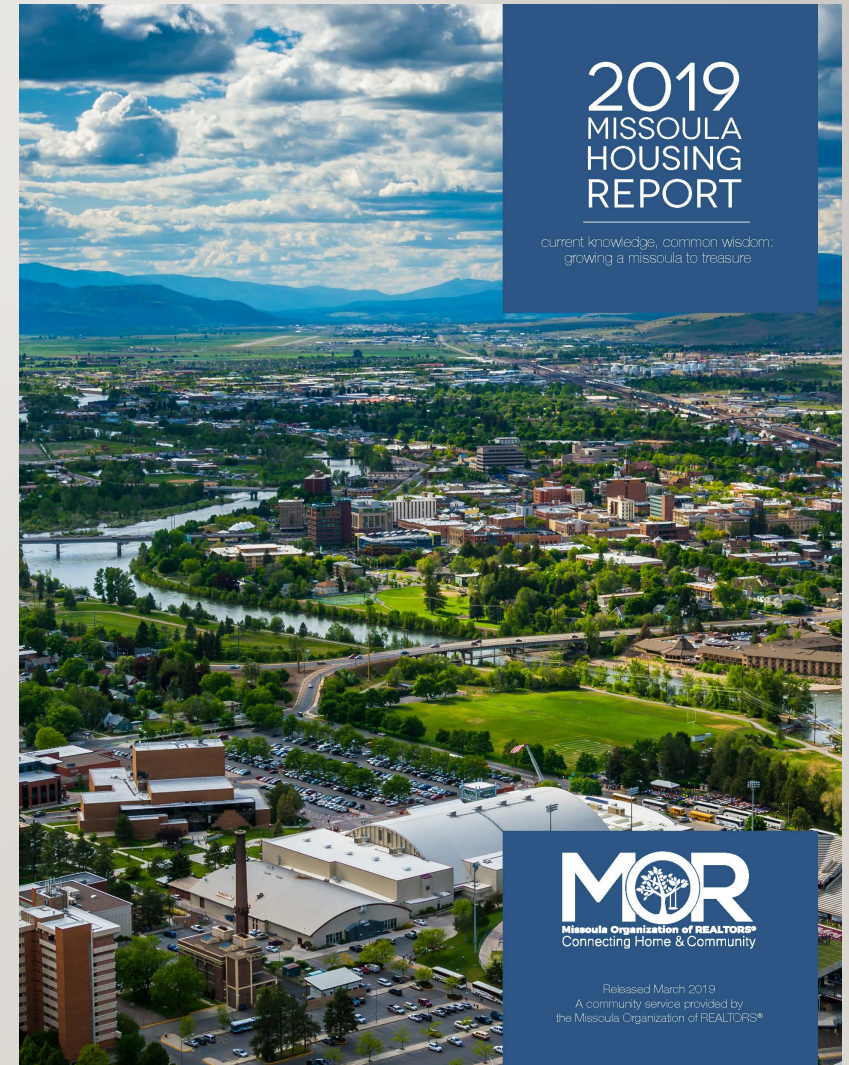


# 2019 MISSOULA HOUSING REPORT



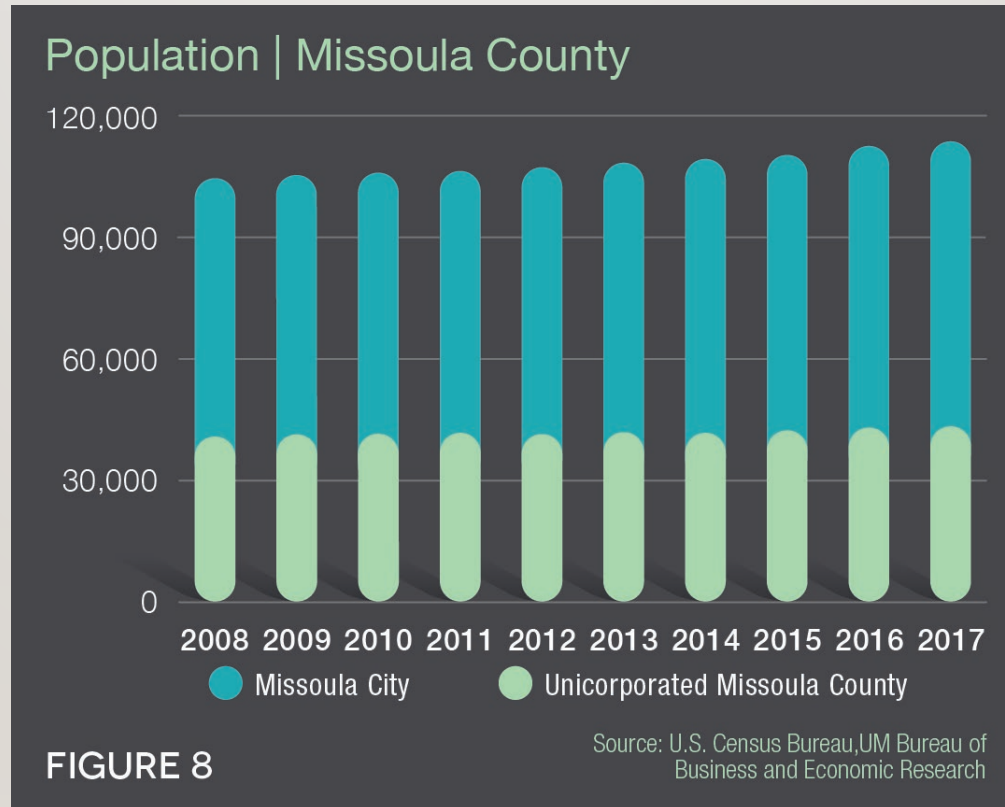
# POPULATION AND INCOME

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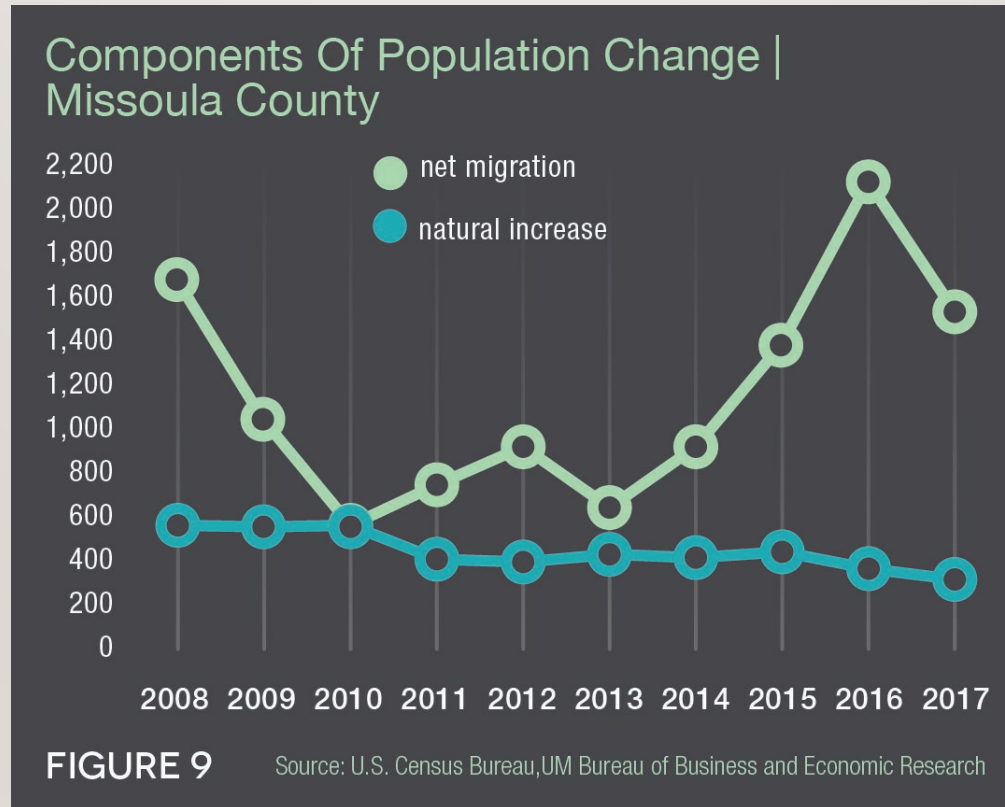
# POPULATION CHANGE

Total population in Missoula County reached 117,441 in 2017. The majority of the growth in the last 10 years occurred with-in the City of Missoula, up 11.6 %, while the unincorporated areas increased 4.8%



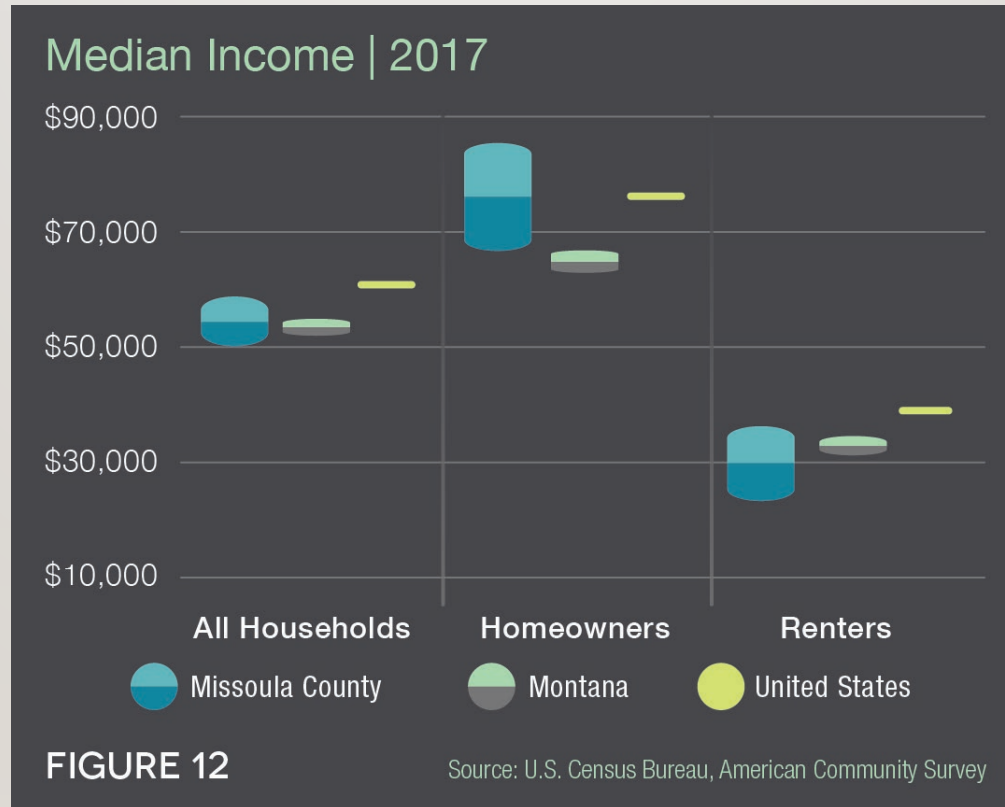


# COMPONENTS OF POPULATION CHANGE



# MEDIAN INCOME (ALL MISSOULA COUNTY HOUSEHOLDS)

In 2017, the median income for all households in Missoula County was \$54,311, exceeding Montana's median of \$53,386, but below the U.S. median income of \$60,336.



# DEVELOPMENT

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# BUILDING PERMITS

## City of Missoula Residential Building Permits

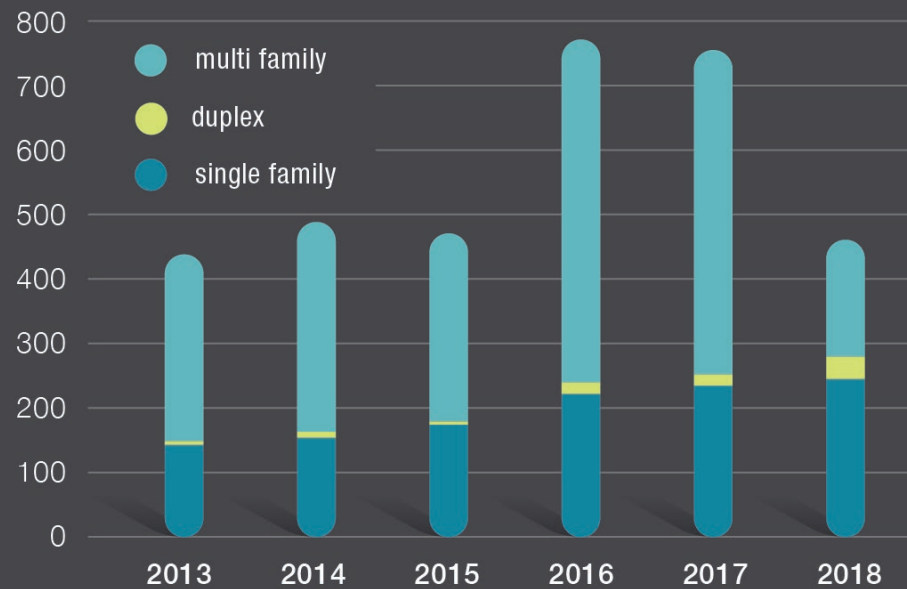


FIGURE 3

Source: City of Missoula Development Services

## Missoula County Residential Building Permits

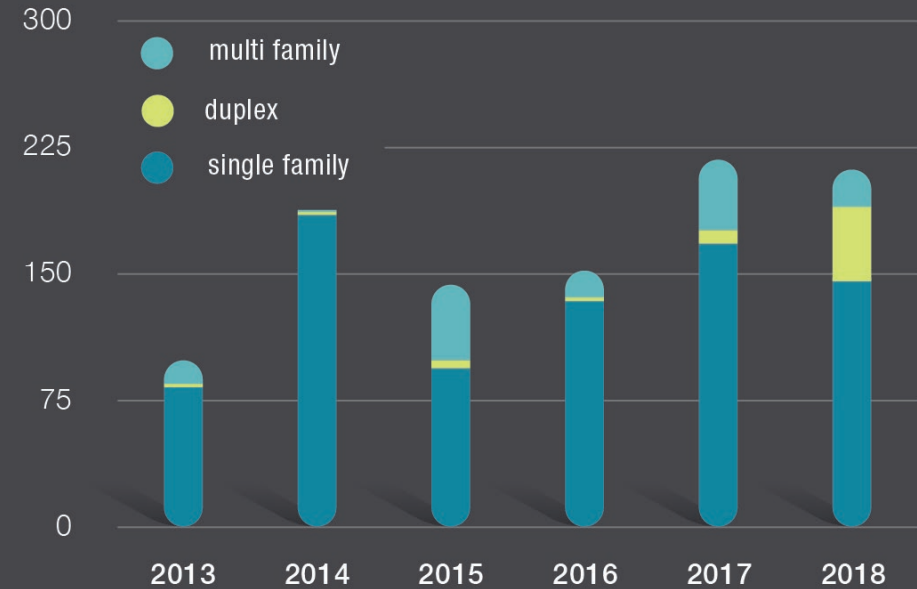


FIGURE 4

Source: Missoula County Public Works - Building Division



# DEVELOPMENT TRENDS

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## Average Building Permits Per Year, City and County

	2000-2009	2010-2018
Single Family	374	275
Duplex	42	20
Multi-Family	208	337
TOTAL	624	632

TABLE 4

Source: US Census Bureau Building Permit Survey,  
City of Missoula, Missoula County



# BUILDING PERMIT TRENDS

## Subdivision Preliminary Plat Approvals

	2014	2015	2016	2017	2018
County Subdivisions	1	1	1	5	6
County Residential Lots	3	1	6	61	18
City Subdivisions	0	0	1	3	0
City Residential Lots	0	0	2	34	0
Total Residential Lots	3	1	8	95	18

TABLE 5

Source: Missoula County and City of Missoula

## Townhome Exemption Development Residential Units Permitted

	2014	2015	2016	2017	2018
City of Missoula	33	165	60	99	96
Missoula County					30

TABLE 2

Source: City of Missoula Development Services

## Subdivision Final Plat Approvals

	2014	2015	2016	2017	2018
County Final Plat Residential Lots	31	1	38	35	276
City Final Plat Residential Lots	99	200	75	75	46
Total Final Plat Residential Lots	130	201	113	110	322

TABLE 6

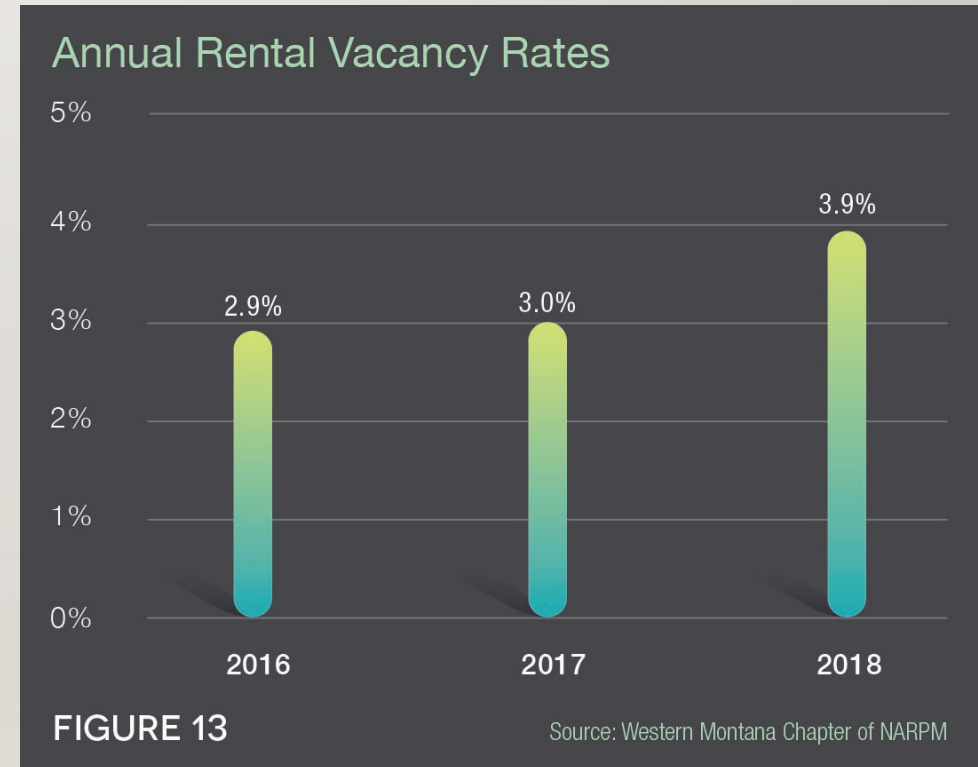
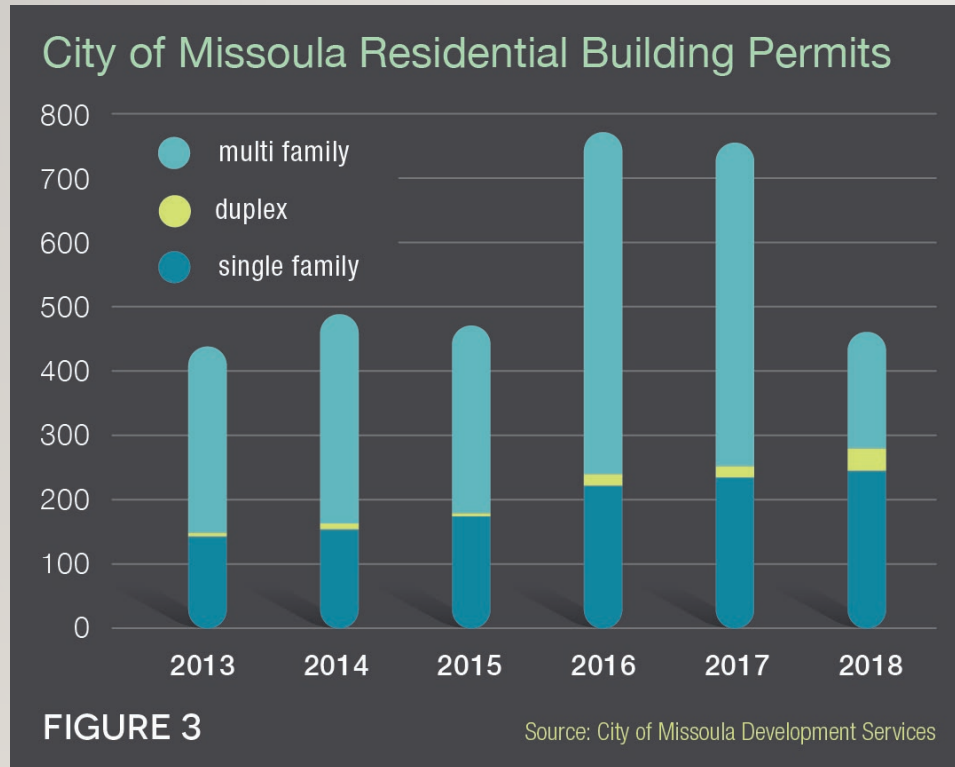
Source: Missoula County and City of Missoula

# RENTAL MARKET

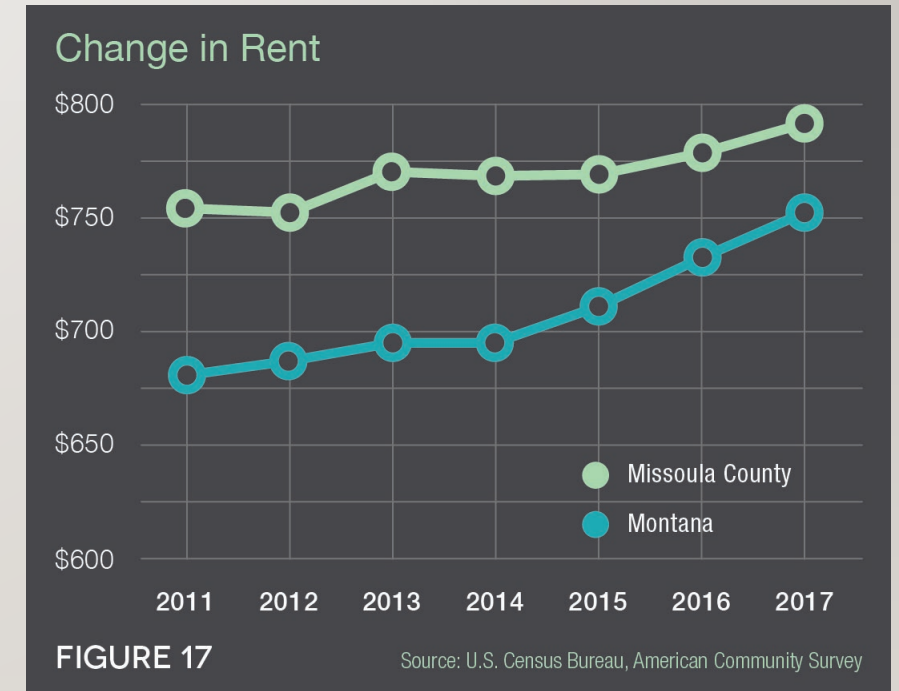
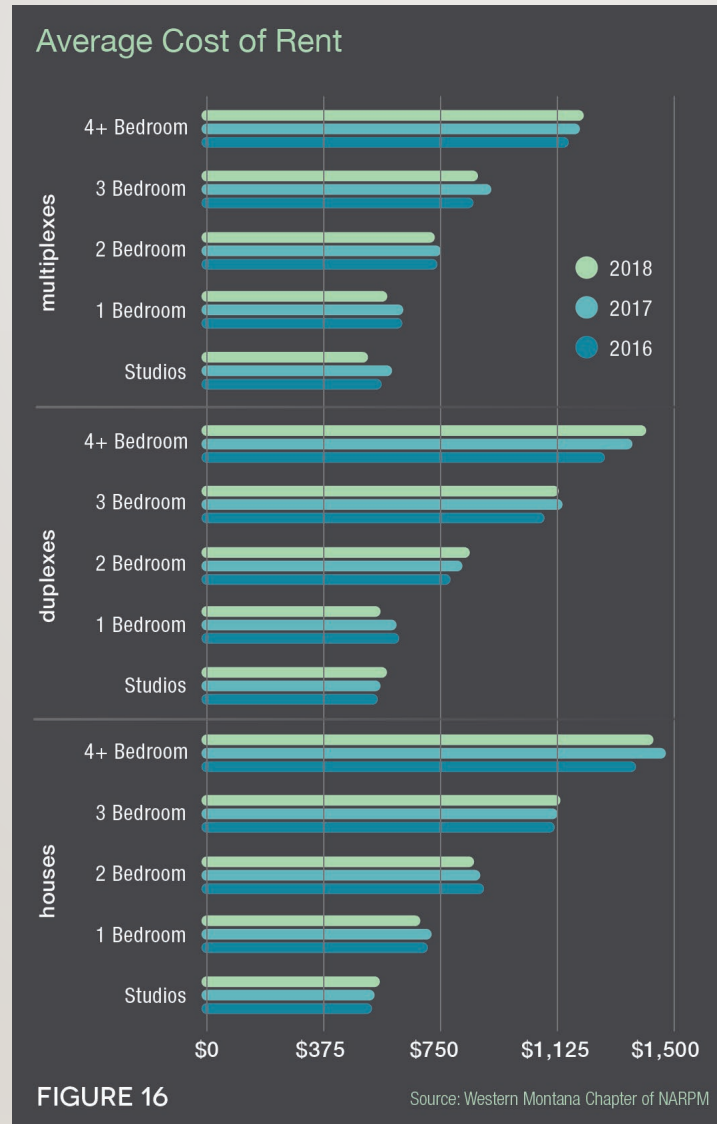
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# VACANCY RATES



# AVERAGE COST OF RENT





# SALES

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# SALES & MEDIAN PRICE

Median Sales Price of Homes Sold

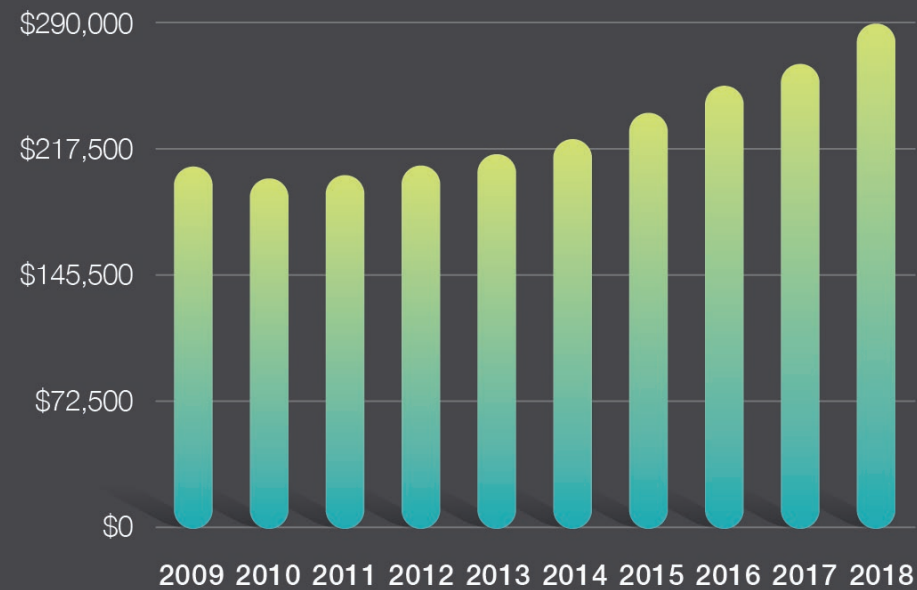


FIGURE 19

Source: Montana Regional MLS

Number of Homes Sold

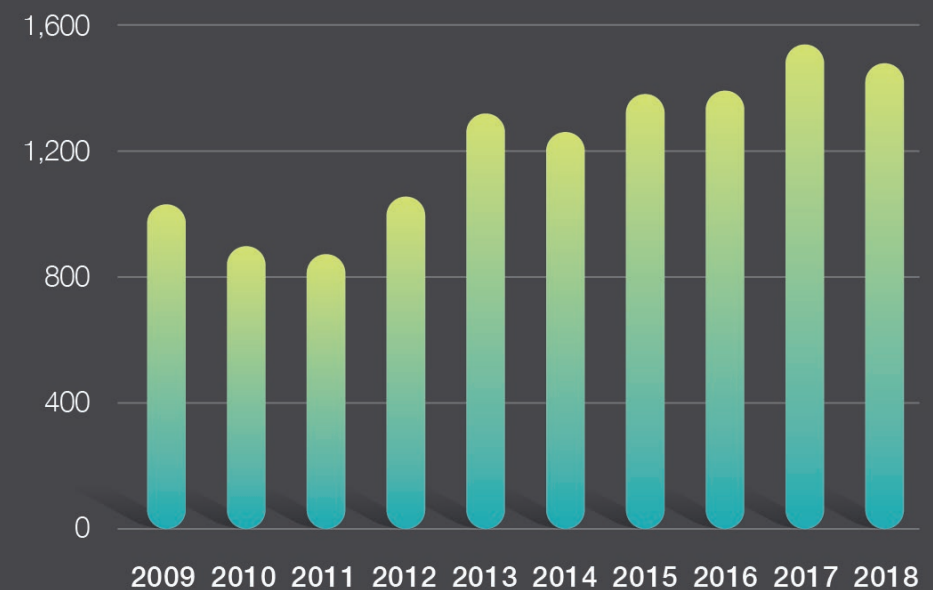
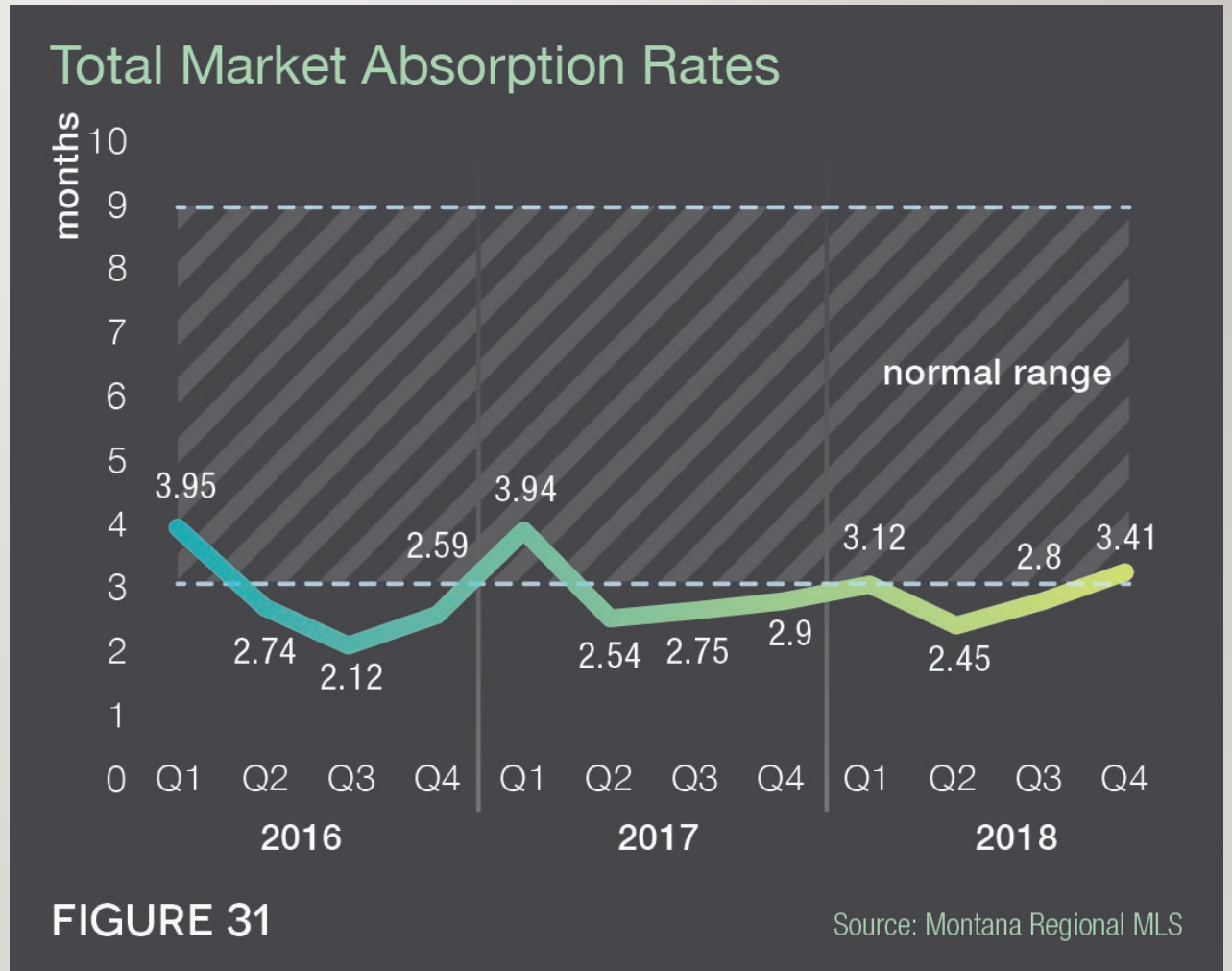


FIGURE 20

Source: Montana Regional MLS

# TOTAL MARKET ABSORPTION RATES

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# ORIGINAL LIST TO FINAL SALES PRICE

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Original List to Final Sales Price

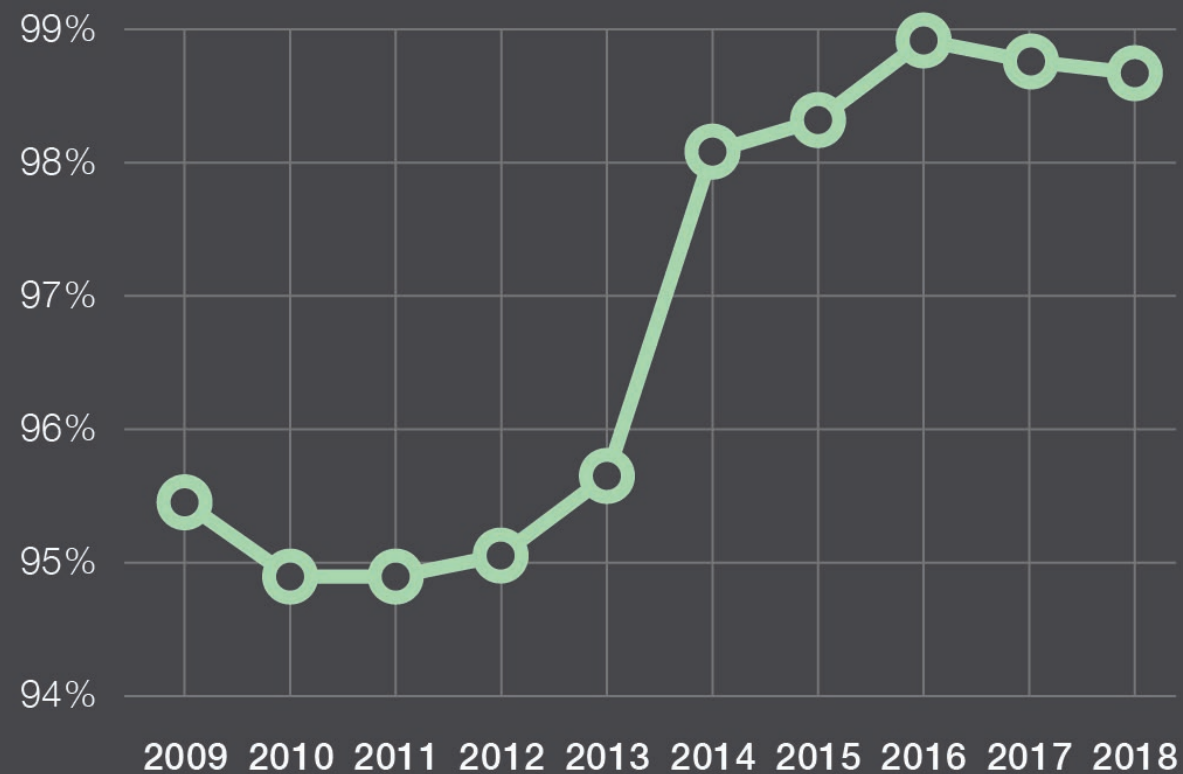


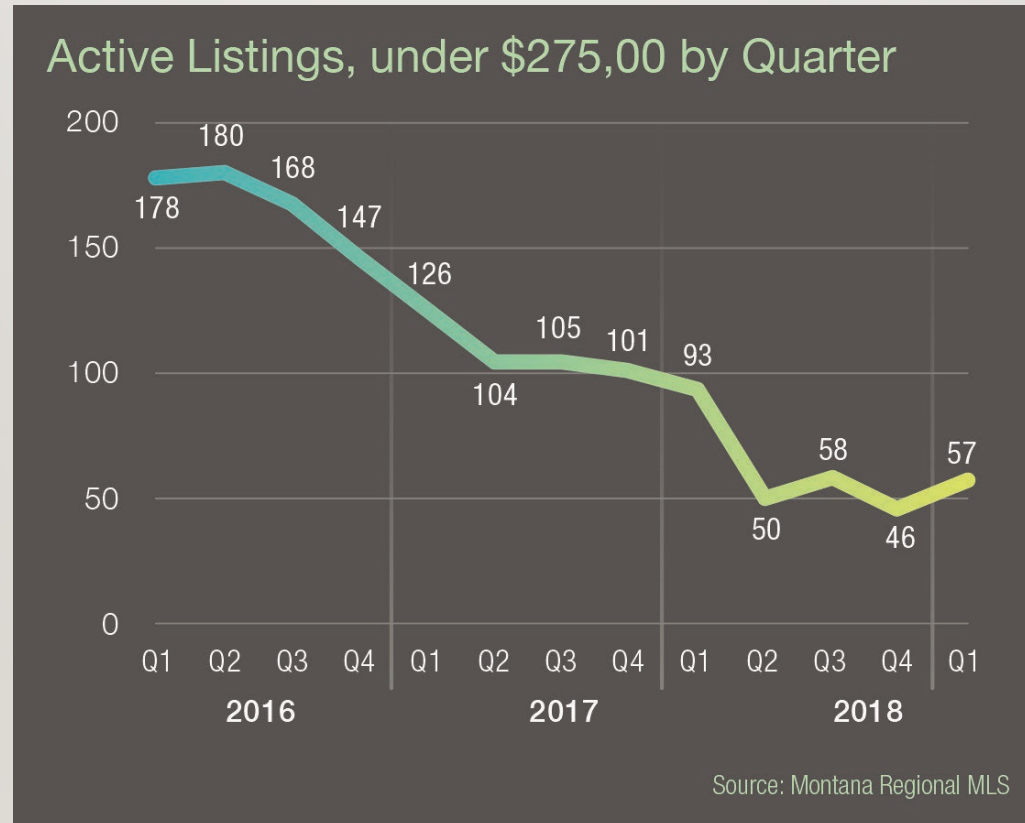
FIGURE 22

Source: Montana Regional MLS



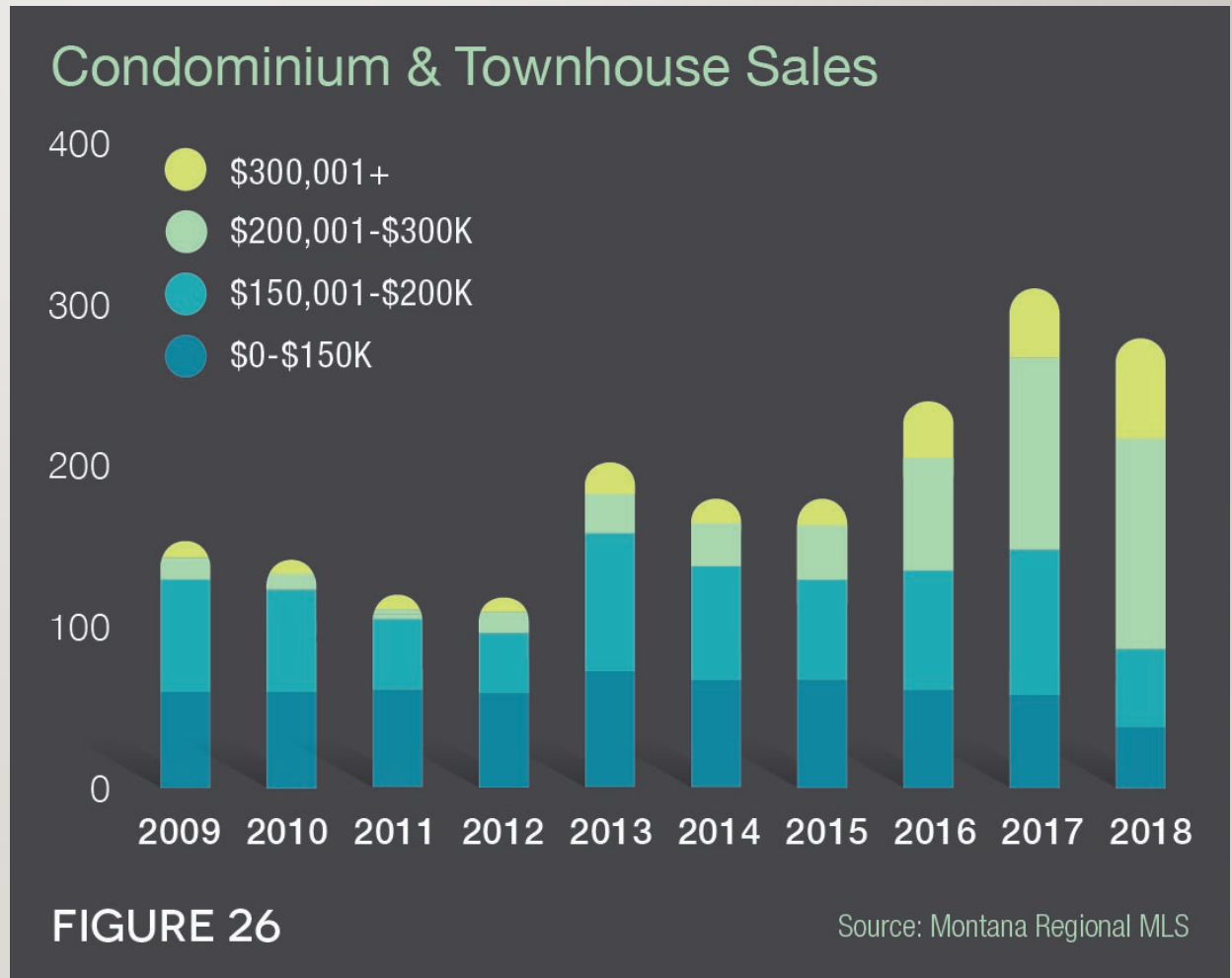
# LISTINGS UNDER \$275,000

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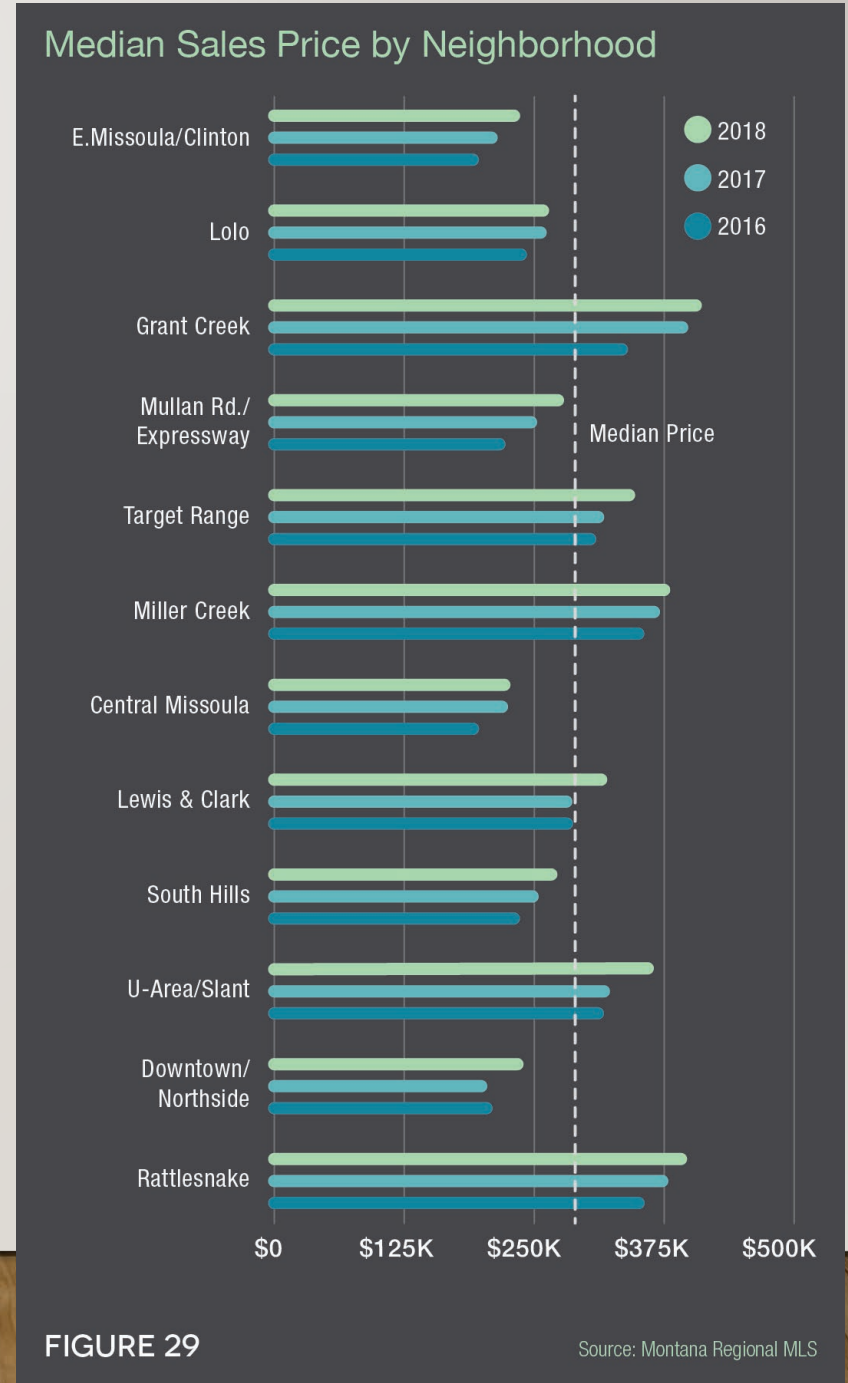
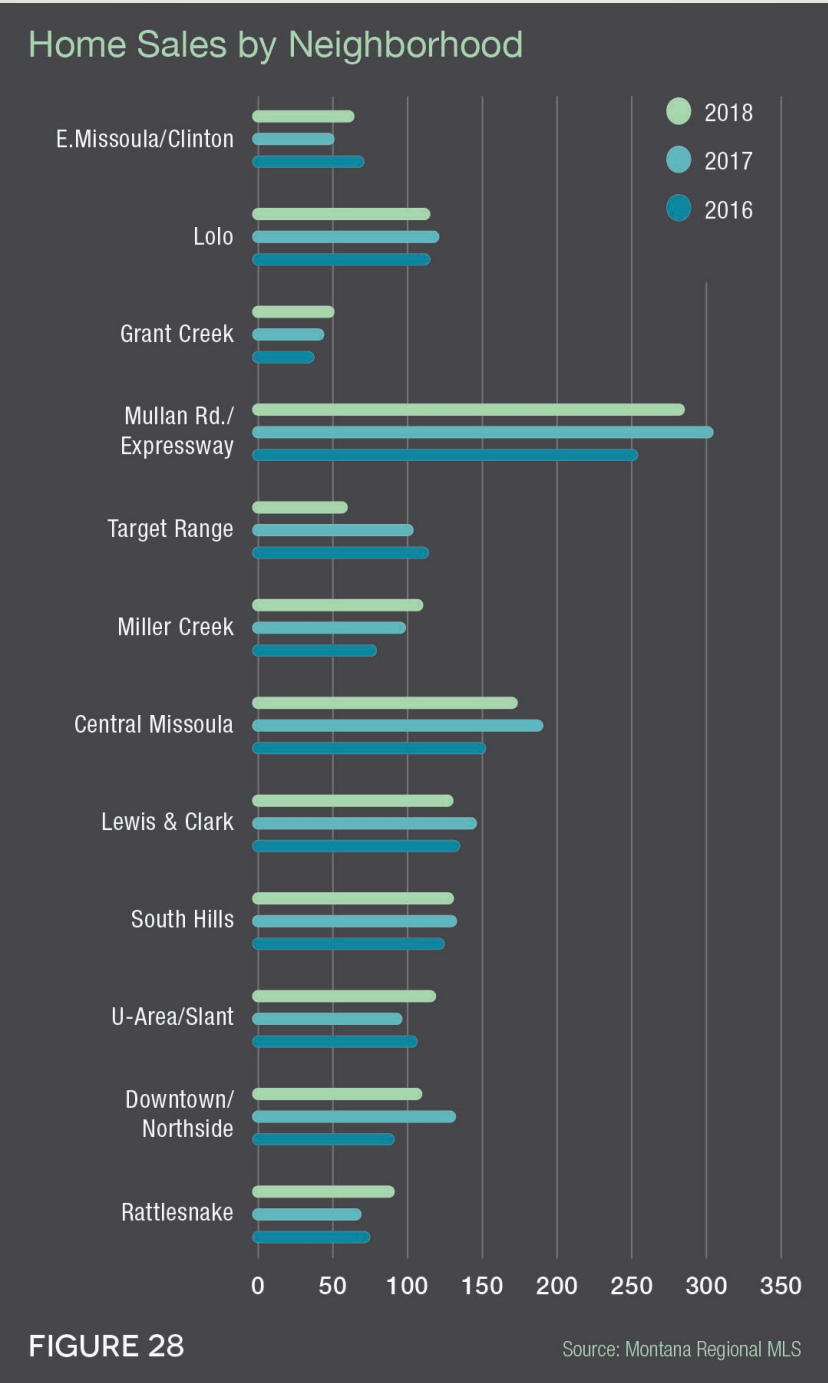


# CONDOMINIUM AND TOWNHOUSE

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# SALES BY NEIGHBORHOOD



# AFFORDABILITY AND HOMELESSNESS

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# COST BURDENED HOUSEHOLDS

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## Missoula County Households that Spend 30% or More on Housing

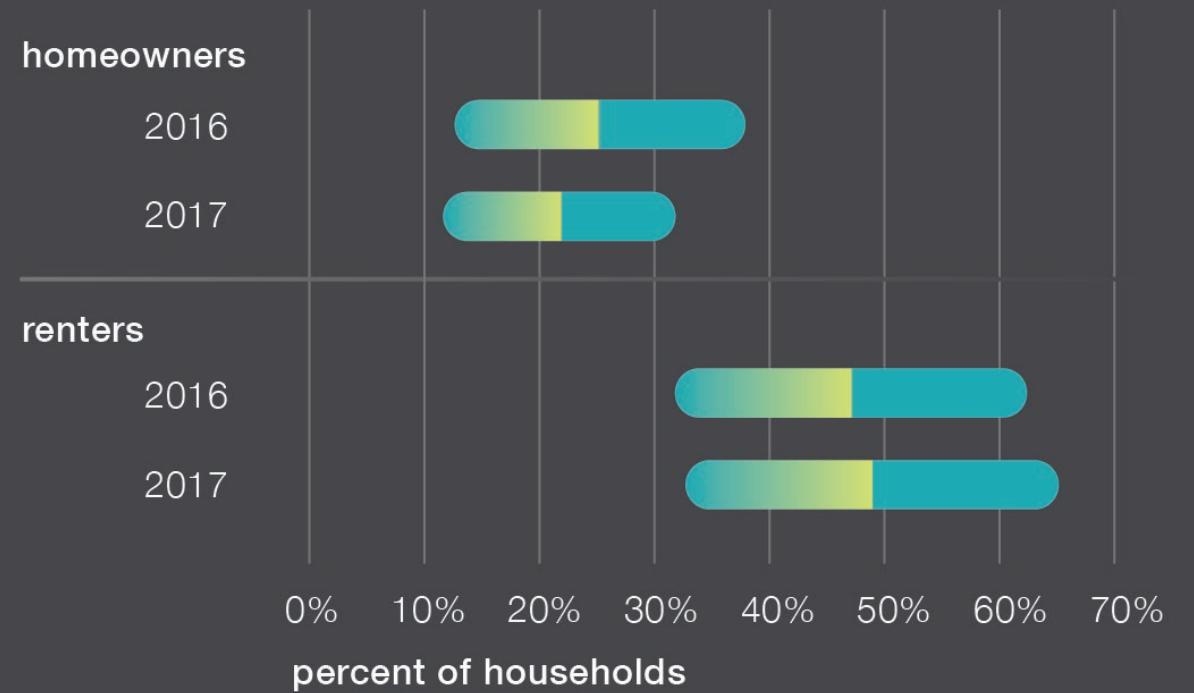


FIGURE 39

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

# WAITLIST AND AFFORDABLE UNITS BUILT

## MHA WaitLists

Waiting Lists	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
MHA Sec 8 Voucher	1,395	1,393	1,666	1,555	1,751	1,595	1,725	1,654	1,637	1,777

TABLE 7

Source: Missoula Housing Authority

## Affordable Housing Units Built in Missoula County

2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	TOTAL
37	5	34	115	0	36	6	0	33	0	266

TABLE 8

Source: Montana Board of Housing

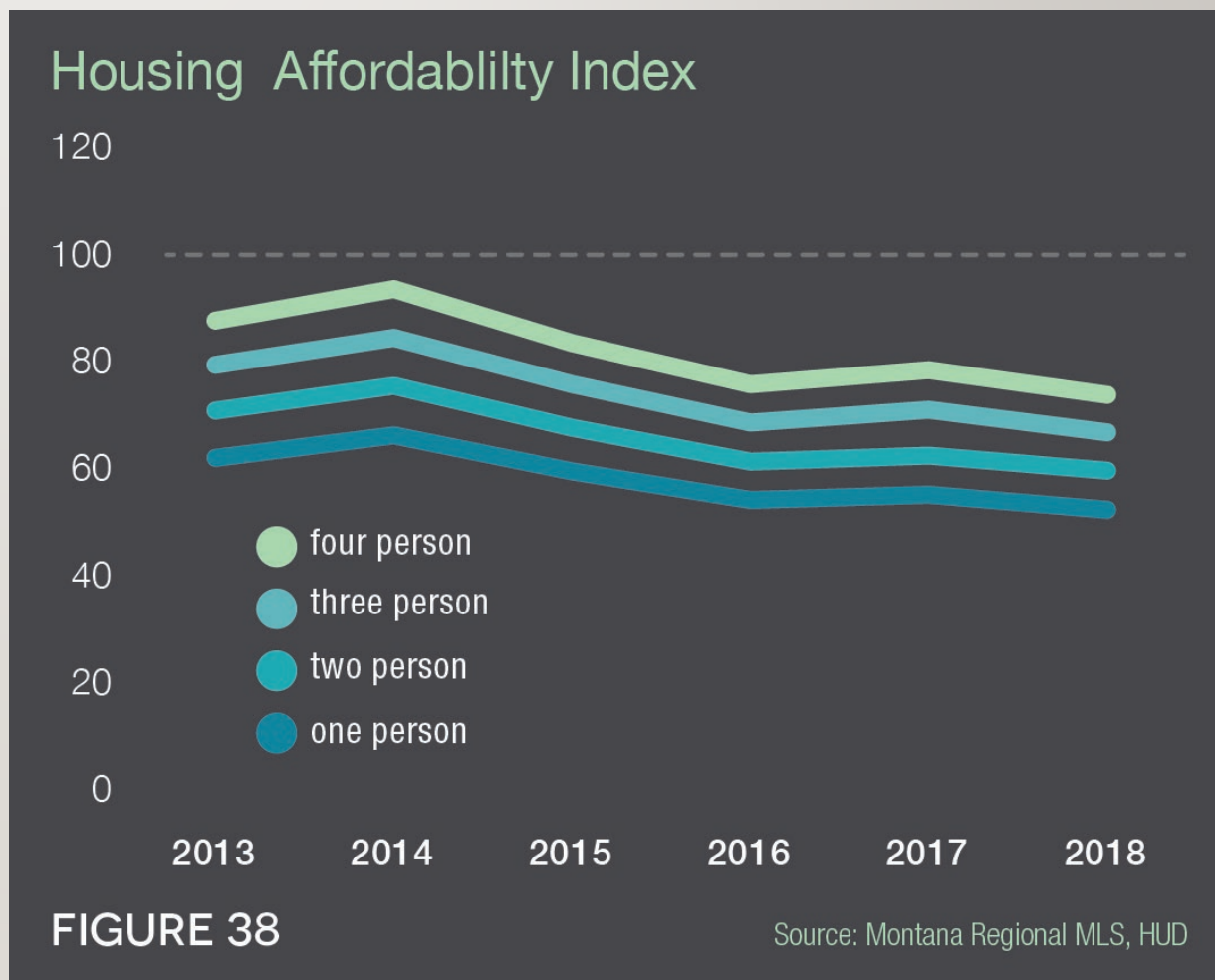
# HOUSING AFFORDABILITY INDEX

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- HAI measures the ability of a family earning median income to purchase a median-priced home.
- Index value of 100 means a family makes exactly enough to qualify for a mortgage on a median-priced home.
- Index below 100 means a family earning a median income does not make enough to qualify for a median priced (\$290,000 in 2018) home.

# HOUSING AFFORDABILITY INDEX 2013-2018

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

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