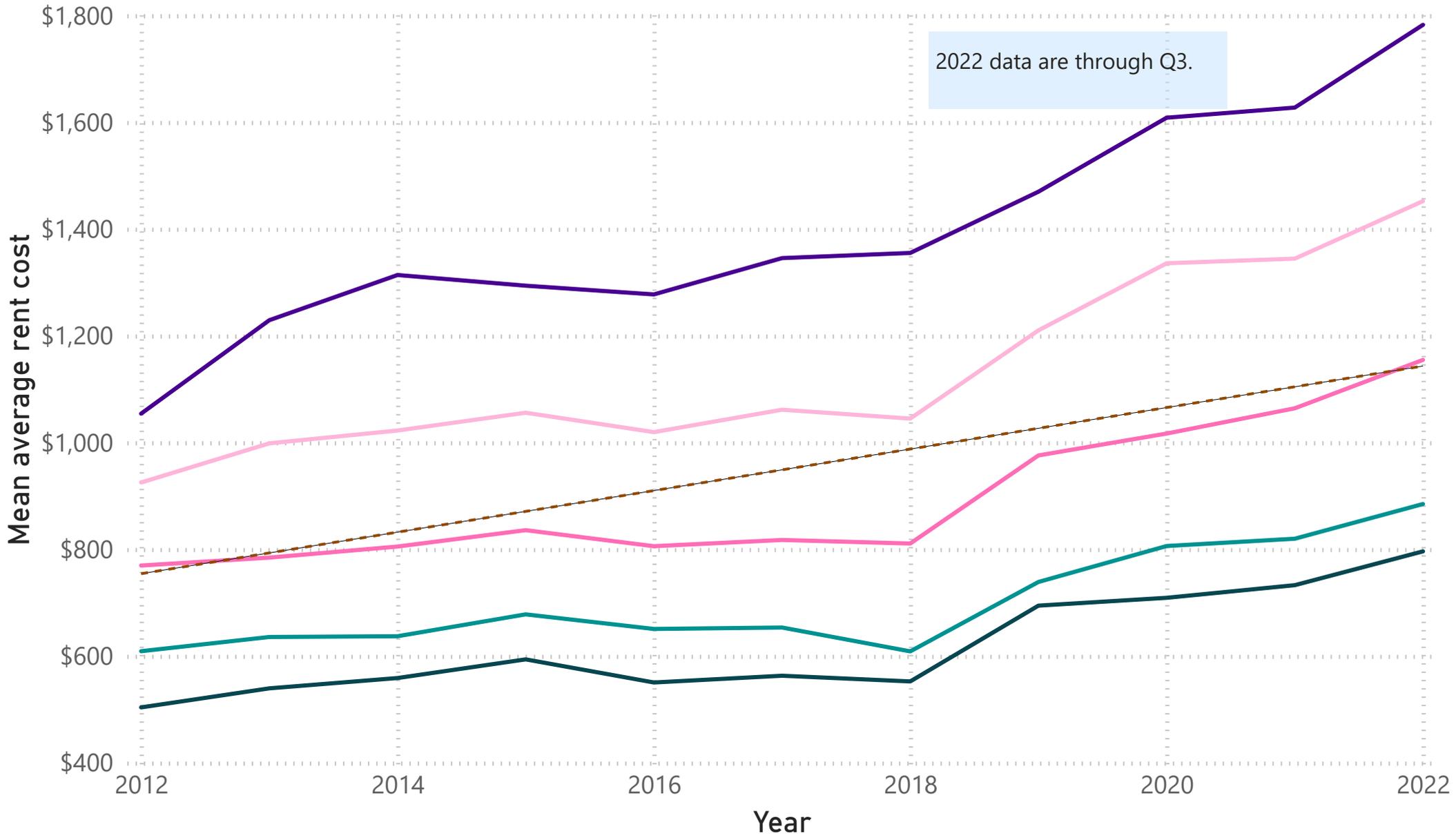
# Median Rent Cost

— Missoula County — Montana



# Mean Average Rent Cost by Size & Type - City of Missoula

— Studio — 1 Bedroom — 2 Bedroom — 3 Bedroom — 4+ Bedroom



2022 data are through Q3.

## Size

- Select all
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4+ Bedroom

## Type

- Select all
- House
- Duplex
- Multiplex

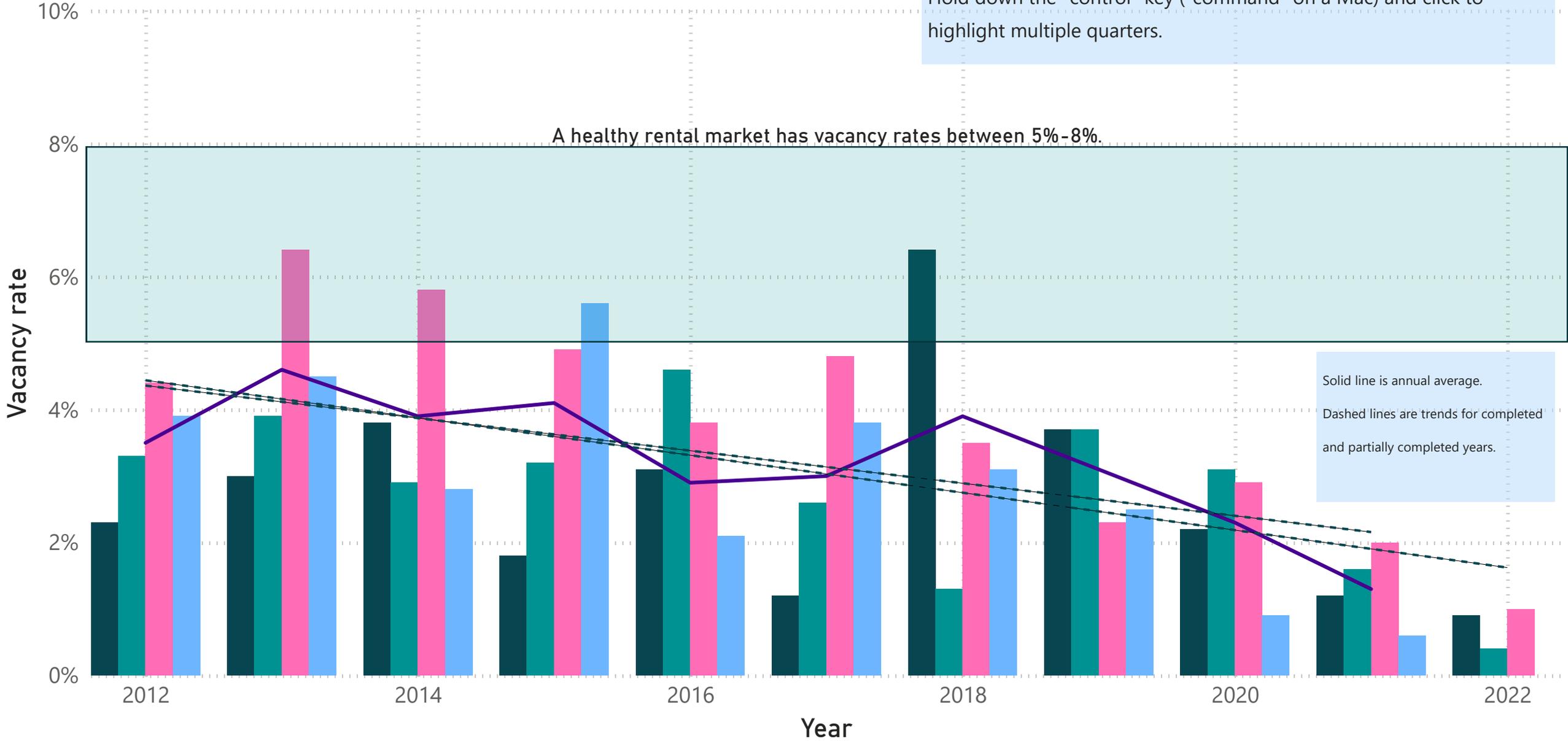
This chart shows the mean average monthly rental cost for the unit size and types selected above.

The dashed line shows combined trend for the selection of sizes and types.

# Total Rental Vacancy Rate by Year & Quarter - City of Missoula

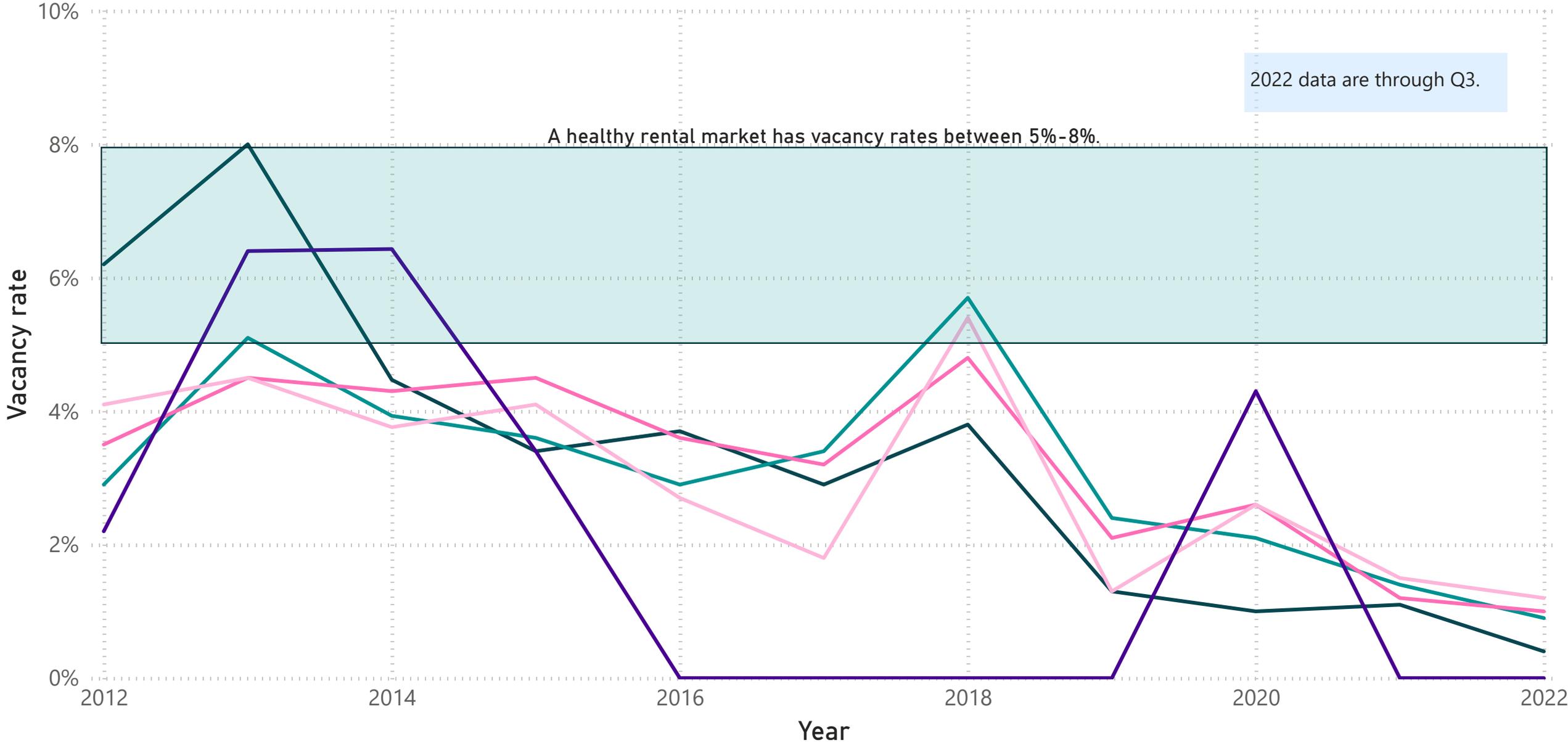
● Q1 ● Q2 ● Q3 ● Q4 — Annual average

Click a quarter on the legend to the left to highlight it on the chart.  
 Hold down the "control" key ("command" on a Mac) and click to highlight multiple quarters.



# Multiplex Rental Vacancy Rate by Type - City of Missoula

— Studio — 1 bedroom — 2 bedroom — 3 bedroom — 4+ bedroom

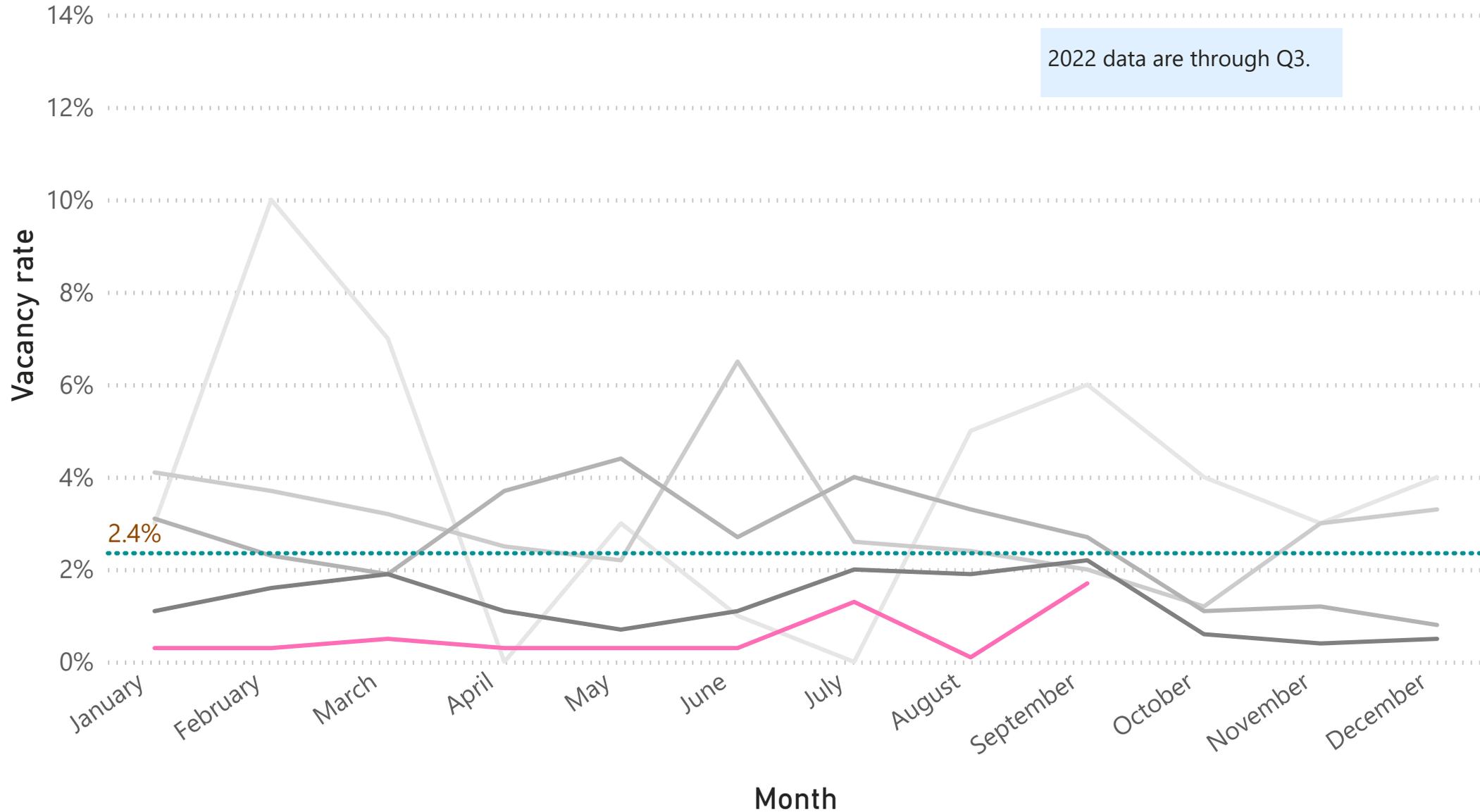


# Average Rental Vacancy Rate by Month for 2-Bedroom Multiplexes - City of Missoula

Year - 2018 - 2019 - 2020 - 2021 - 2022

Year ▼

- Select all
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022



This chart shows the vacancy rate by month for the years selected above.

The dotted line is the combined annual mean average for the year(s) selected.