

# NEWS YOU CAN USE

THE OFFICIAL NEWSLETTER FOR RE/MAX ROCKY MOUNTAIN REAL ESTATE

February 2022

Vol. 09

## Want Top Dollar for Your House? Now's the Time To List It



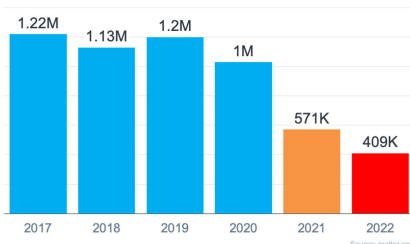
When you're selling any item, you usually want to sell it for the greatest profit possible. That happens when there's a strong demand and a limited supply for that item. In the real estate market, that time is right now. If you're thinking of selling your house this year, here are two reasons why now's the time to list.

**1. Demand Is Very Strong This Winter** - And they aren't the only ones saying buyers are already out in full force. That claim is backed up with data released last week by *ShowingTime*. The *ShowingTime Showing Index* tracks the average number of monthly buyer showings on active residential properties, which is a highly reliable leading indicator of current and future trends for buyer demand. The latest index reveals this December was the most active December in five years. As the data indicates, buyers are very active this winter. Last December saw even more showings than December of 2020, which was already a stronger-than-usual winter. And remember – you want to sell something when there's a strong demand for that item. That time is now.

**2. Housing Supply Is Extremely Low** - Each month, realtor.com releases data on the number of active residential real estate listings (listings currently for sale). Their most recent report reveals the latest monthly number is the lowest we've seen in any January since 2017.

### Active Listings Down Dramatically

Active Listings Over the Last 5 Januarys



### 3. Even Though Supply Is at a Historic Low, Home Sales Are at a 15-Year High -

According to the latest *Existing Home Sales Report* from the *National Association of Realtors* (NAR), existing-home sales totaled 6.12 million in 2021 – the highest annual level since 2006. This means the market is hot and homeowners are in a great place to sell now while sales are so strong. NAR also reports available listings by calculating the current months' supply of inventory. They explain:

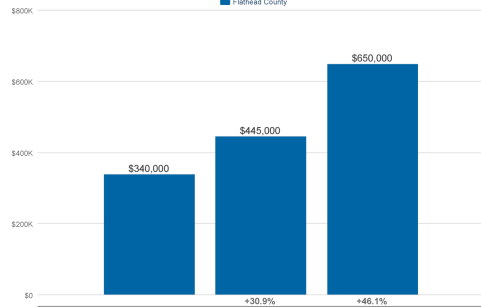
"Months' supply refers to the number of months it would take for the current inventory of homes on the market to sell given the current sales pace." Currently in the flathead Valley we are sitting at .09 months.

**Bottom Line** - If you agree the best time to sell anything is when demand is high and supply is low, let's connect to begin discussing the process of listing your house today.

# HOW'S THE MARKET?

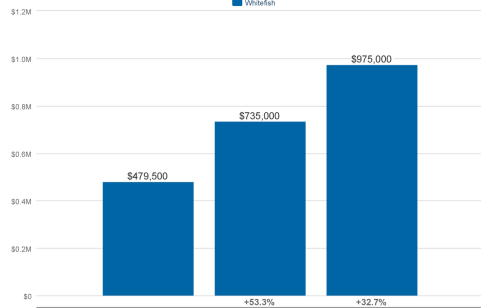
## JANUARY MARKET UPDATE

January Median Sales Price



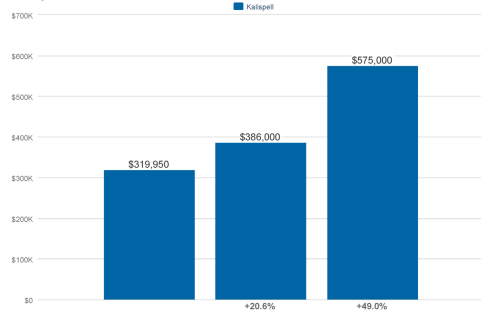
### FLATHEAD COUNTY

January Median Sales Price



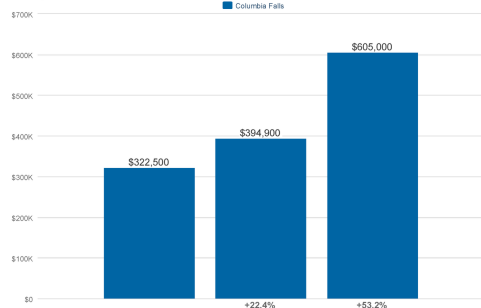
### WHITEFISH

January Median Sales Price

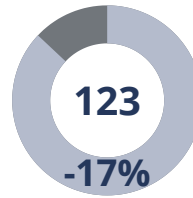


### KALISPELL

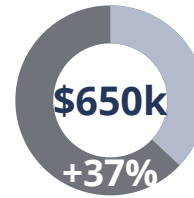
January Median Sales Price



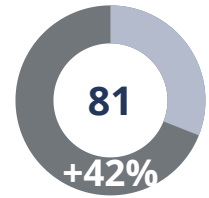
### CLOUMBIA FALLS



Homes  
Sold



Median  
Sales Price



Days On  
Market

Statistics for Flathead County all property types rolling 3 months

The 2022 real estate market begins where 2021 left off, in which existing home sales reached their highest level since 2006, with the National Association of REALTORS® reporting sales were up 8.5% compared to the previous year as homebuyers rushed to take advantage of historically low mortgage rates. Home sales would've been even greater were it not for soaring sales prices and a shortage of homes for sale in many markets, forcing a multitude of buyers to temporarily put their home purchase plans on hold.

For many buyers, 2022 marks a new opportunity to make their home purchase dreams a reality. But it won't be without its challenges. Inventory of existing homes was at 910,000 at the start of the new year, the lowest level recorded since 1999, according to the National Association of REALTORS®, and competition remains fierce. Affordability continues to decline, as inflation, soaring sales prices, and surging mortgage interest rates reduce purchasing power. The sudden increase in rates and home prices means buyers are paying significantly more per month compared to this time last year, which may cause sales to slow as more buyers become priced out of the market.

Current as of February 5, 2022. All data from Montana Regional MLS. Report © 2022

## HOMESOWNER TIP OF THE MONTH

### Make Shoveling Your Driveway Easier with Cooking Spray

Shoveling your driveway and walkways can take a lot of time—especially when you have to stop and scrape snow off your shovel in between scoops. Avoid the extra hassle by coating your shovel with cooking spray or vegetable oil! The coating will act as a lubricant, preventing snow from sticking to your shovel and saving you time in the long run.





# AREA HAPPENINGS

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## Whitefish affordable housing project moves forward

By HEIDI DESCH | Daily Inter Lake | November 5, 2021

The Whitefish Housing Authority is moving forward with plans to develop the property known as the city's snow lot into a townhouse project.

The housing authority plans to construct 24 townhouse units on the property in 12 buildings designed to look similar to the houses in the surrounding neighborhood. The snow lot is located at the corner of Railway Street and Columbia Avenue and designated that because that's where the city has stored plowed snow.

"The need for affordable housing and workforce housing in Whitefish has reached a critical point and the WHA is working very hard to create homes that people can afford in our community," said Lori Collins, the executive director of the housing authority. [Read More...](#)



A RENDERING BY ENCOMPASS DESIGN AND BIRDHOUSE STUDIO SHOWS THE PROPOSED DESIGN FOR THE TOWNHOUSE PROJECT ON THE SNOW LOT IN WHITEFISH NEAR THE TRAIN DEPOT.

## Whitefish Ski Joring is back!

By Whitefish Pilot | February 15, 2022



Skijoring originally took place downtown on Central Avenue.

After announcing in January the cancellation of the highly anticipated event, organizers found a new location willing to host and are now busy preparing for the family friendly showcase of skiing and horseback riding. The competition is normally part of the Whitefish Winter Carnival festivities, but this year was postponed.

The new location is the north field across the road from 1202 Voerman Road in Whitefish. The event will start at noon on both Saturday, Feb. 19 and Sunday, Feb. 20, with the gates opening at 10:30 a.m. each day. [Read more...](#)

# LOCAL EVENTS

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Flathead Valley

Whitefish

Columbia Falls

Kalispell

[flatheadevents.net](http://flatheadevents.net)

[explorewhitefish.com](http://explorewhitefish.com)

[columbiafallschamber.org](http://columbiafallschamber.org)

[discoverkalispell.com](http://discoverkalispell.com)



# RECIPE OF THE MONTH

## ONE POT CREAMY PARMESAN GARLIC RISOTTO WITH LEMON PEPPER CHICKEN

RECIPE COURTESY OF Nagi | [RecipeTin Eats](#)

5 servings

Ingredients:

CHICKEN

- 1/2 tbsp olive oil
- 2 lb / 1 kg chicken thighs , skin on and bone in (5 pieces) (Note 1)
- 2 - 3 tbsp Lemon Pepper Seasoning (Note 2)

RISOTTO

- 2 tbsp butter
- 4 garlic cloves , minced
- 1 onion , finely diced
- 1 1/2 cups risotto rice (arborio)
- 1/2 cup white wine , any (or stock or water)
- 4 cups chicken broth (stock)
- 1 cup milk (I use low fat)
- 1/2 tsp salt
- Black pepper

RISOTTO FINISHES

- 1 cup freshly grated parmesan (lightly packed)
- 2 tbsp butter
- 1/2 to 1 cup milk (preferably warmed)
- Fresh thyme leaves , or finely chopped parsley, chives or oregano (optional)

Directions

- Preheat oven to 180C/350F (fan forced) / 200C/390F (conventional). Coat chicken with Lemon Pepper Seasoning, using most of it on the skin. Heat olive oil over medium heat in a large oven proof fry pan (Note 3). Place the chicken in the pan skin side down. Cook for 3 minutes then turn the heat up to medium high and cook for a further 2 minutes or until browned. Turn and cook for 3 minutes. (Note 4) Remove chicken onto a plate. Discard excess oil in the pan and wipe the pan with a paper towel.
- Return the pan to the stove, still on medium high.
- Melt butter in the pan. Add garlic and onion and cook for 2 minutes or until onion is translucent.
- Add rice and stir until the grains turn from white to translucent. Add wine and cook for 1 to 2 minutes, or until the wine is mostly evaporated.
- Add chicken broth, milk, salt and pepper. Bring to a simmer on the stove. Give it a quick stir then place the chicken on top of the rice (pour juices on the plate in too). Then place a lid (or foil) on the pan and transfer to the oven.
- Bake for 20 minutes with the lid on. Remove the lid and return to the oven for another 10 minutes, or until the rice is firm but just cooked (not mushy!) and the chicken is crispy.
- Remove the chicken from the rice. Stir through Risotto Finishes, using the milk to get the risotto to a creamy consistency.
- Return chicken on top. Serve immediately, with fresh thyme leaves and extra parmesan, if desired.



## FEATURED LISTINGS

### Great Open Lot Almost 5 Acres - Kalispell



Great open lot almost 5 acres that boasts Columbia Mountain range views as well as views of Whitefish Mountain Resort. The lot offers convenient proximity to Glacier International Airport as well as quick commute to Columbia Falls and Kalispell. Light covenants to maintain quality of the neighborhood.

For more information

**Call 406-862-9000**

or your real estate professional today!

2712 Helena Flats Road, Kalispell, MT 59901

[MLS #22201508](#)