



2022

FIVE VALLEYS HOUSING REPORT

Current Knowledge, Common Wisdom:
Growing a Missoula We Treasure



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.

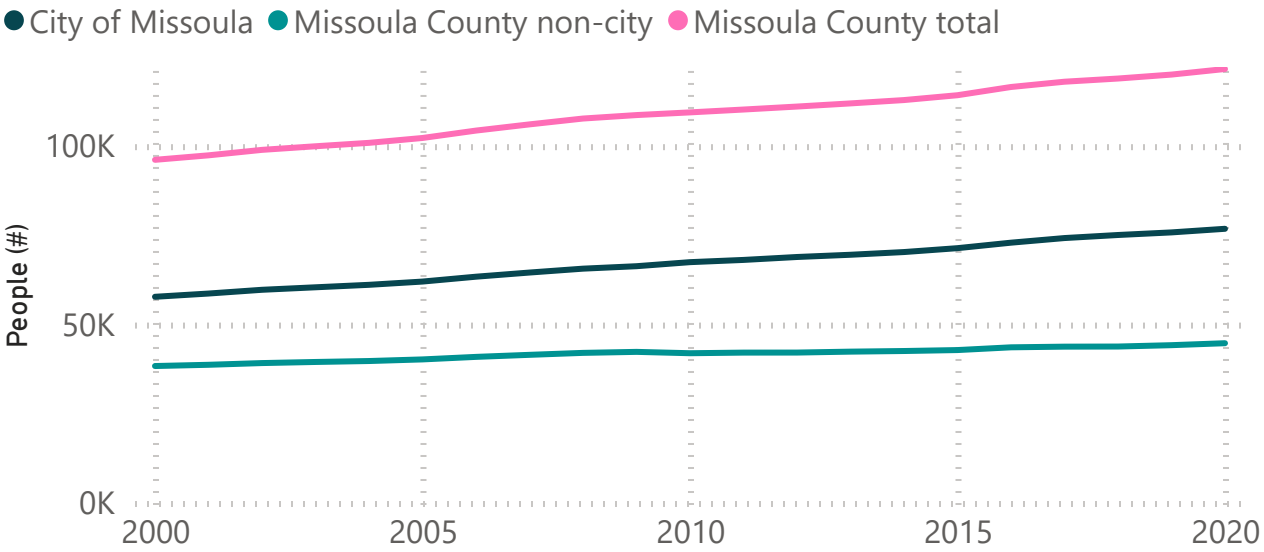
For questions please contact: comments@missoularealestate.com

Coordinating Committee

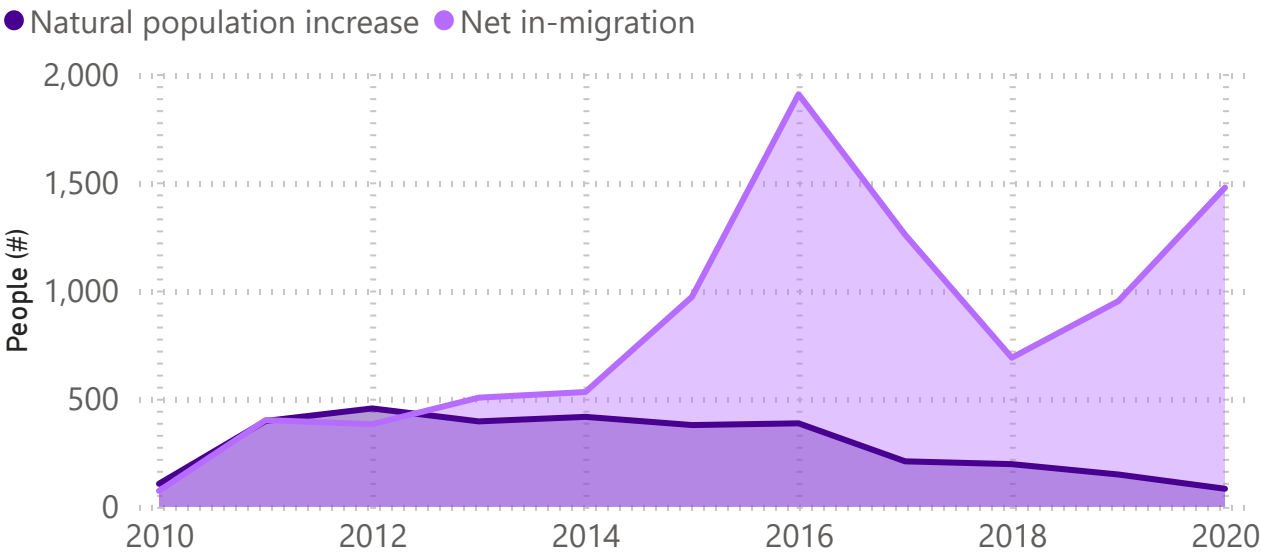
Brint Wahlberg	Windermere Real Estate
Loren Mostad	Windermere Real Estate
Jim McGrath	Missoula Housing Authority
Paul Burow	Professional Property Management
Karissa Trujillo	Homeward
Paul Forsting	IMEG
Lynn Stenerson	Stockman Bank
Derek Sheehan	University of Montana, Bureau of Business and Economic Research
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



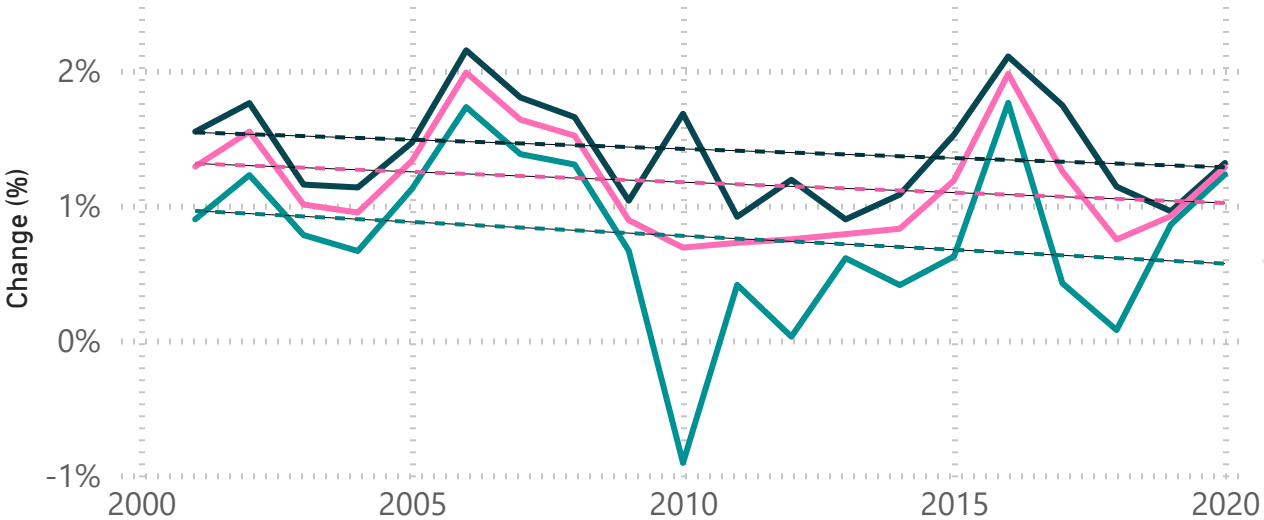
Population



Missoula County Population Change Sources



Year-Over-Year % Change in Population

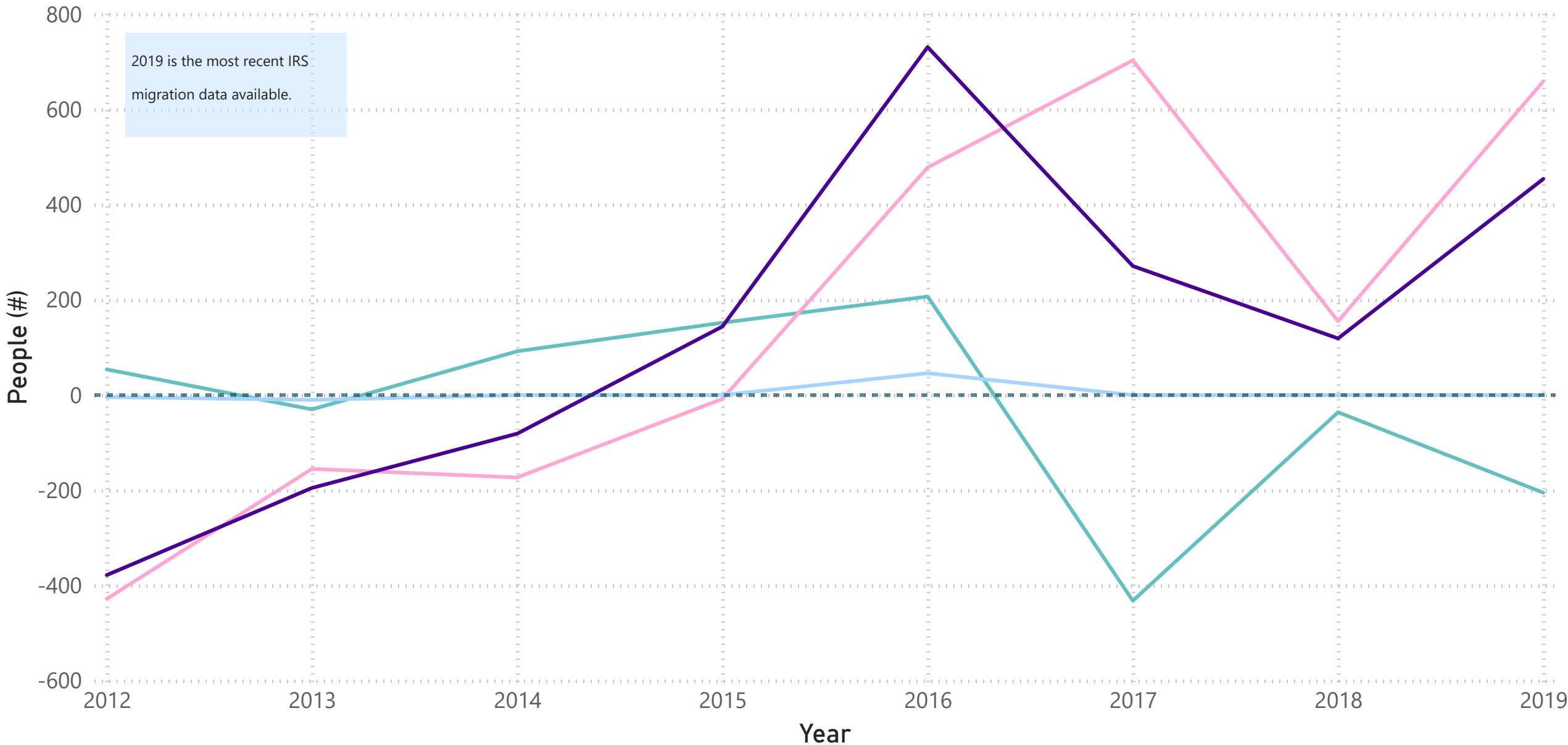


This chart shows the % change in population from one year to the next. For example, if population increased from 100,000 in one year to 101,000 the next year, it would be marked as 1% for the second year.

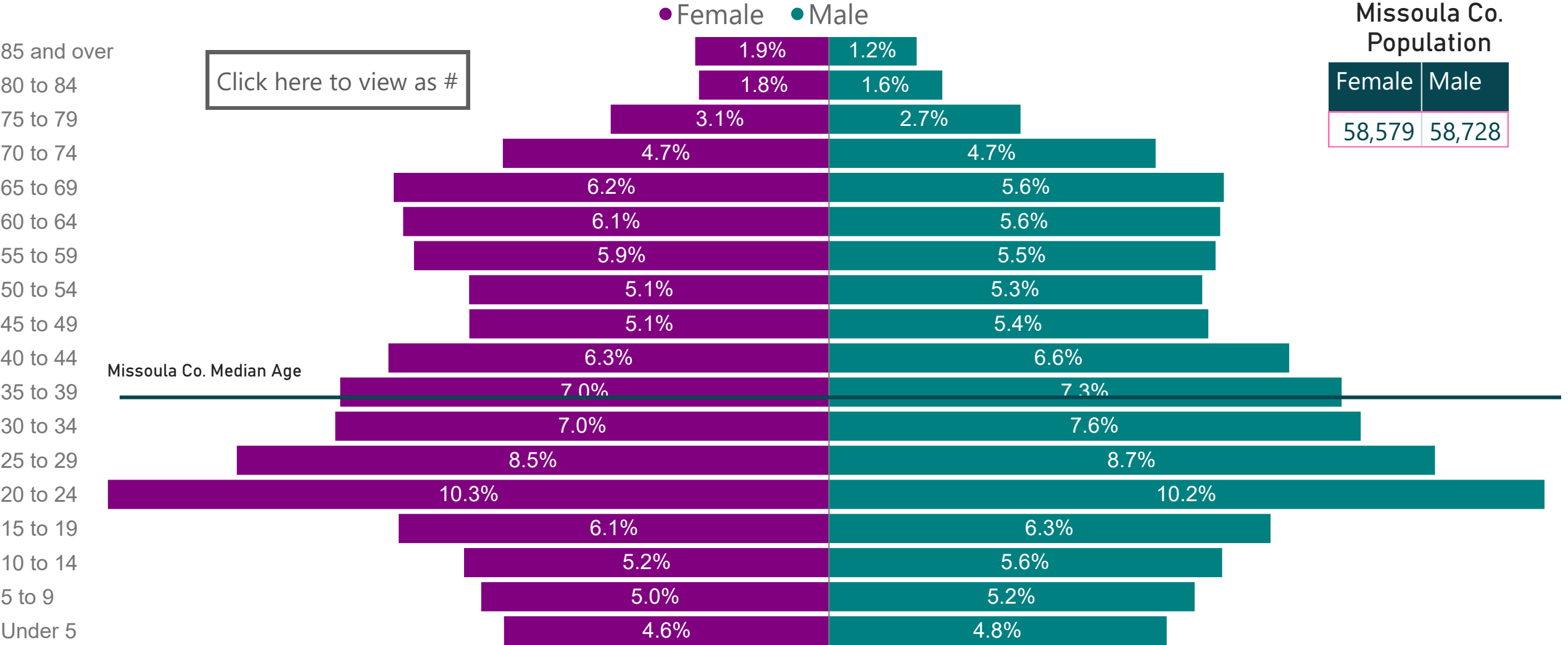
Any positive % change value means an increase in population, even if the trend is downward.

Net In-Migration to Missoula County

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



2020 Missoula County Population Age Pyramid (%)



Missoula Co. Population

Female	Male
58,579	58,728

Median Age: Female

Missoula Co.	Montana	U.S.
37.3	41.2	39.8

Median Age: All

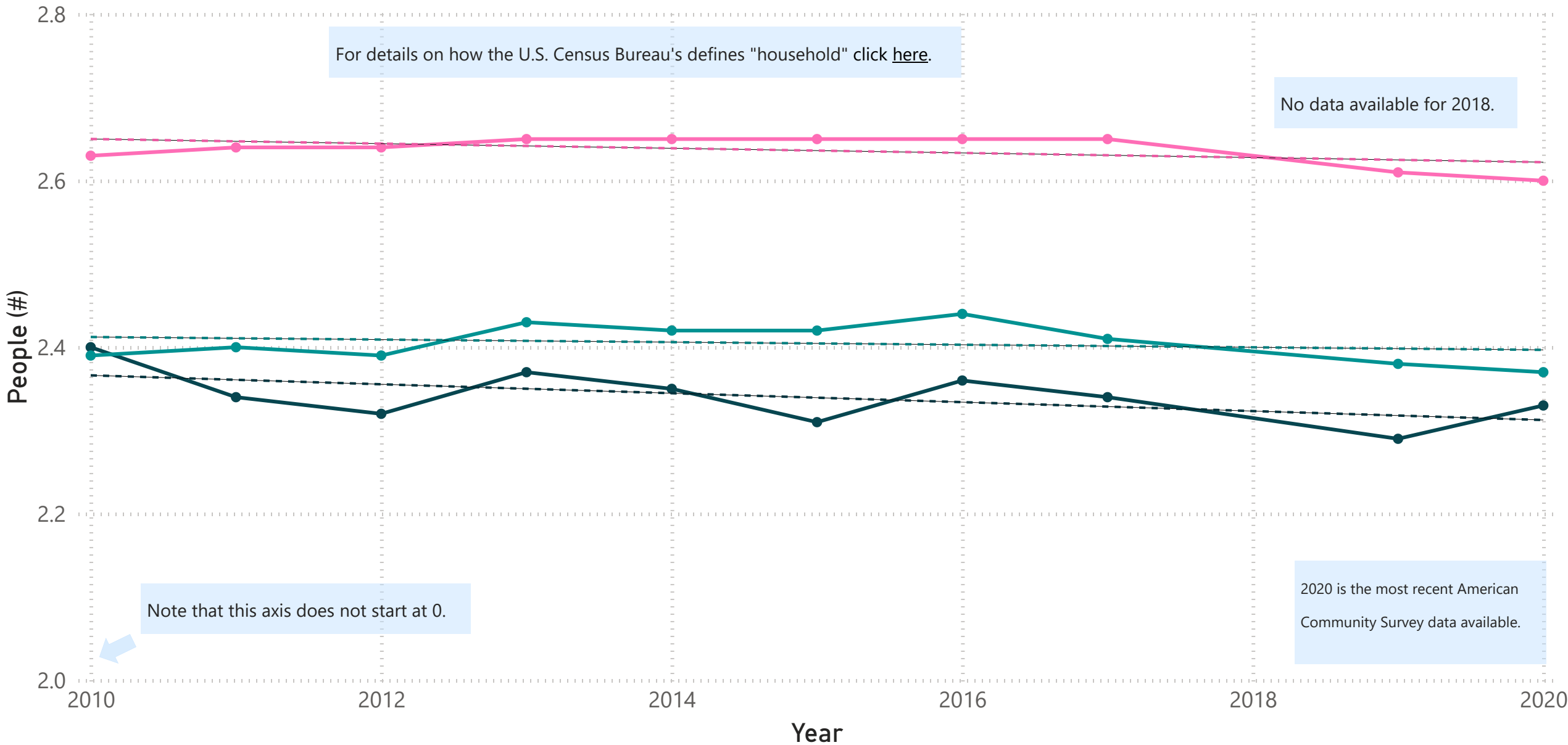
Missoula Co.	Montana	U.S.
36.7	40.1	38.6

Median Age: Male

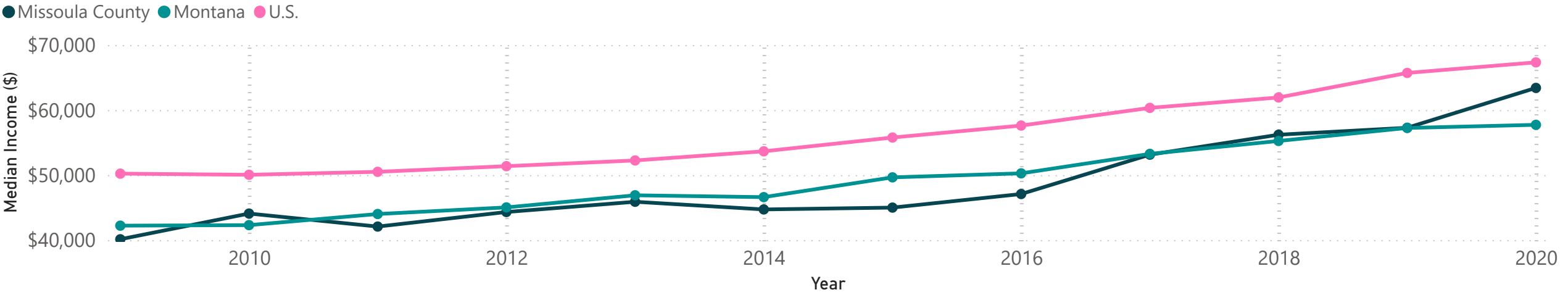
Missoula Co.	Montana	U.S.
36.1	39.2	37.3

Mean Average Household Size

● Missoula County ● Montana ● U.S.

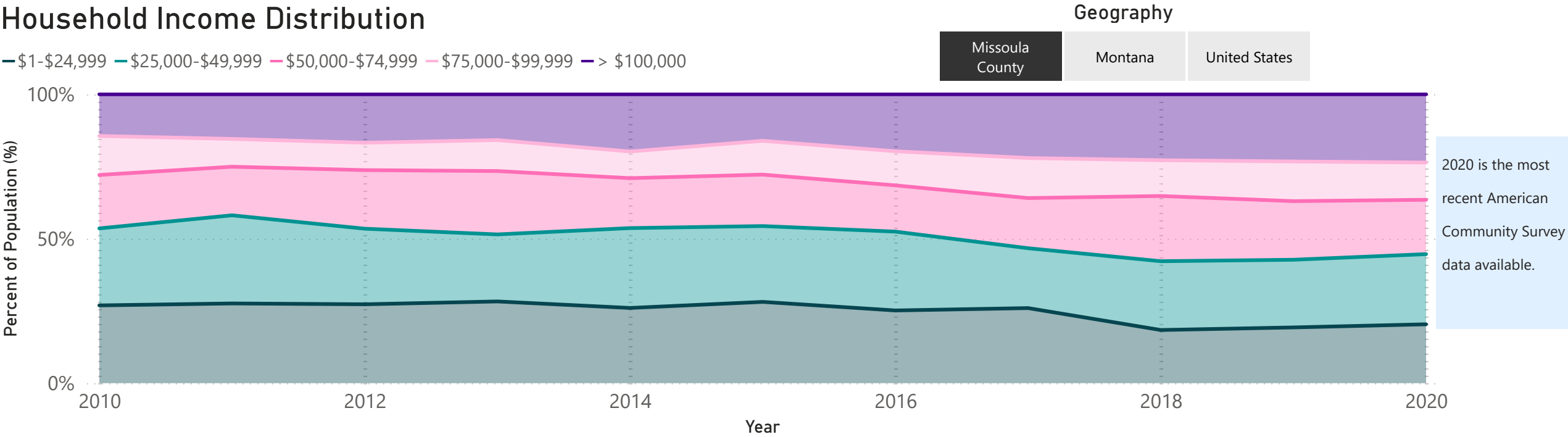


Median Household Income



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

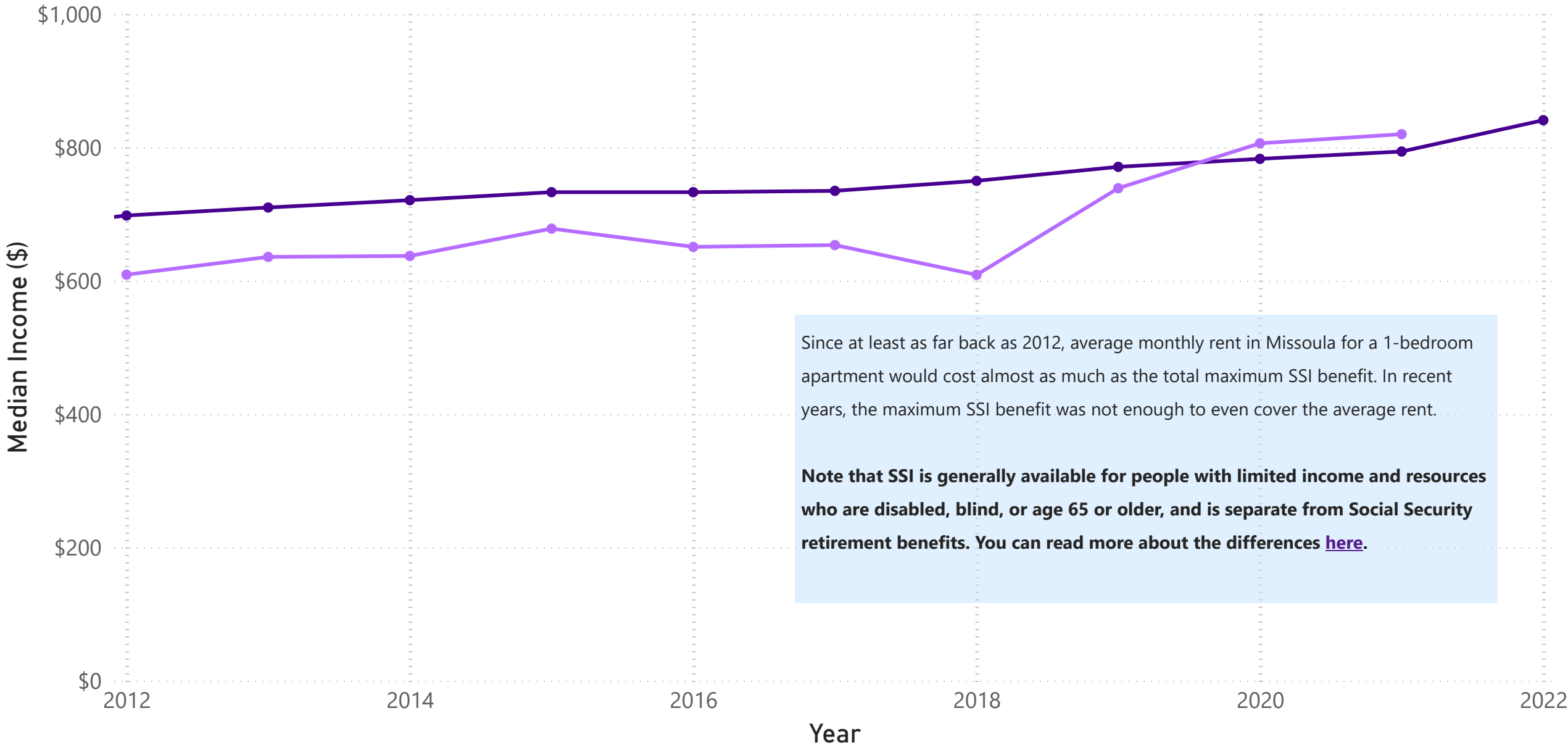
Household Income Distribution



2020 is the most recent American Community Survey data available.

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

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

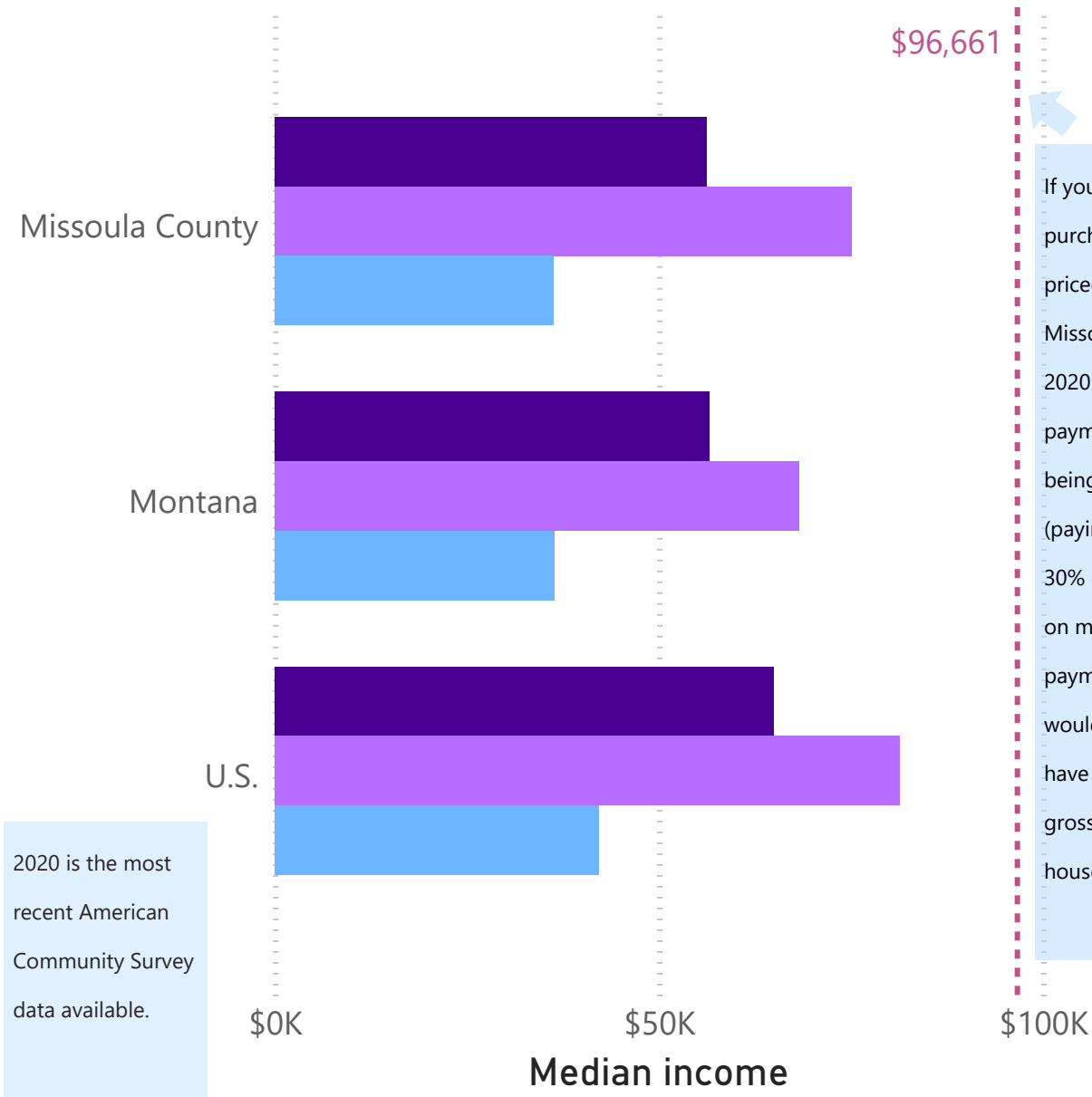


Since at least as far back as 2012, average monthly rent in Missoula for a 1-bedroom apartment would cost almost as much as the total maximum SSI benefit. In recent years, the maximum SSI benefit was not enough to even cover the average rent.

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



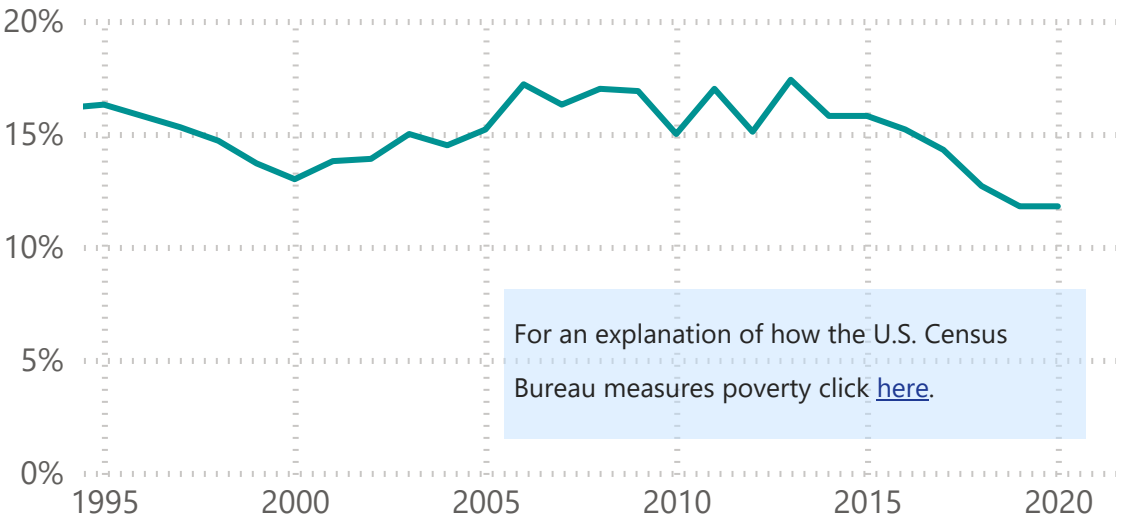
2020 is the most recent American Community Survey data available.

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



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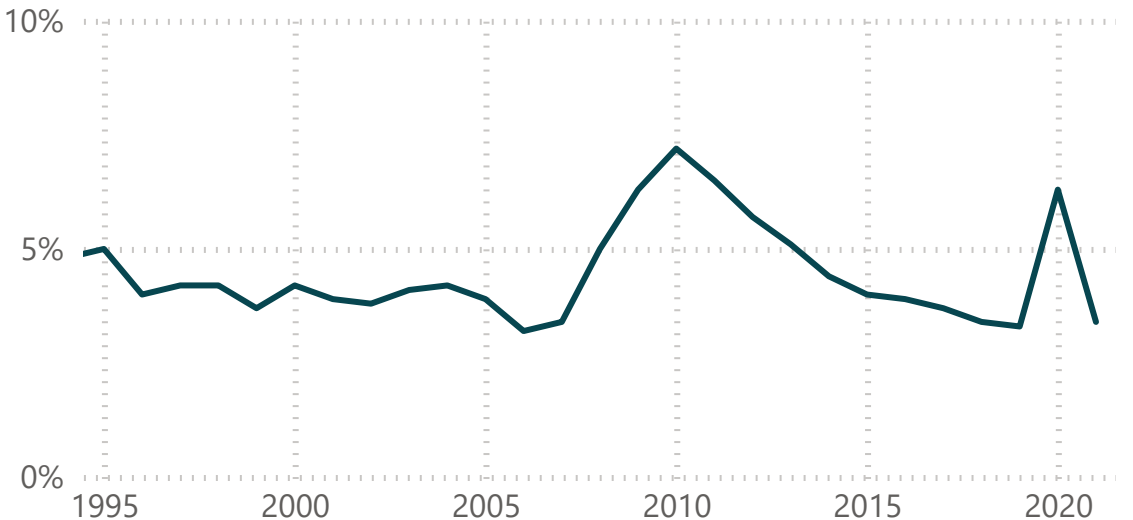
Missoula County Poverty Rate



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

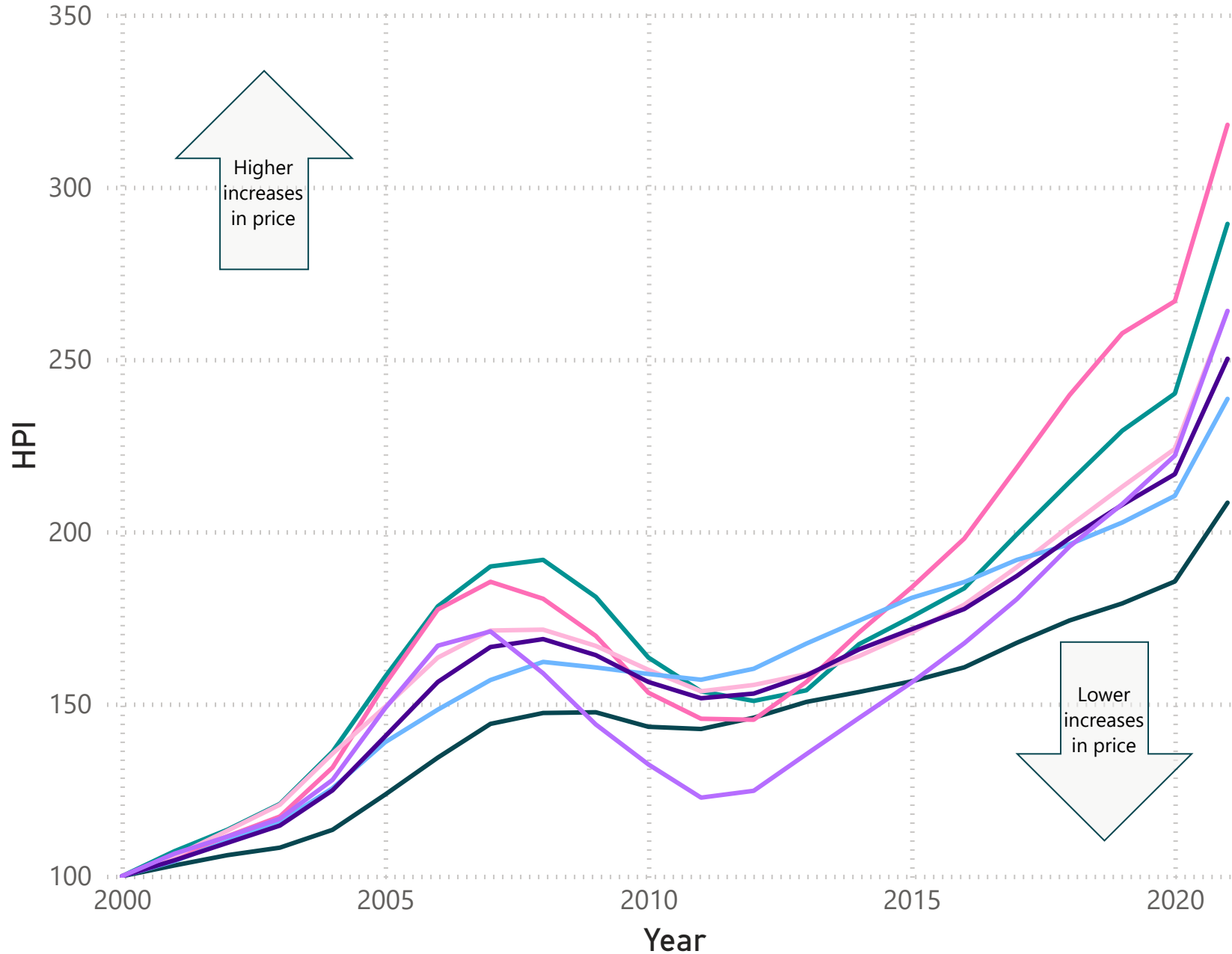


Source: Montana Department of Labor and Industry

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

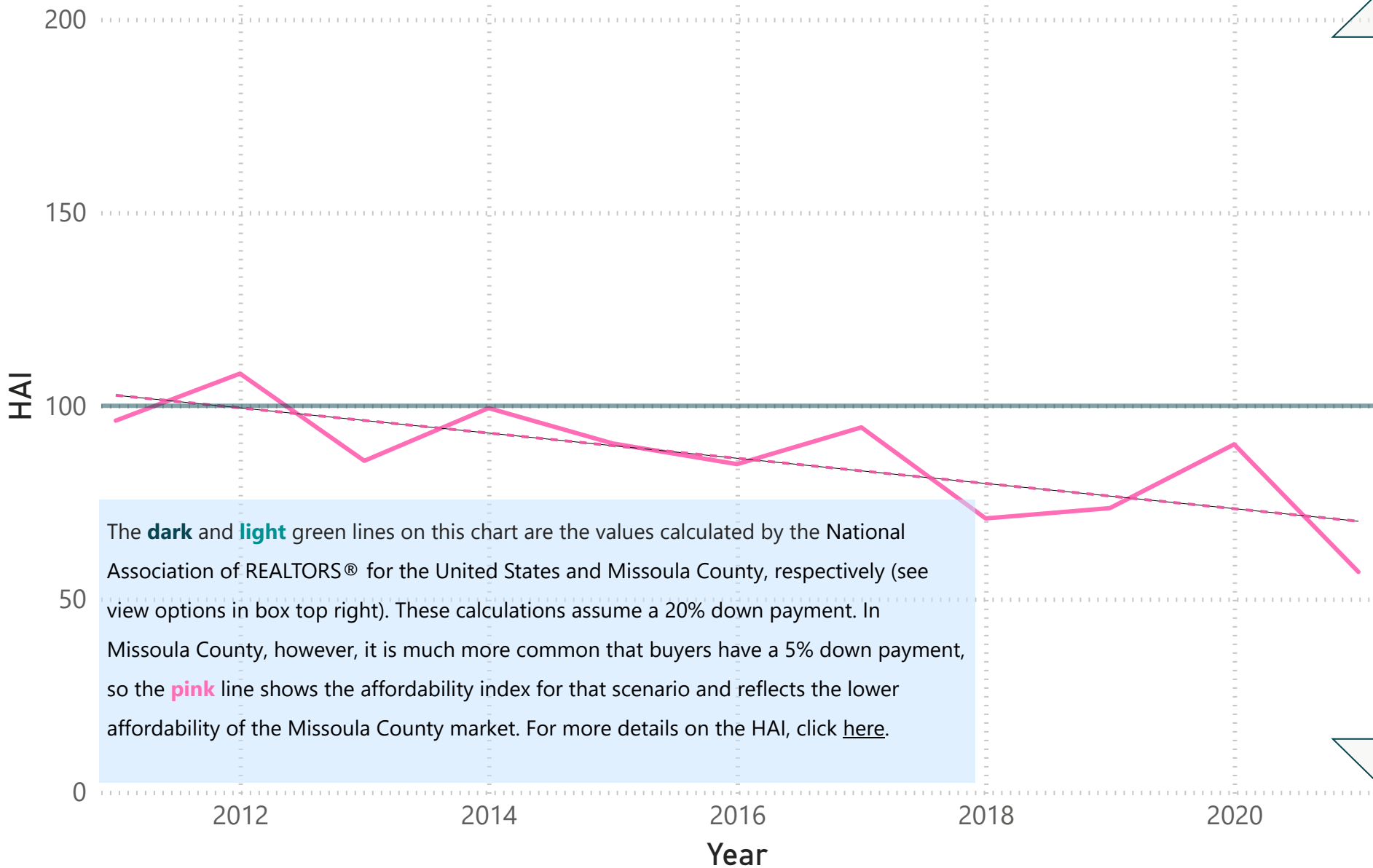
- ☒ Select all
- ☒ Cascade County
- ☒ Flathead County
- ☒ Gallatin County
- ☒ Missoula County
- ☒ Yellowstone County
- ☒ Montana
- ☒ Mountain States

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)

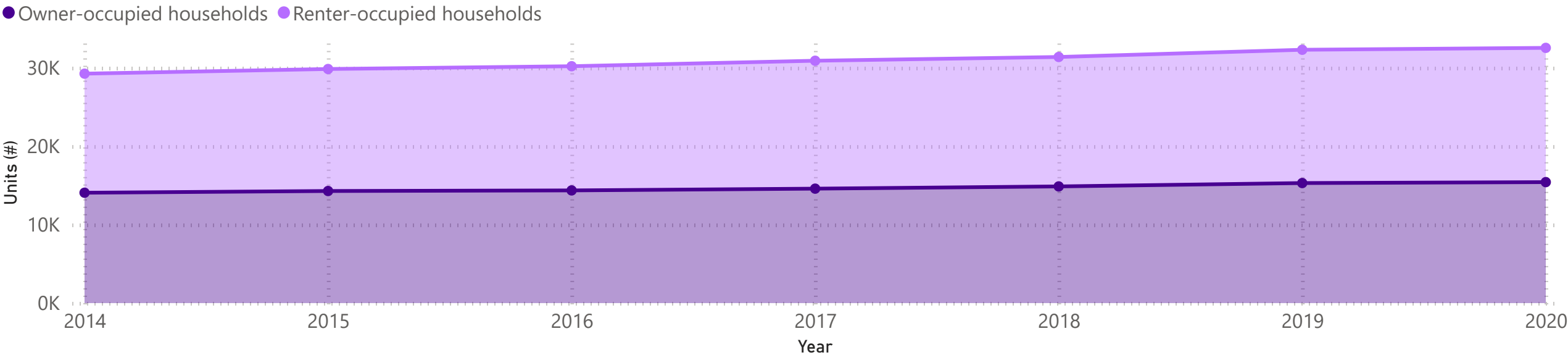
If a geography has an HAI score of 100, that means (at that given time) a family earning the geography's median income that has a standard mortgage on a median-priced (for the area) home would spend 25% of their income on housing.

More affordable

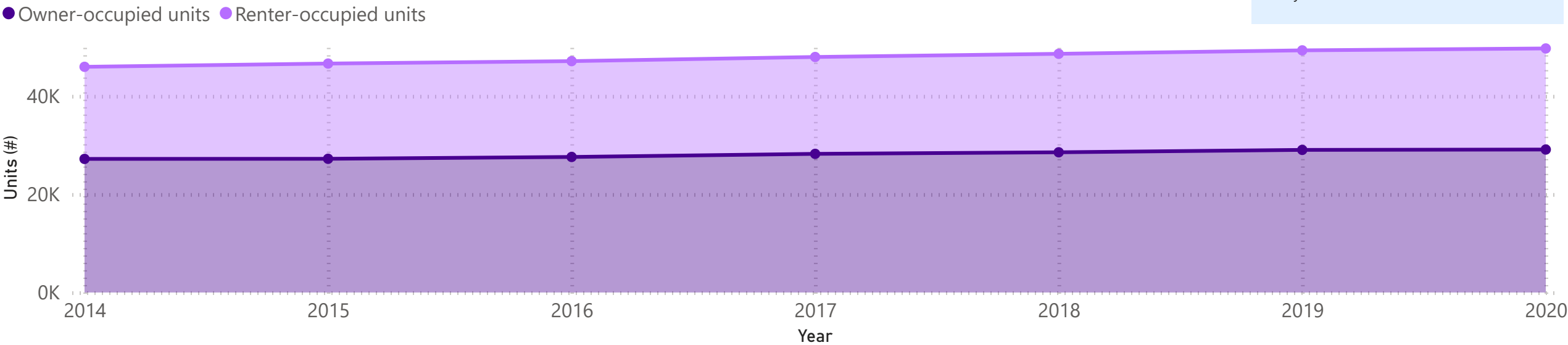
Less affordable

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

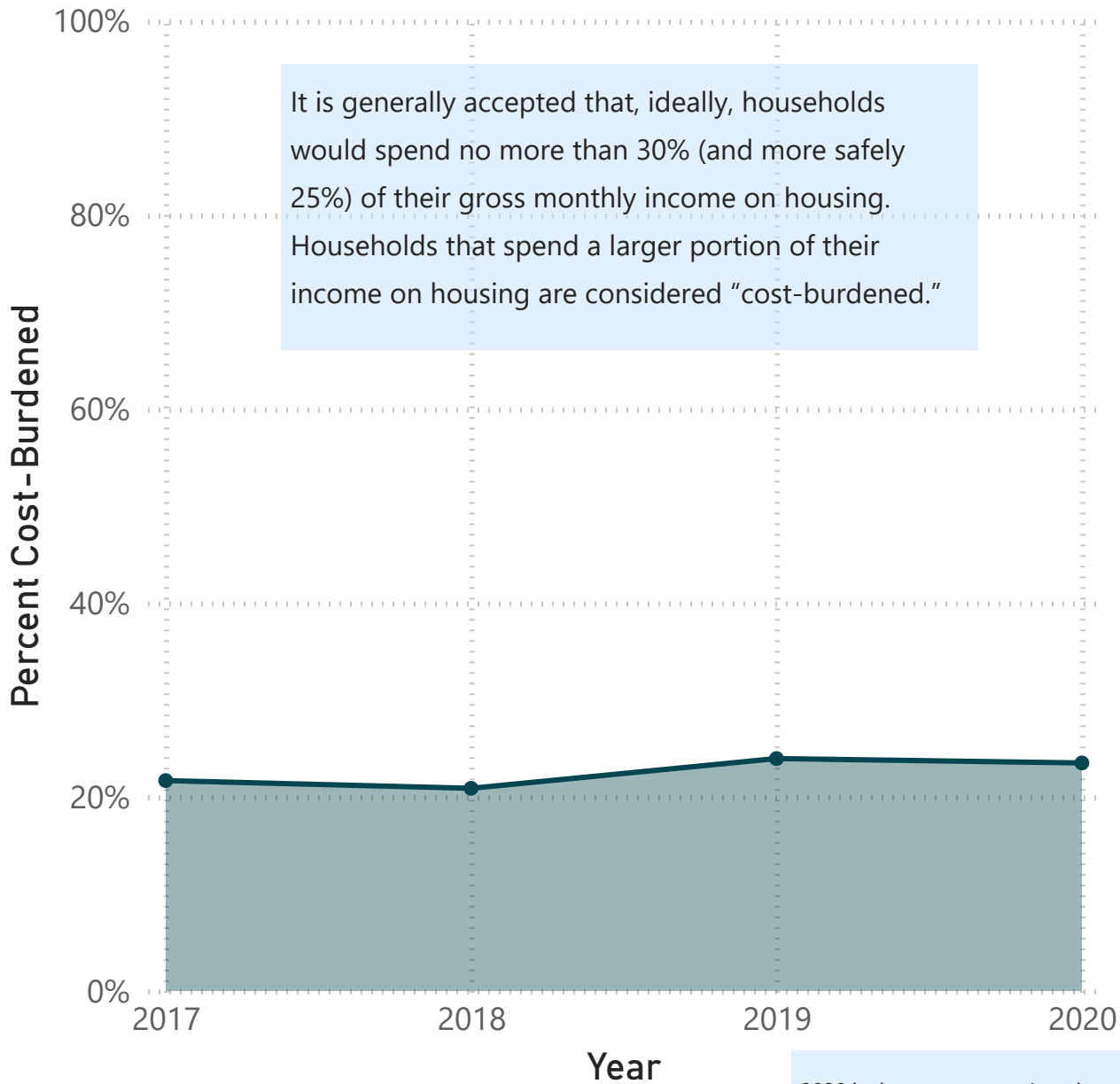


Missoula County: Units of Housing by Occupancy Type

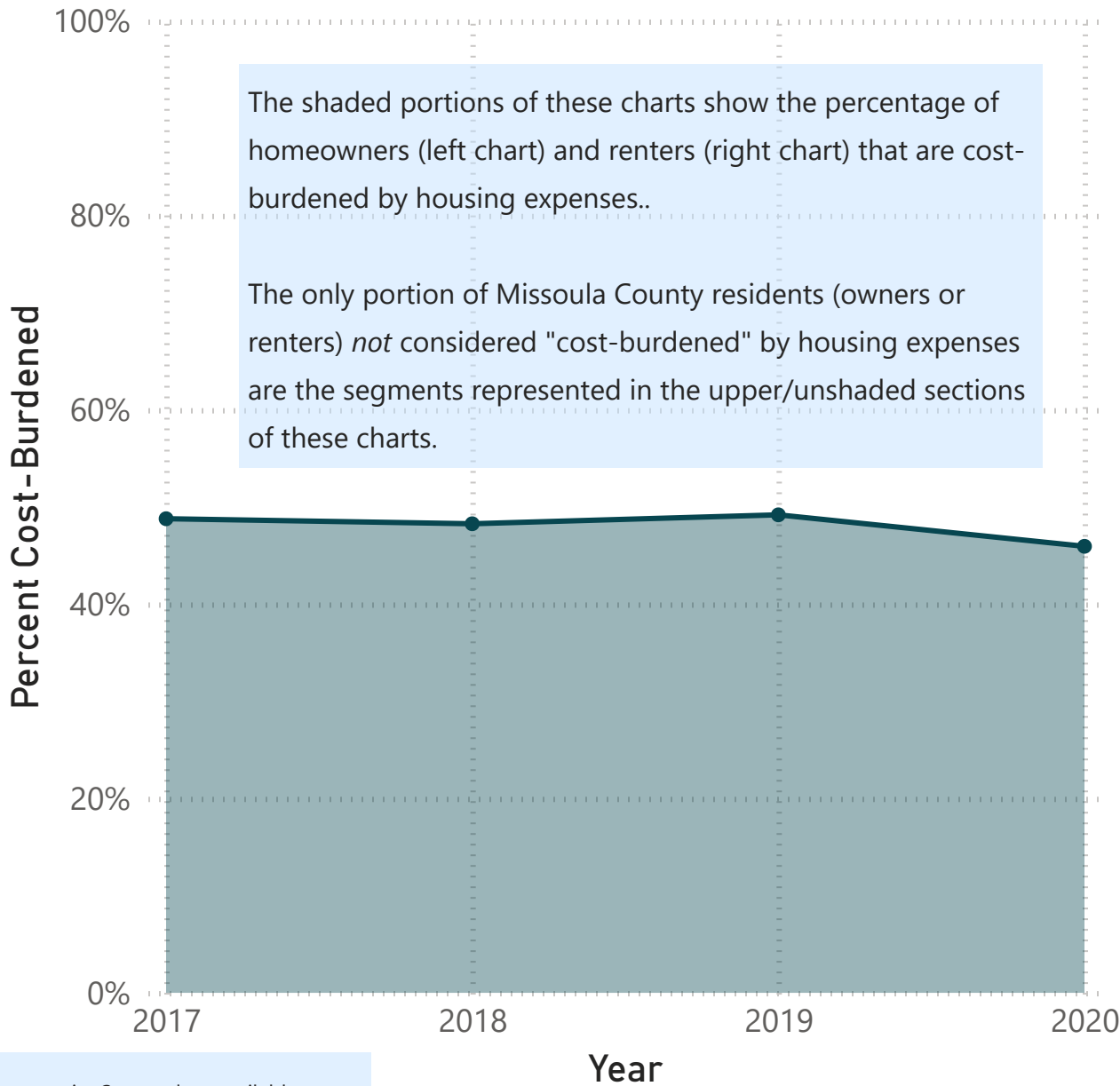


2020 is the most recent American Community Survey data available.

Missoula County HOMEOWNERS Paying More than 30% of Their Income for Housing



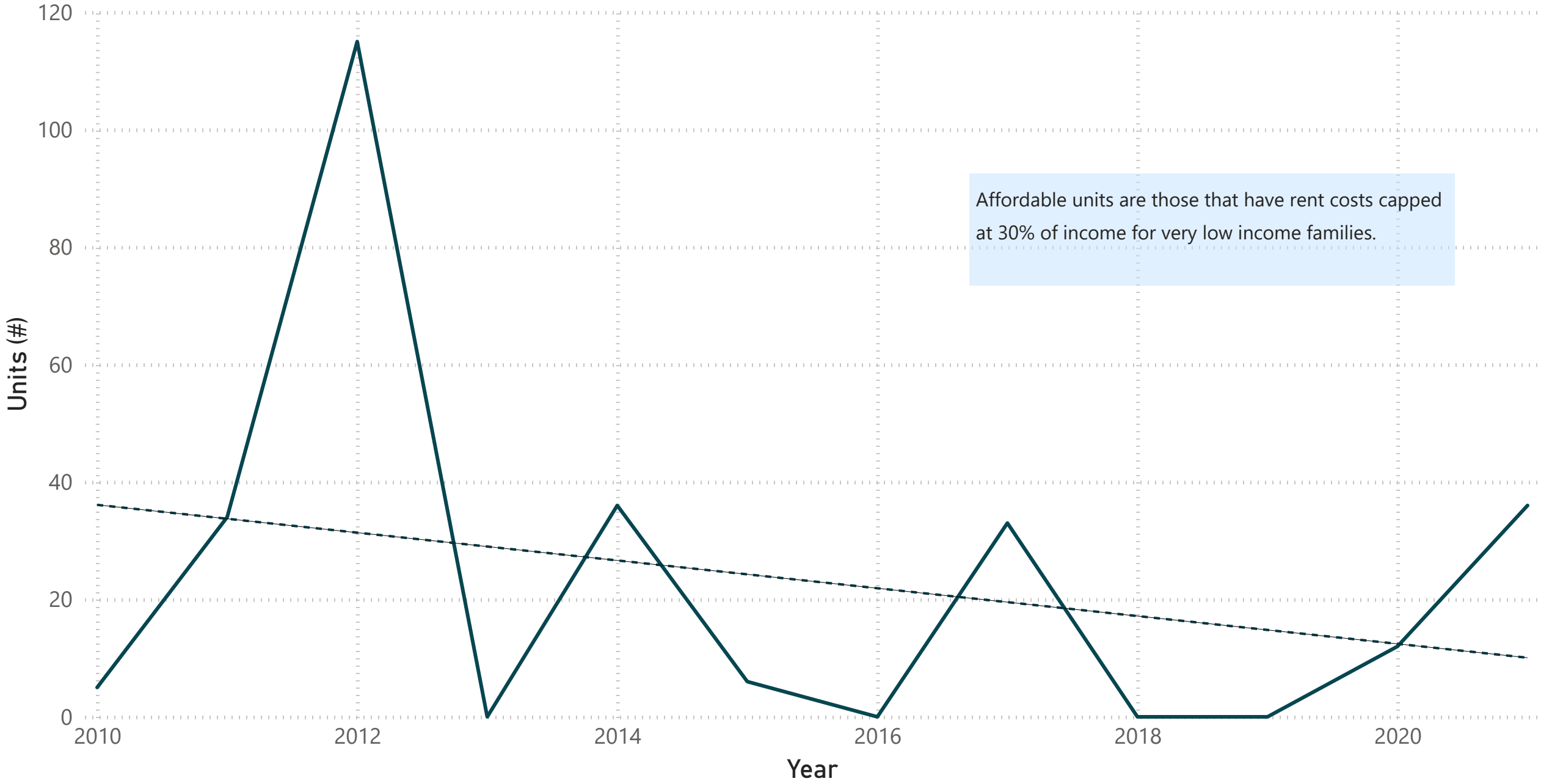
Missoula County RENTERS Paying More than 30% of Their Income for Housing



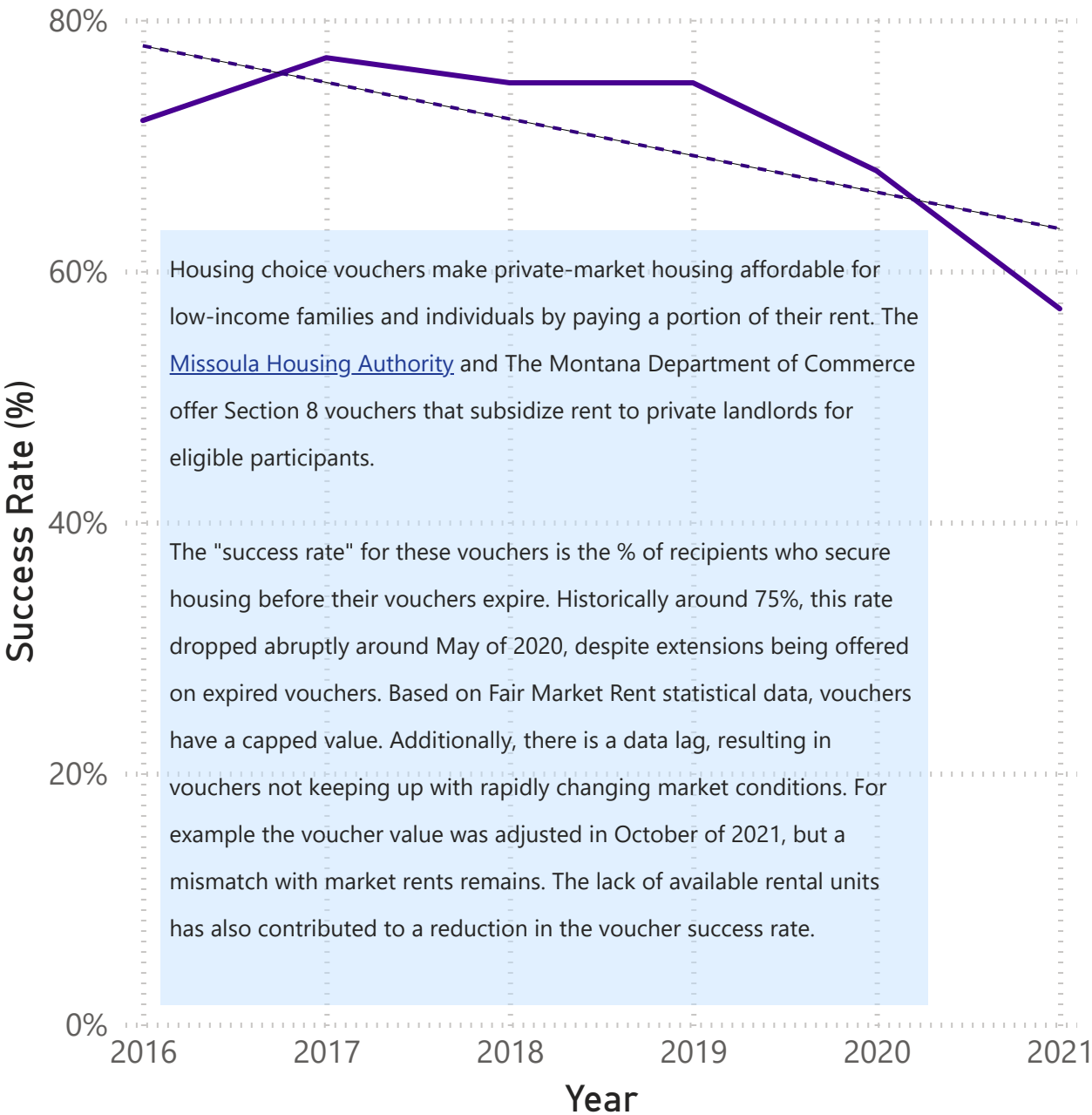
2020 is the most recent American Community Survey data available.



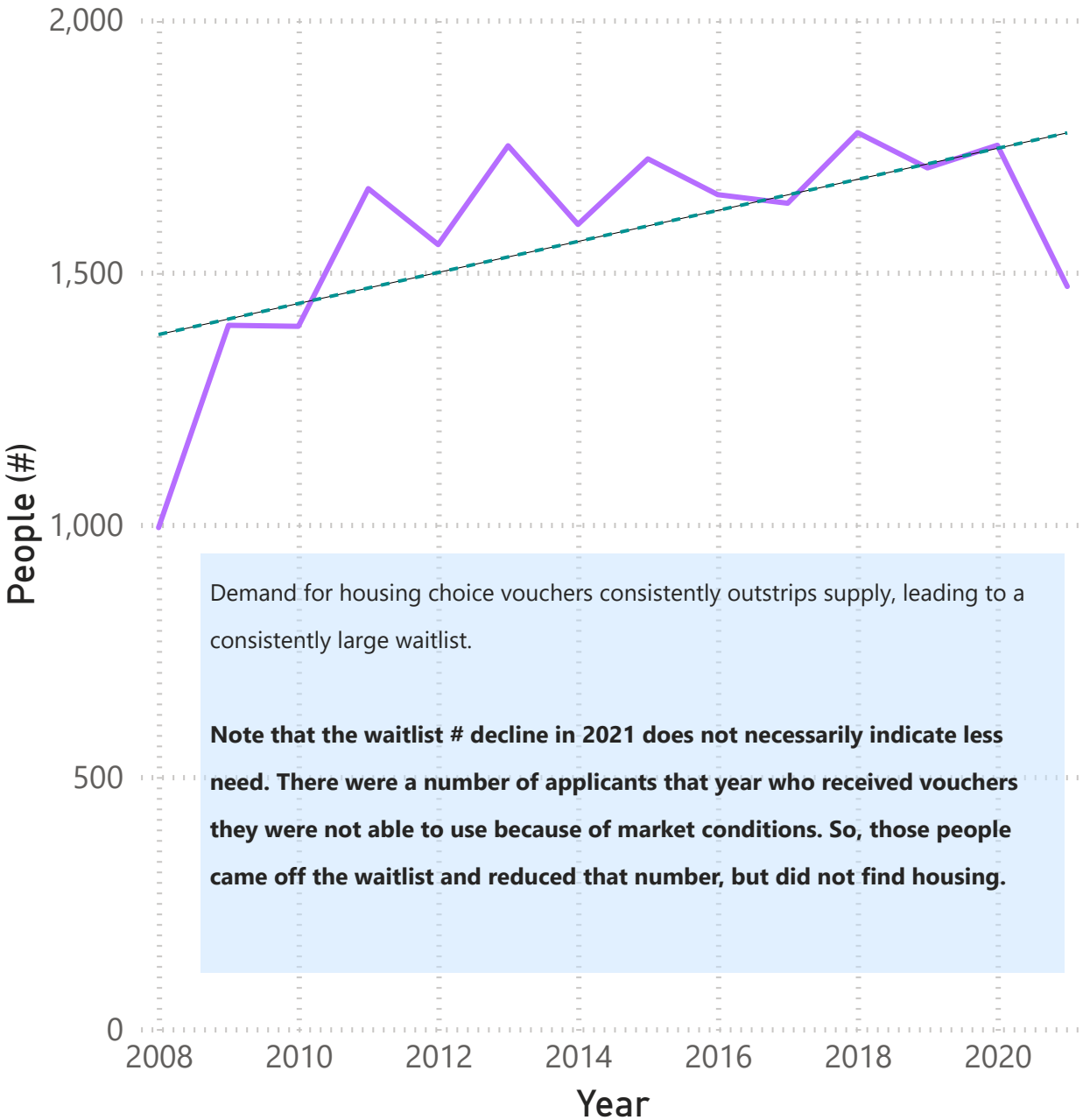
Affordable Housing Units Built in Missoula County



Missoula Housing Authority (MHA) Voucher Success %

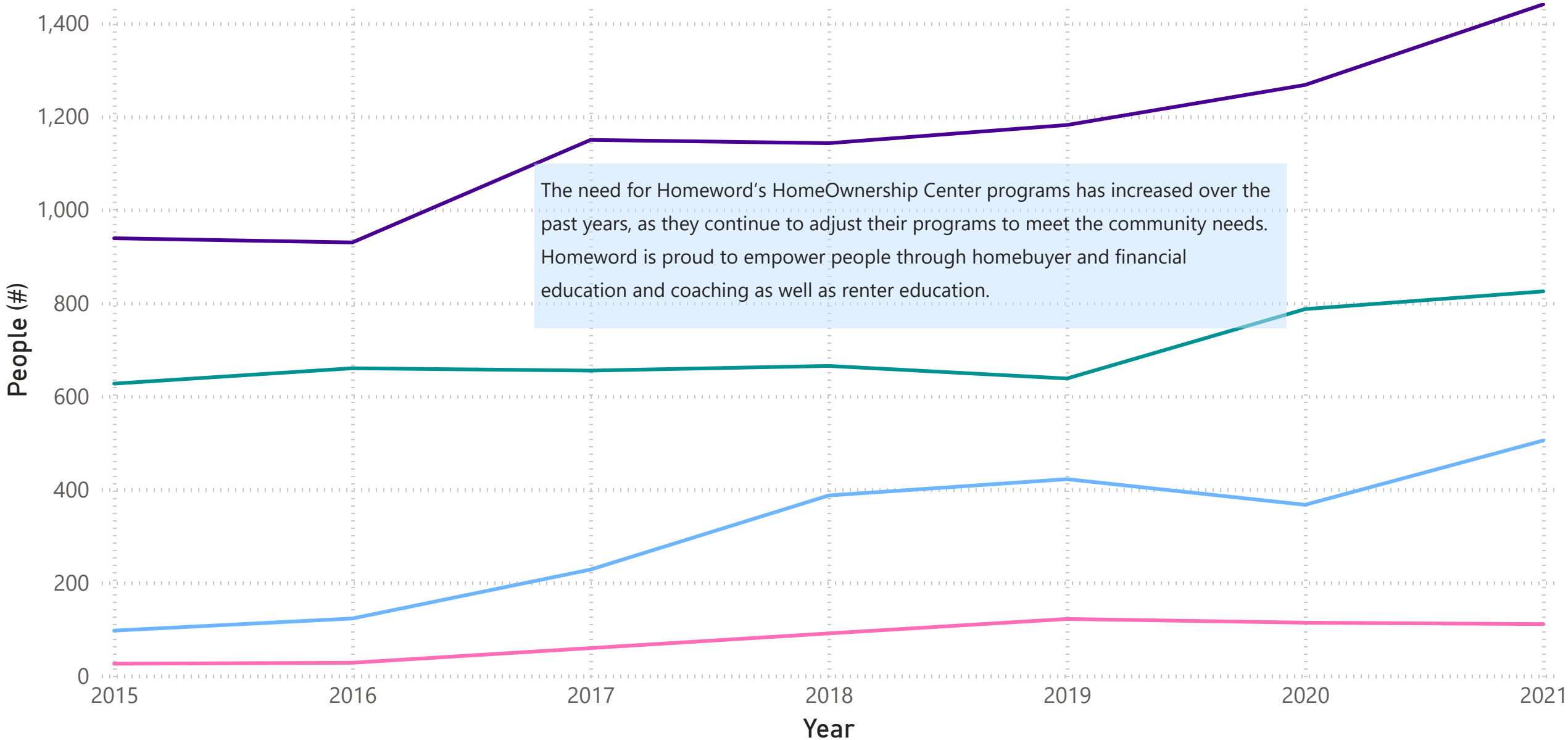


People on MHA Voucher Wait List



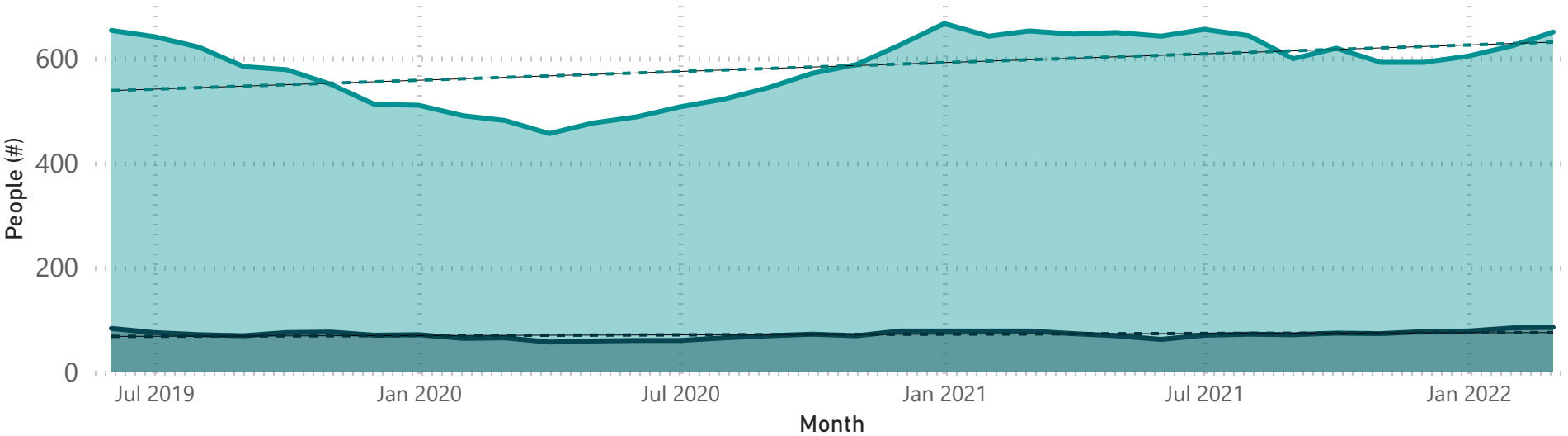
Number of People Served by Homeword

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



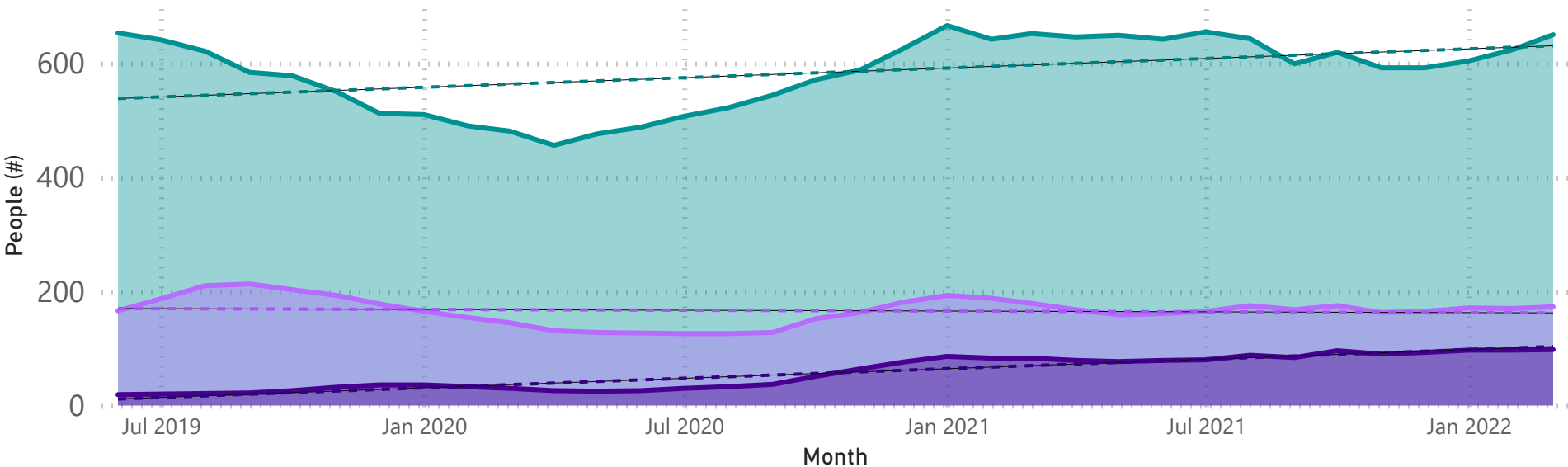
Clients Enrolled in Missoula's Homeless Management Information System (HMIS)

● Total unhoused ● Veteran-identifying portion



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 **total unhoused** population. This top chart also shows the proportion of the total unhoused population who identify as **military veterans**.

● Total unhoused ● Long-term homeless portion ● Chronically homeless portion

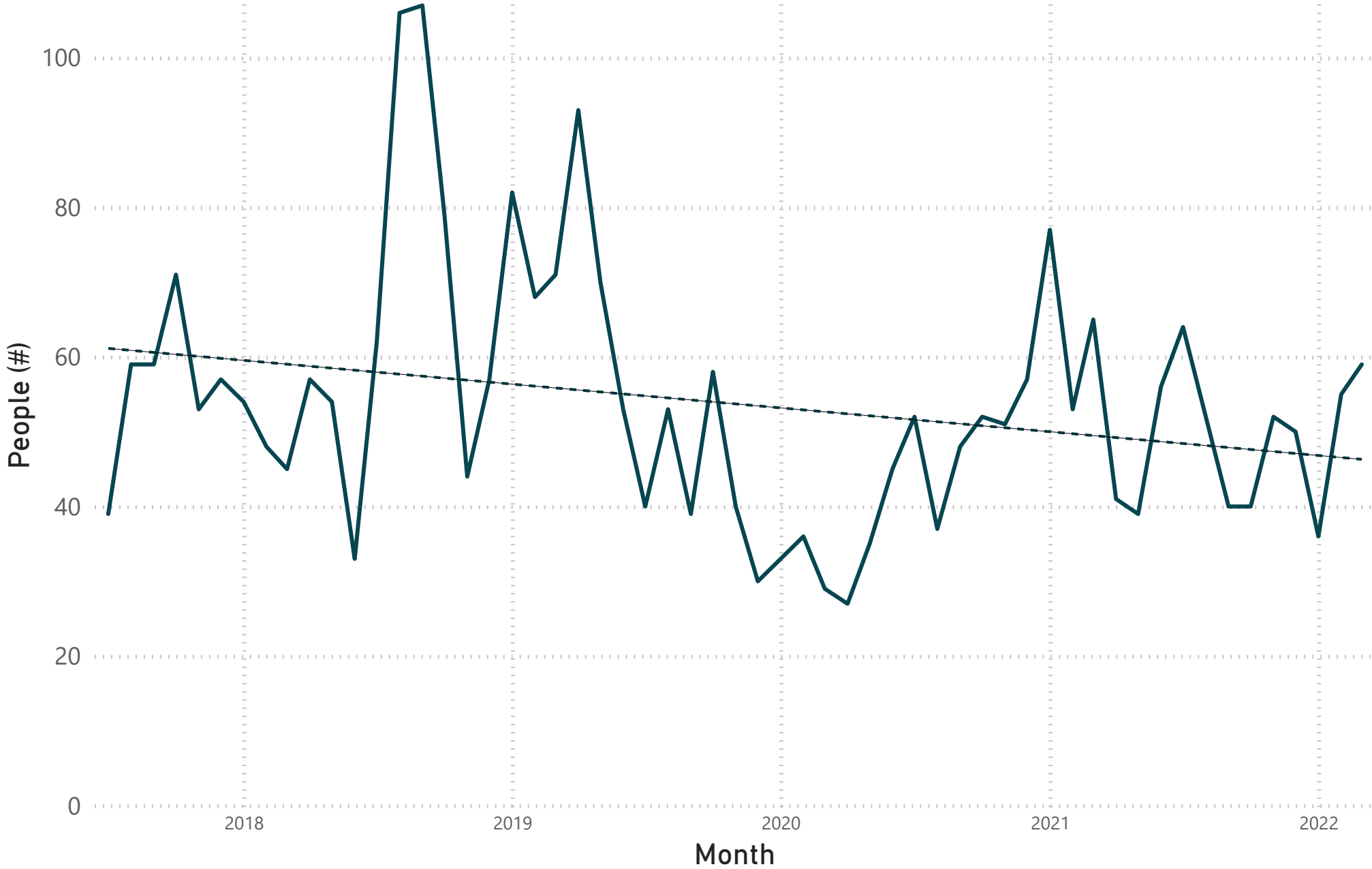


Dashed lines show trend over time for each population.

This lower chart shows the proportion of **total unhoused** individuals who are **long-term houseless**, meaning they have either been unhoused continuously for the last year or have been unhoused four times in the last three years. It also shows the proportion of long-term houseless individuals who are considered **chronically houseless**, meaning they also have a disabling condition of some kind.

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

New Client Intakes in Missoula's Homeless Management Information System (HMIS)



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

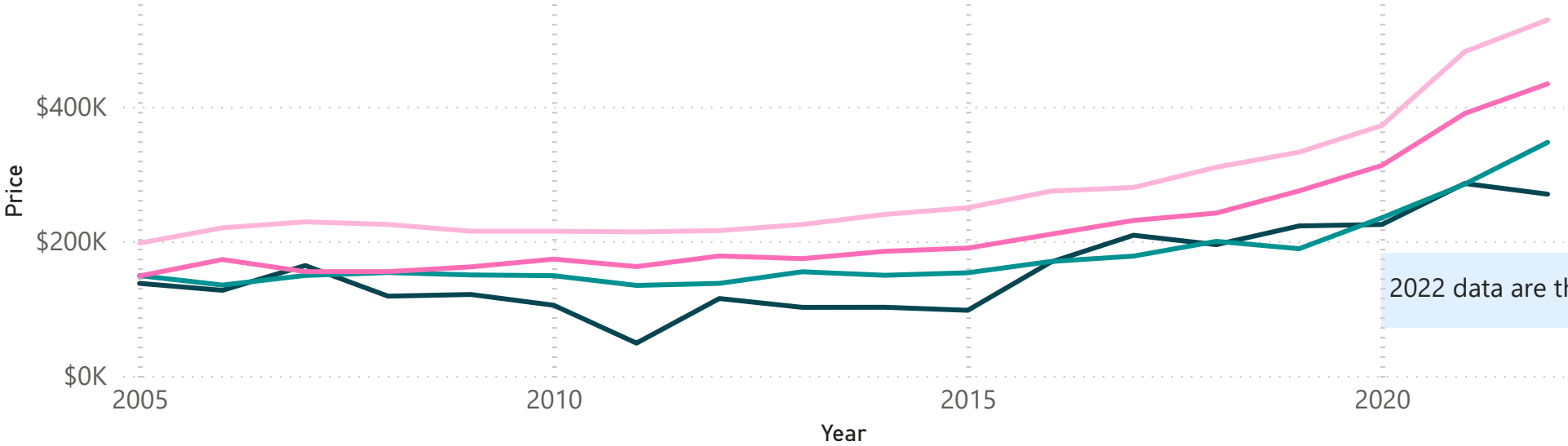
This chart shows the number of clients who entered HMIS for the first time each month.

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 Q1.

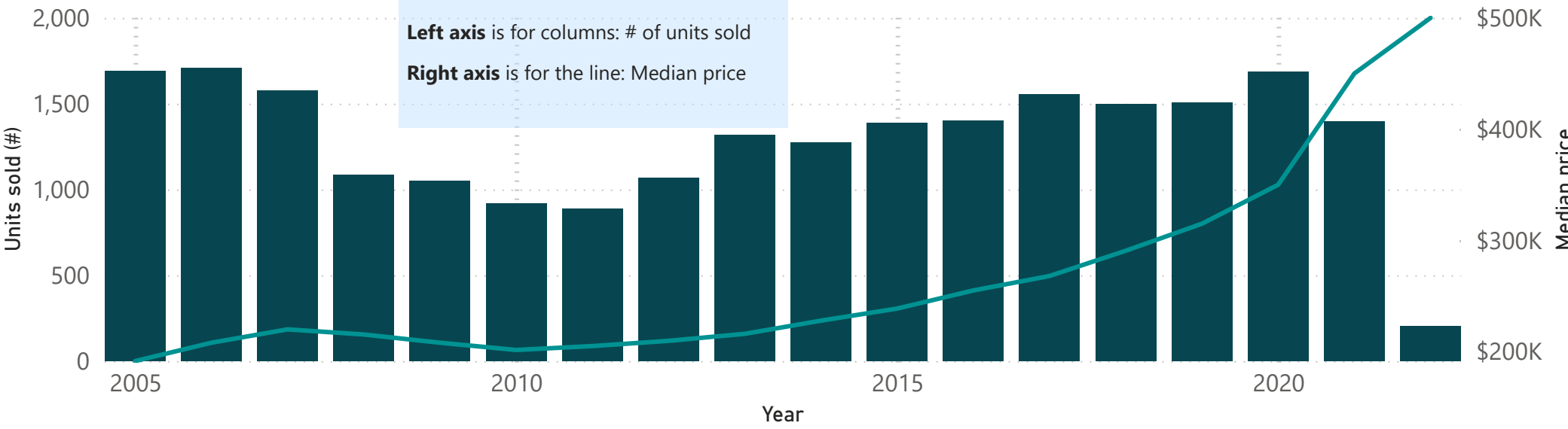
Year range

2005

2022



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

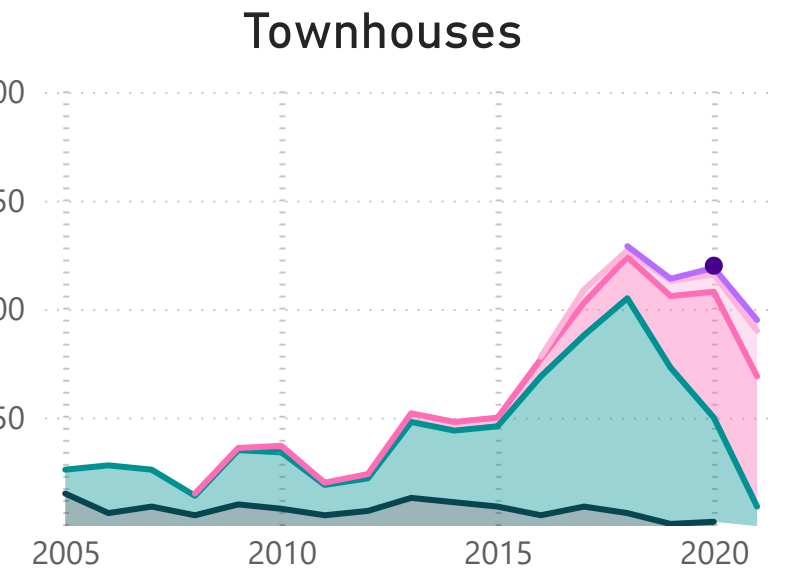
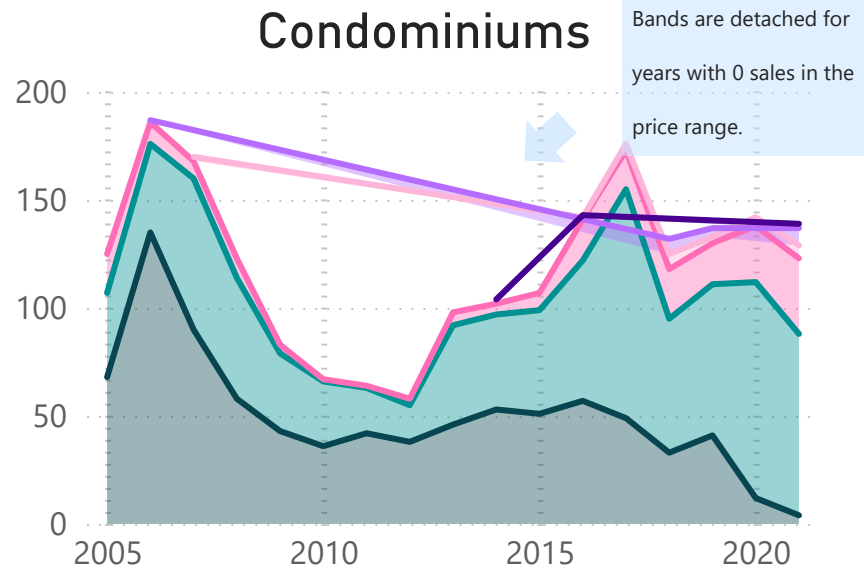
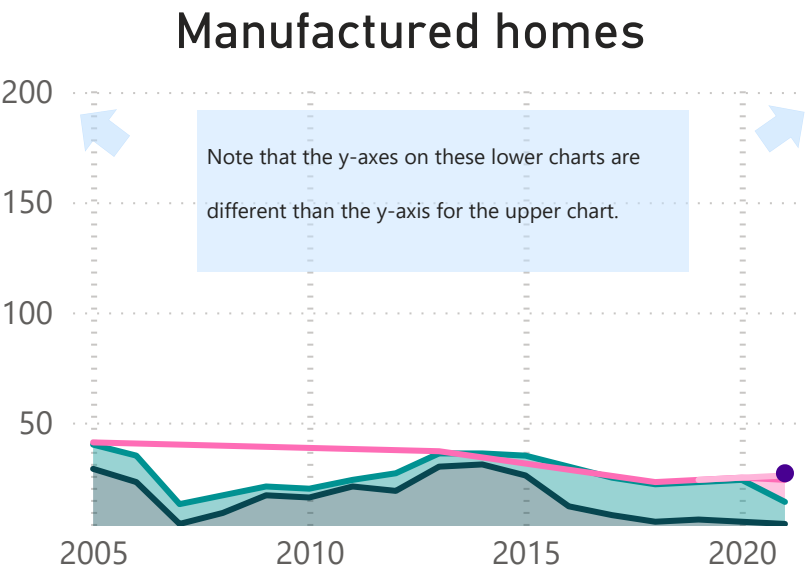
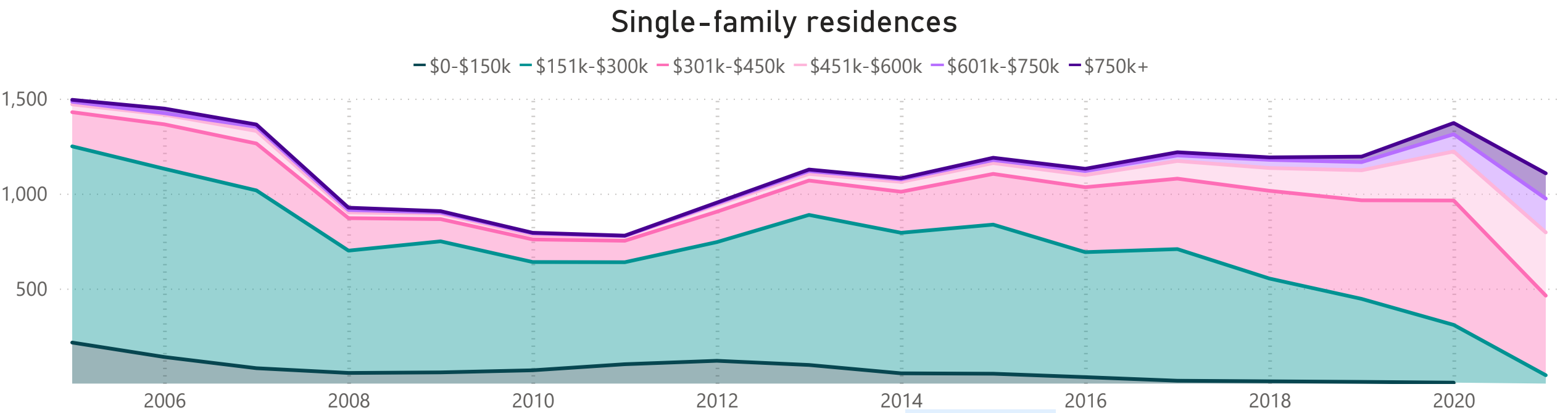


Average # of days on market for selected types and years

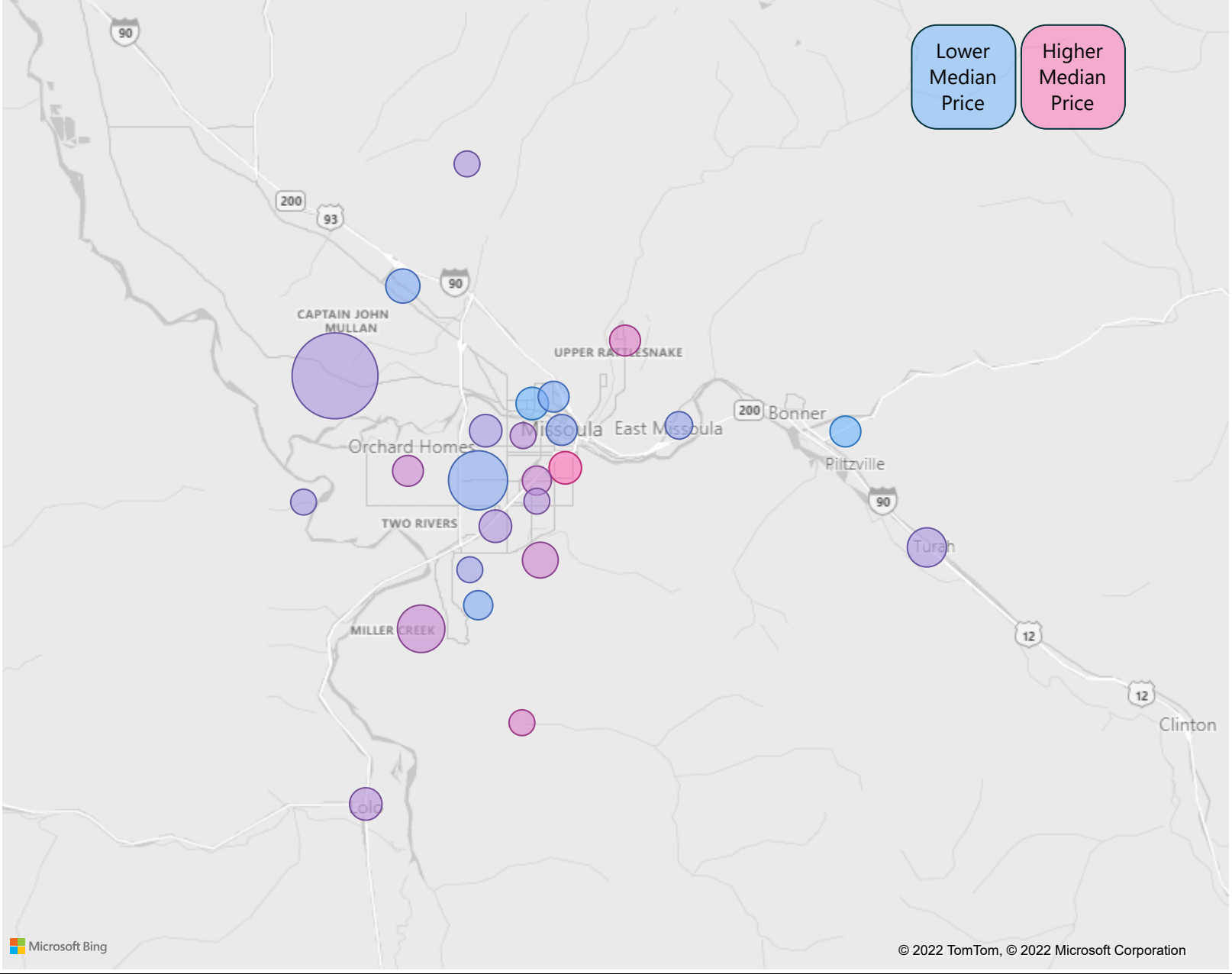
110

Count of Units Sold by Price Range

(Missoula Urban Area)



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 Q1.

Total sales in all neighborhoods for selected years

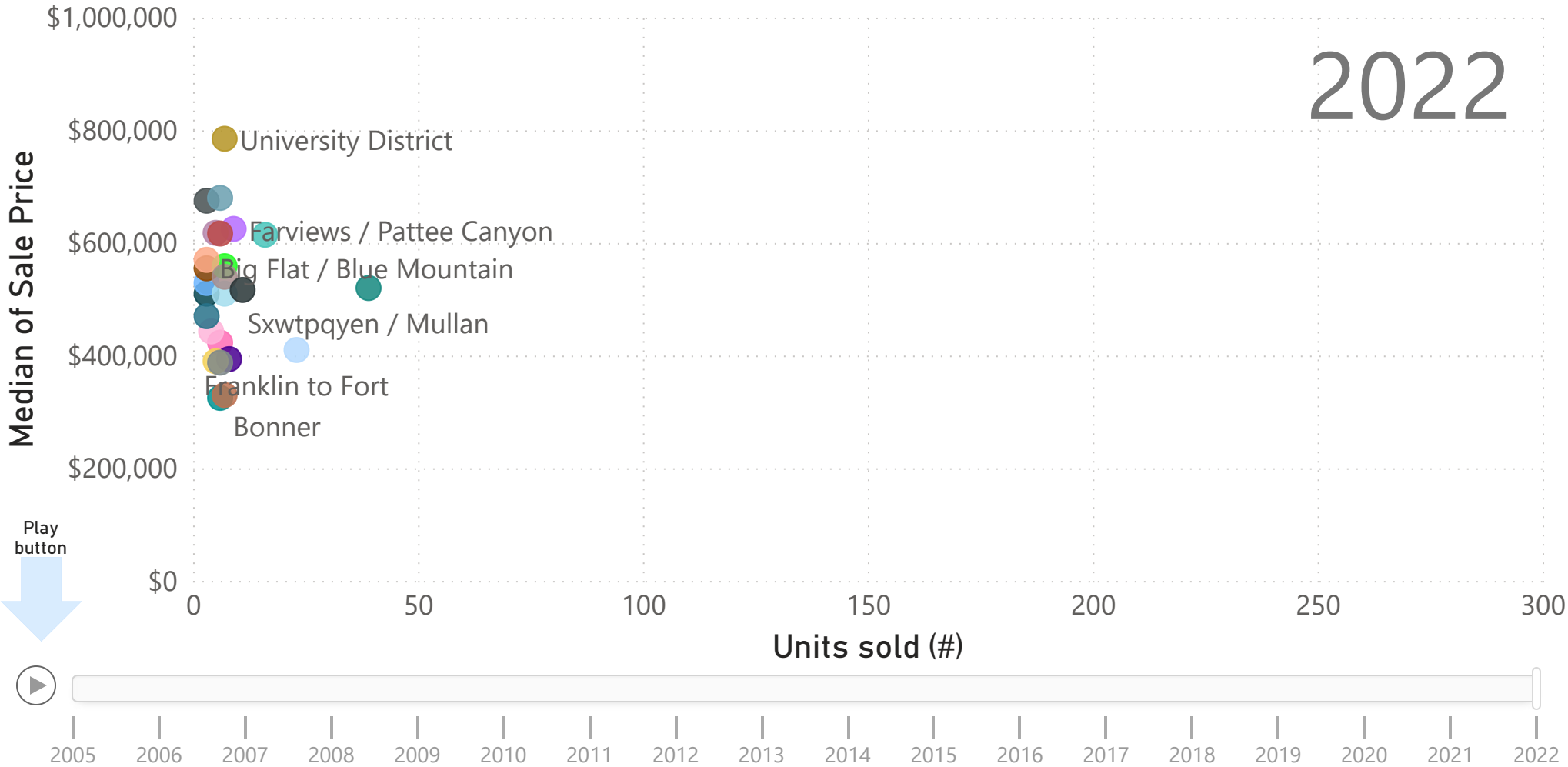
203

Median price for all neighborhoods for selected years

\$497,500

Missoula Neighborhood Median Prices																		
Neighborhood ▲	2014		2015		2016		2017		2018		2019		2020		2021		2022	
	Median price	Count	Median price	Count	Median price	Count	Median price	Count	Median price	Count	Median price	Count	Median price	Count	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	\$510,000	3
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	\$325,000	6
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	\$423,000	6
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	\$443,000	4
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	\$393,750	8
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	\$625,000	9
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	\$410,000	23
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	\$529,000	3
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	\$555,000	3
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	\$558,850	7
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	\$614,493	16
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		
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		
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	\$390,000	5
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	\$387,500	6
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	\$510,000	7
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	\$570,000	3
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	\$618,000	5
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	\$470,000	3
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	\$540,000	7
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	\$520,000	39
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	\$516,600	11
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	\$616,761	6
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	\$785,000	7
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	\$675,000	3
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	\$680,000	6
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	\$330,000	7
Total	\$225,000	1,236	\$238,000	1,337	\$254,275	1,365	\$267,000	1,506	\$290,000	1,448	\$313,500	1,464	\$350,000	1,625	\$450,000	1,363	\$497,500	203

Sales by Neighborhood



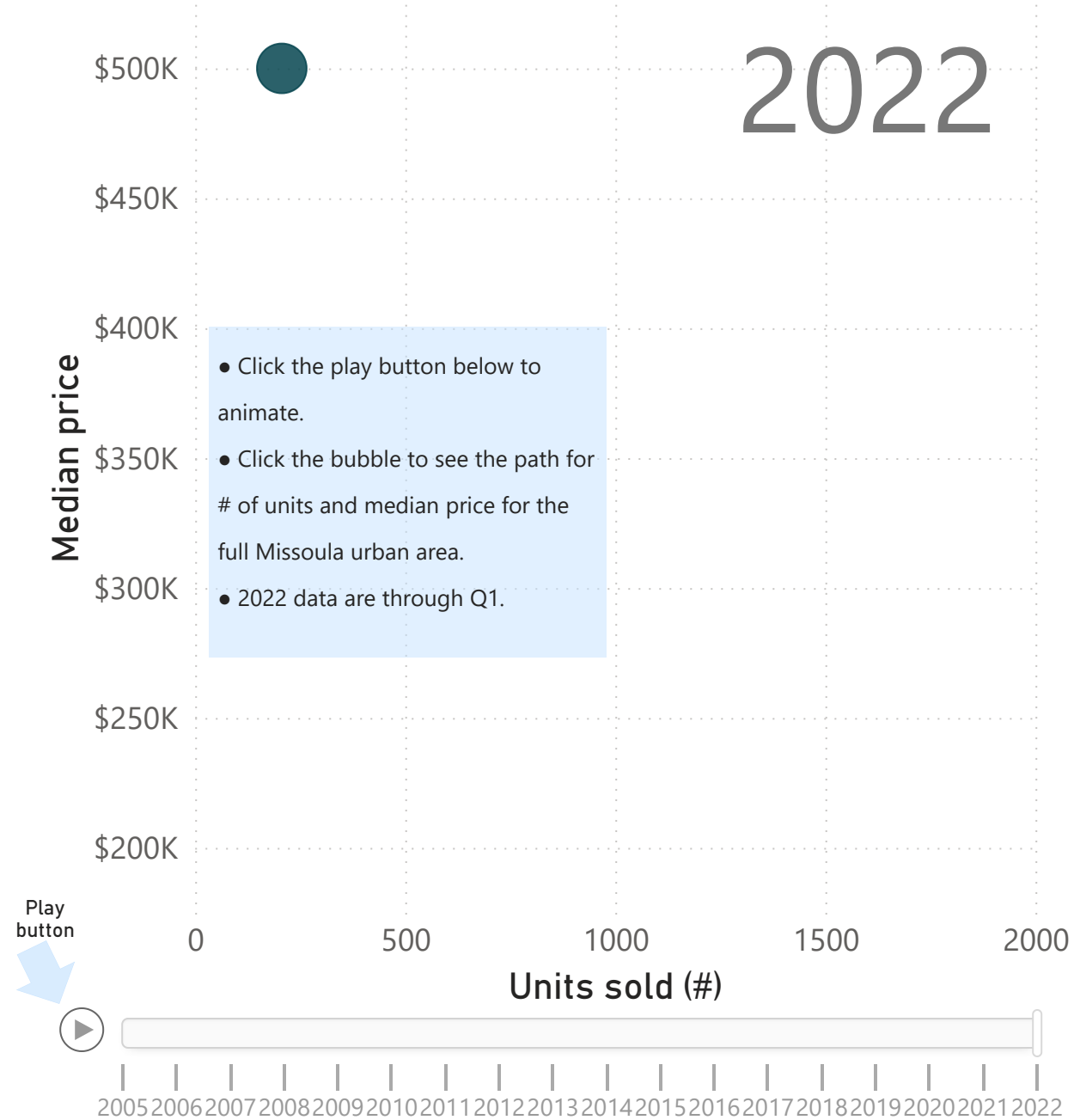
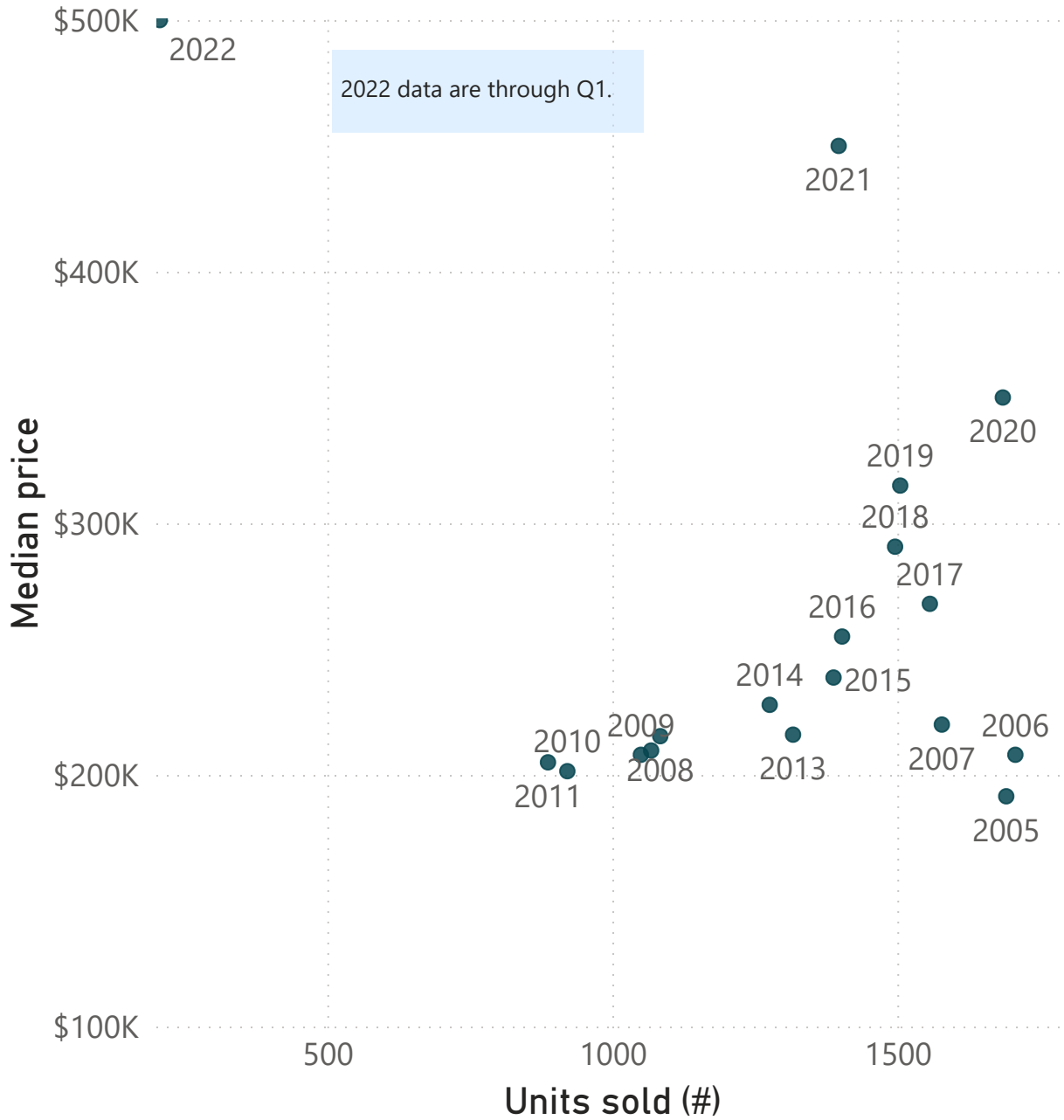
There are several ways to interact with this chart:

- 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 Q1.

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

Units sold Missoula Urban Area



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

Sales Relative to Affordability Threshold

● Above Affordability Threshold ● Below Affordability Threshold

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%
Total	2923	100%

Affordability Threshold by Year

Year	Affordability Threshold
2011	\$230K
2012	\$270K
2013	\$230K
2014	\$270K
2015	\$260K
2016	\$260K
2017	\$270K
2018	\$320K
2019	\$260K
2020	\$300K
2021	\$400K

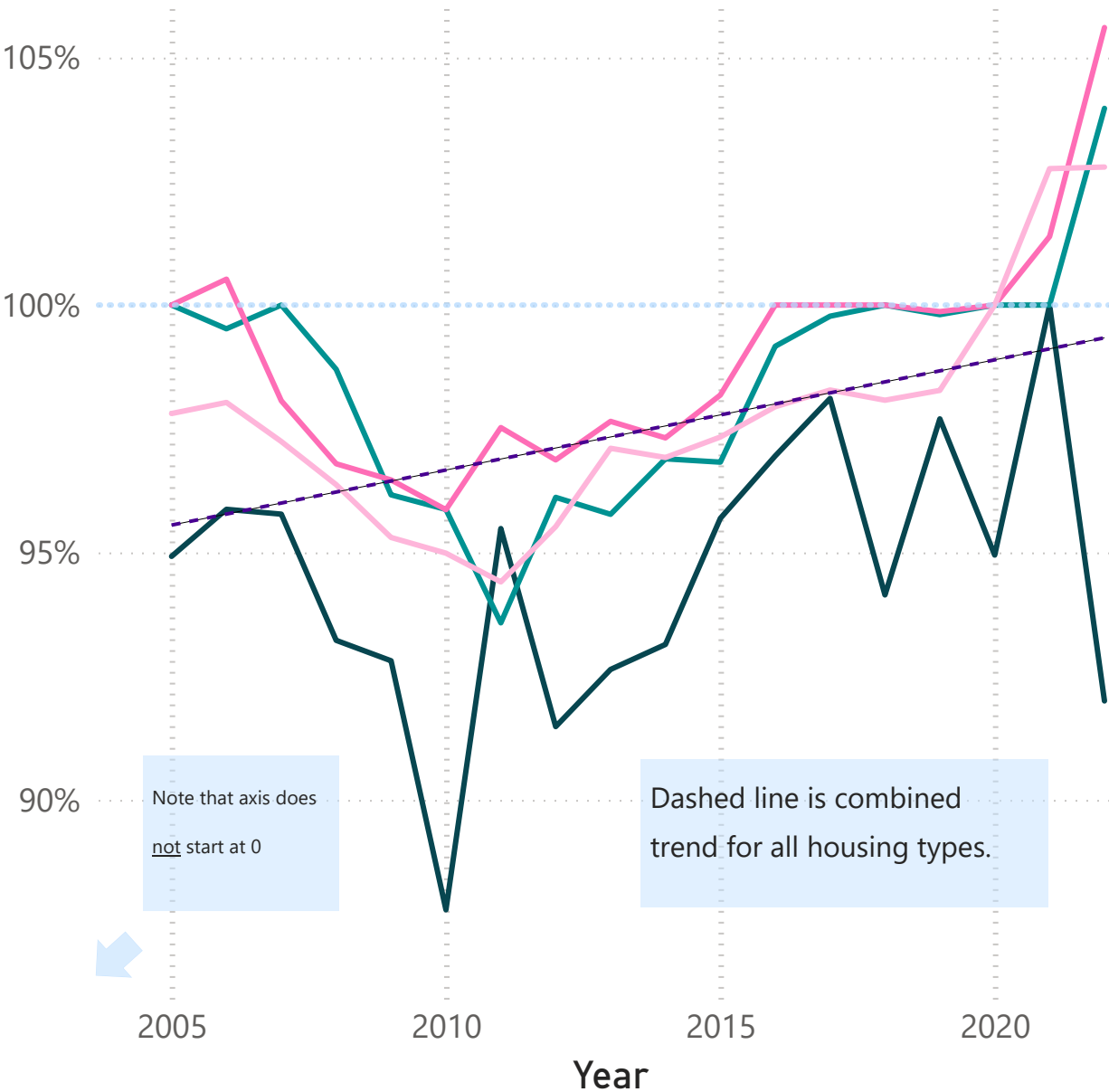
MOR

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Source: Montana Regional MLS

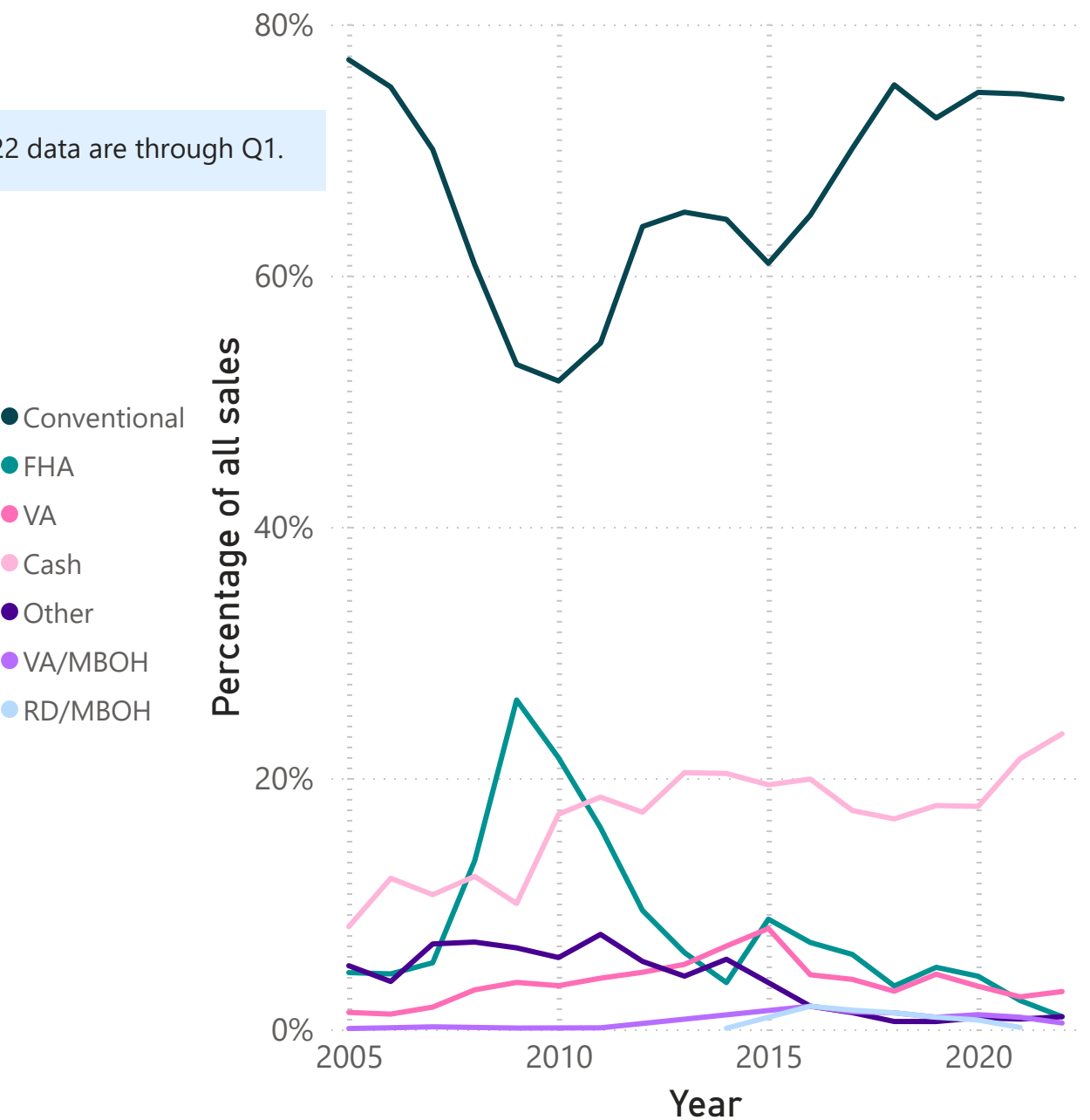
Median % of Original List Price Paid at Final Sale

● Manufactured Home ● Condominium ● Townhouse ● Single Family Residence



Sales by Financing Method

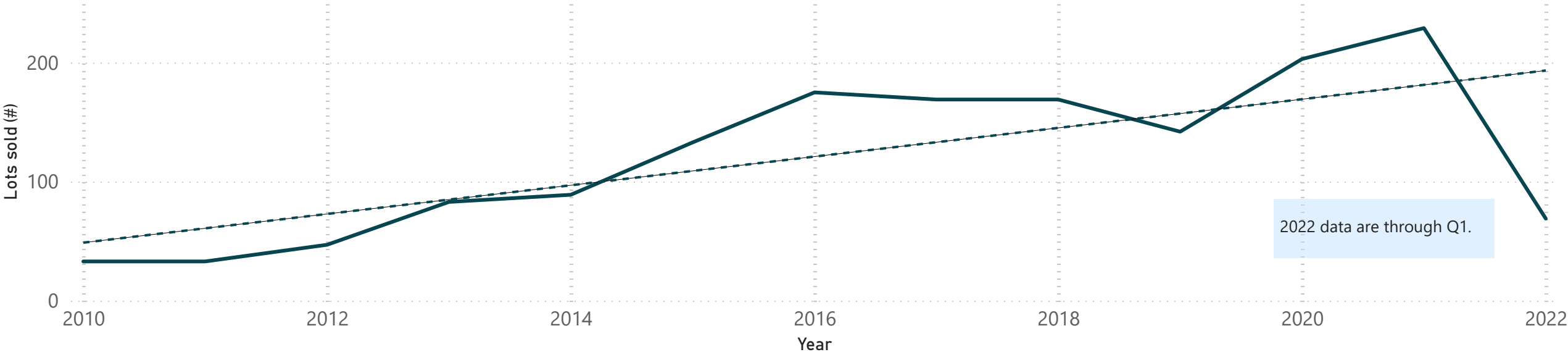
● Conventional ● FHA ● VA ● Cash ● Other ● VA/MBOH ● RD/MBOH



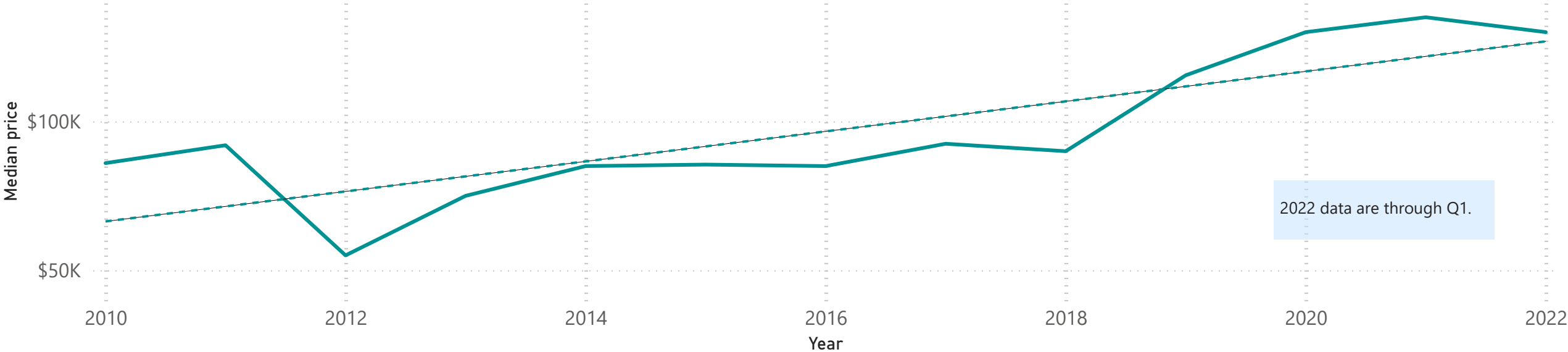
Real Estate-Owned (REO) and Bank-Owned Sales



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

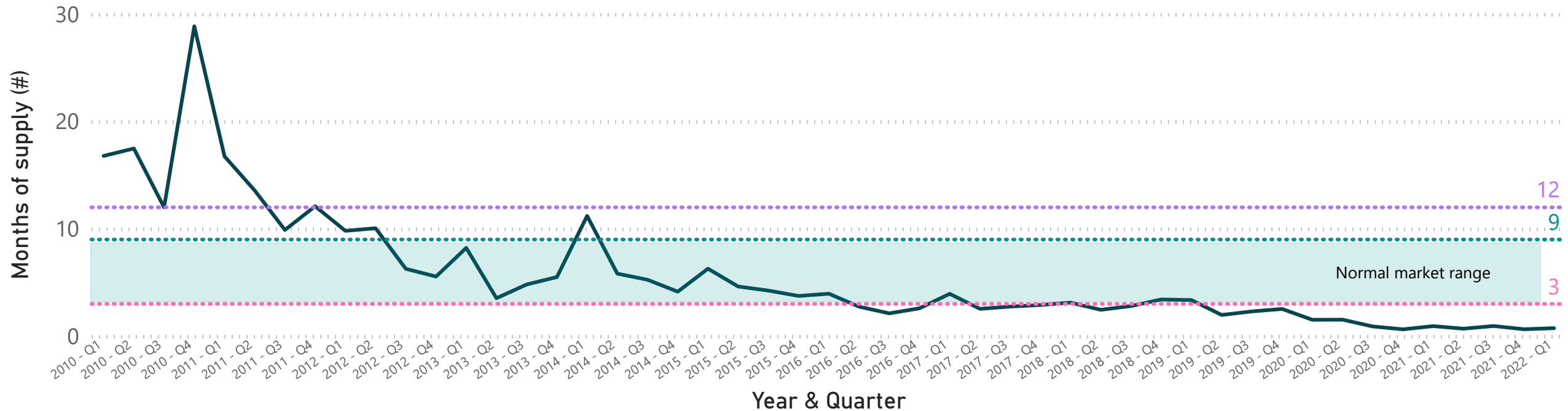
☒

2021

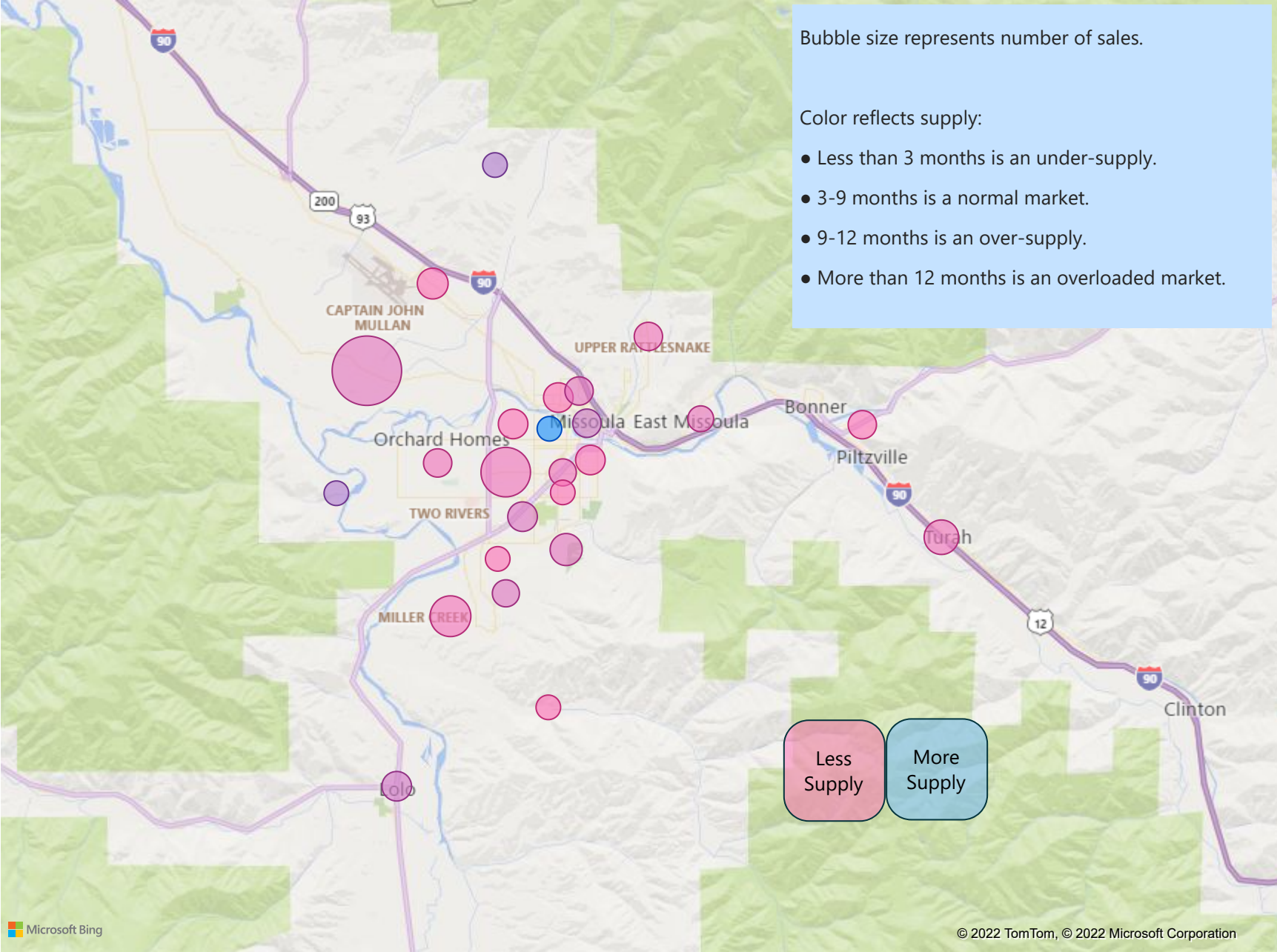
☒

2022

Total Market Supply



Market Supply by Neighborhood (end of Mar., 2021)



Neighborhood	YTD sold	Median price	Supply
Big Flat / Blue Mountain	3	\$510,000	3.00
Bonner	6	\$325,000	0.00
Downtown	6	\$423,000	2.00
E. Missoula	4	\$443,000	0.75
Expressway	8	\$393,750	0.00
Farviews / Pattee Canyon	9	\$625,000	1.00
Franklin to Fort	23	\$410,000	0.52
Grant Creek / Butler Creek	3	\$529,000	3.00
Lewis & Clark	3	\$555,000	0.00
Lolo	7	\$558,850	1.71
Lower Miller Creek	16	\$614,493	0.38
Lower Rattlesnake	0		
Marshall Canyon	0		
Moose Can Gully	5	\$390,000	1.20
Northside	6	\$387,500	1.00
River Road	7	\$510,000	0.00
Riverfront	3	\$570,000	9.00
Rose Park	5	\$618,000	0.60
South 39th Street	3	\$470,000	0.00
Southgate	7	\$540,000	1.29
Sxwtpqyen / Mullan	39	\$520,000	1.00
Turah / Clinton	11	\$516,600	0.55
Two Rivers (Target Range)	6	\$616,760	0.50
University District	7	\$785,000	0.00
Upper Miller Creek	3	\$675,000	0.00
Upper Rattlesnake	6	\$680,000	0.50
Westside	7	\$330,000	0.00

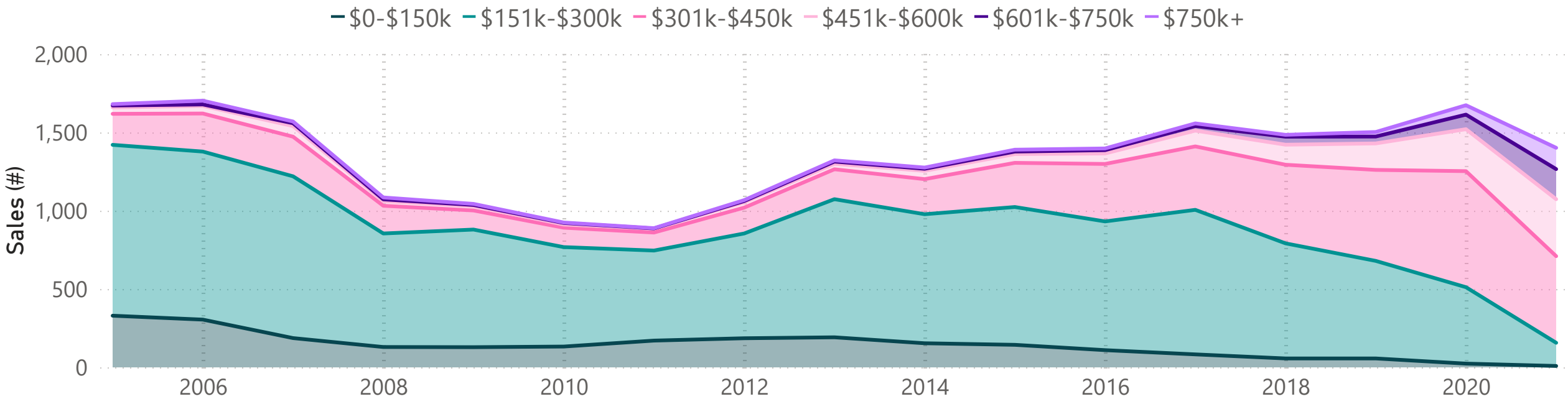
Supply Gap & Absorption Rate by Price Range (end of Mar., 2022)

Price range	Sold YTD (#)	Sold last 30 days (#)	Active listings (#)	Theoretical normal market listings (#)	Estimated supply gap (#)	Absorption rate (months)
▲ \$0 - \$150,000	0	0	0	0	0	0.00
\$150,001 - \$300,000	17	6	0	36	-36	0.00
\$300,001 - \$450,000	62	24	11	144	-133	0.46
\$450,001 - \$600,000	67	25	8	150	-142	0.32
\$600,001 - \$750,000	35	17	3	102	-99	0.18
\$750,001 +	30	13	41	78	-37	3.15
Totals	211	85	63	510	-447	

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

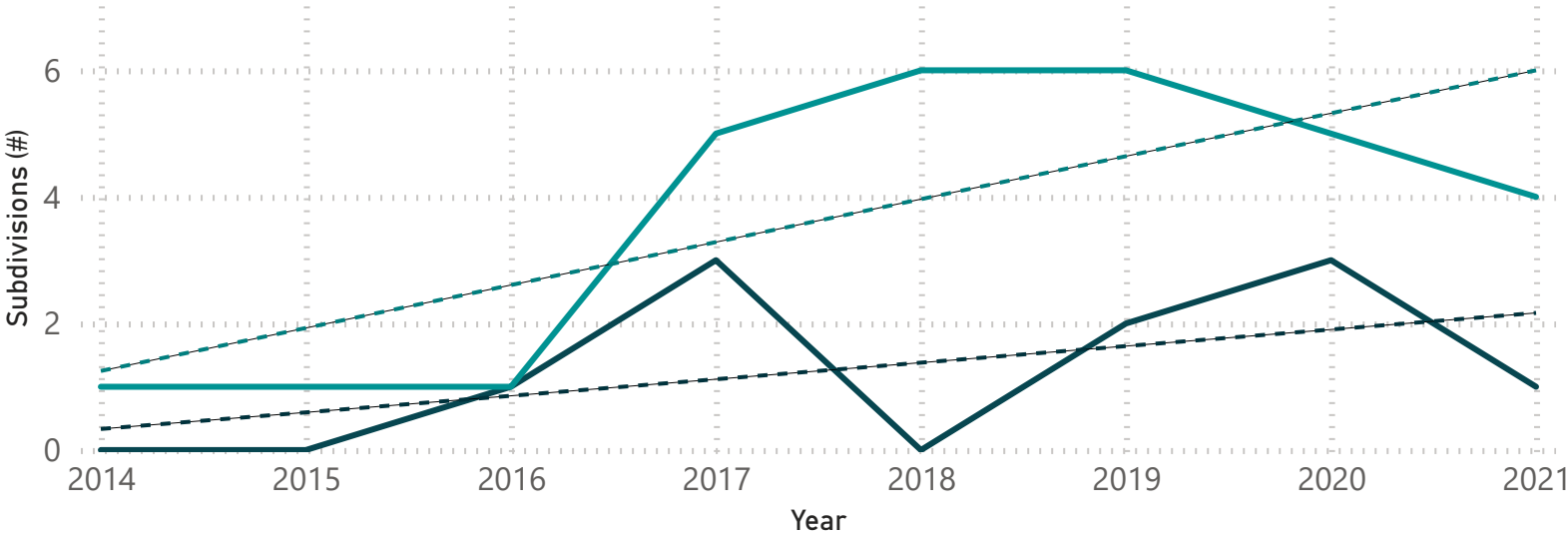
- Fewer than 3 months is an under-supply.
- 3-9 months is a normal market.
- 9-12 months is an over-supply.
- 12+ months is an overloaded market.

Sales by Price Range (all unit types)



Residential Subdivisions - PRELIMINARY Plat Approvals

City of Missoula subdivisions Missoula County non-city subdivisions

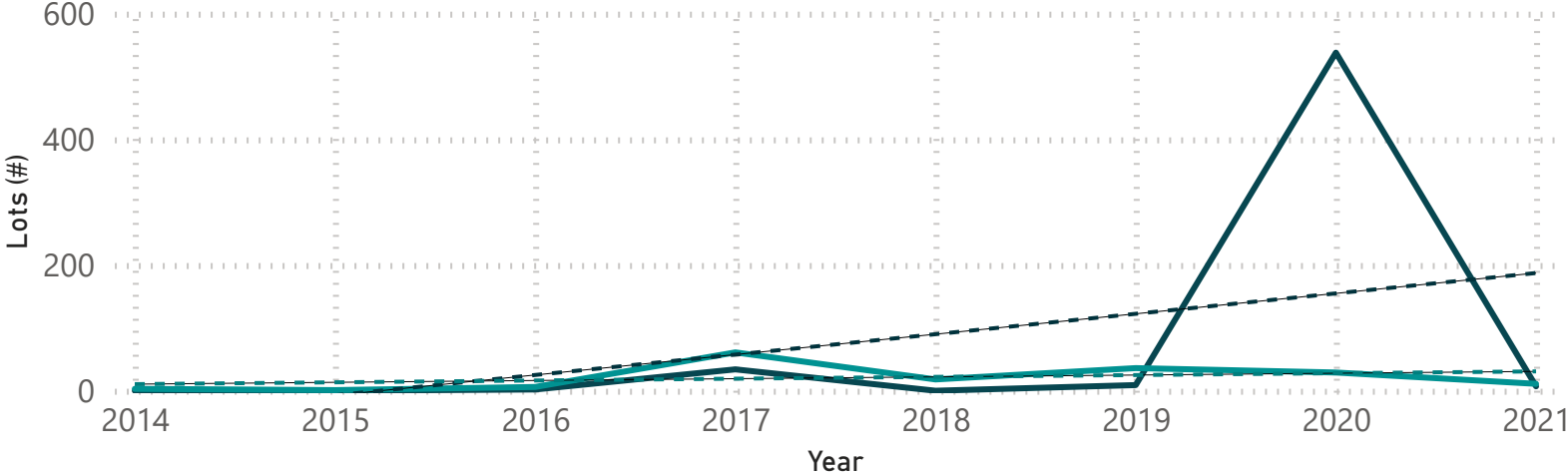


Preliminary plat approval is when a governing body and a developer agree on conditions required for obtaining final plat approval.

2021 data are through Q4.

Lots Created from Residential Subdivision - PRELIMINARY Plat Approvals

City of Missoula lots created from subdivision Missoula County non-city lots created from subdivision



City of Missoula

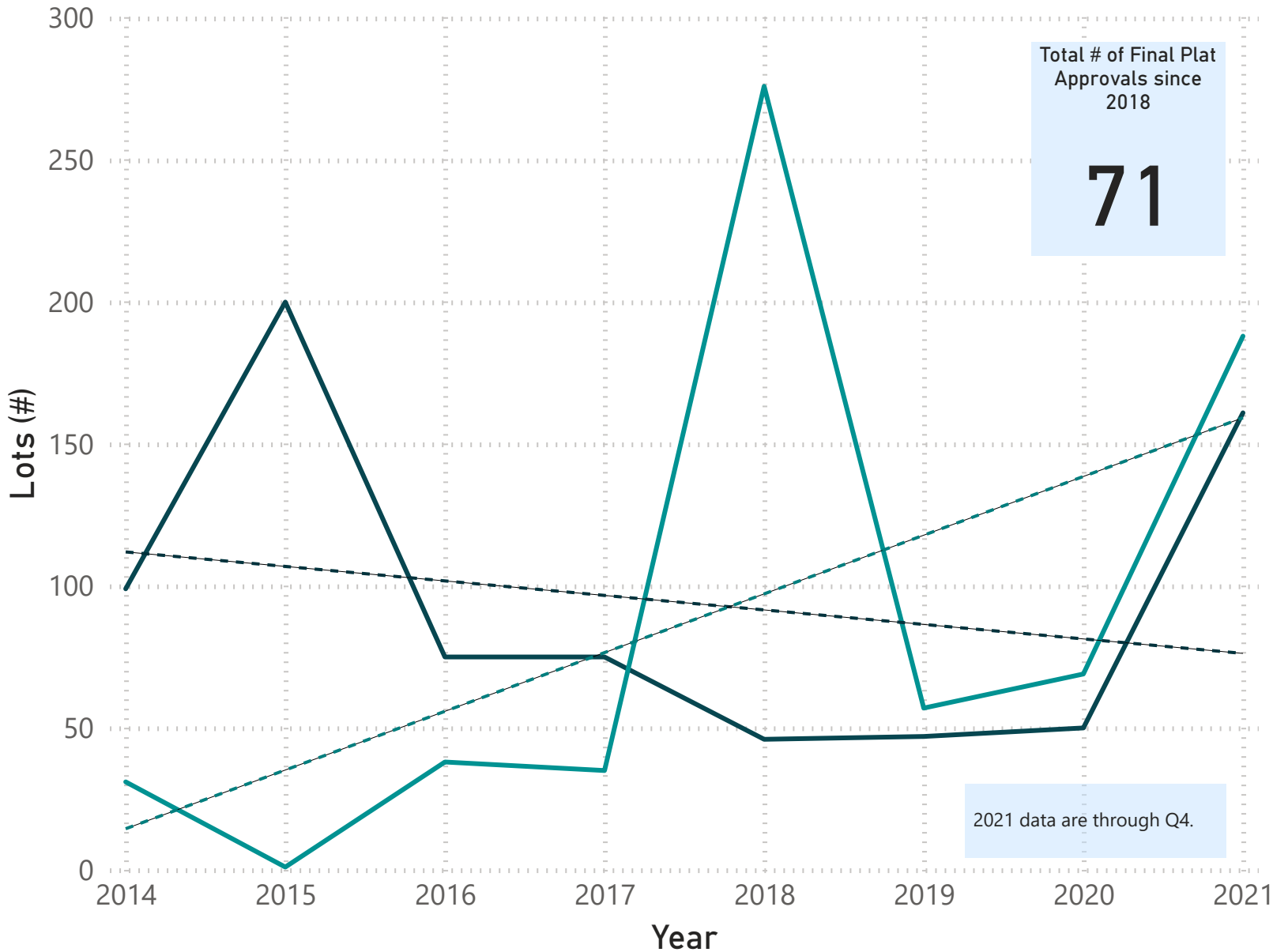
Year	Preliminary plat approvals	Preliminary lots created from subdivision	Average lots per subdivsion
2014	0	0	0
2015	0	0	0
2016	1	2	2
2017	3	34	11
2018	0	0	0
2019	2	9	5
2020	3	538	179
2021	1	7	7

Missoula County non-City

Year	Preliminary plat approvals	Preliminary lots created from subdivision	Average lots per subdivsion
2014	1	3	3
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

Lots Created from Residential Subdivision - FINAL Plat Approvals

—City of Missoula —Missoula County non-city



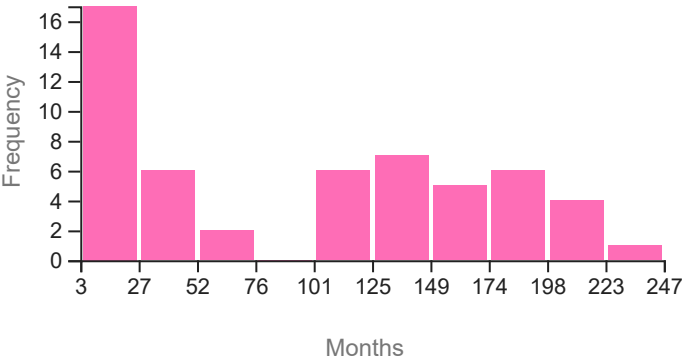
Final plat approval is when a governing body certifies that a developer has met the conditions established in the preliminary plat approval. This results in the ability to file permitting for the plat, and to construct and sell properties.

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

1/18/2018

12/10/202

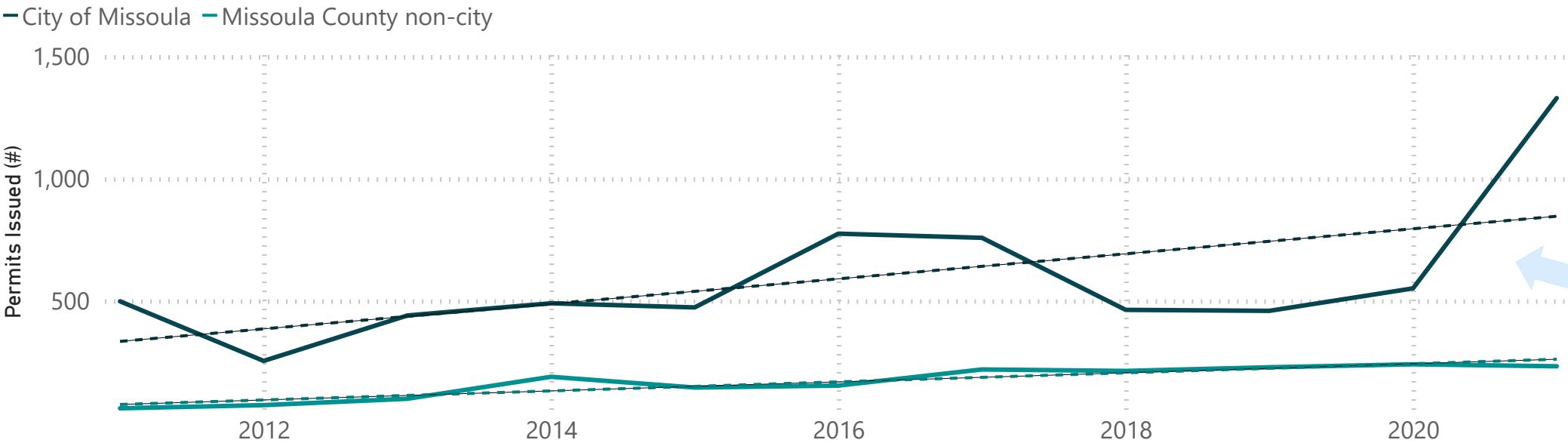
Distribution of Durations from Preliminary to Final Status (city/county combined)



Mean average time taken between preliminary & final approvals:

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

Residential Building Permits Issued



Type

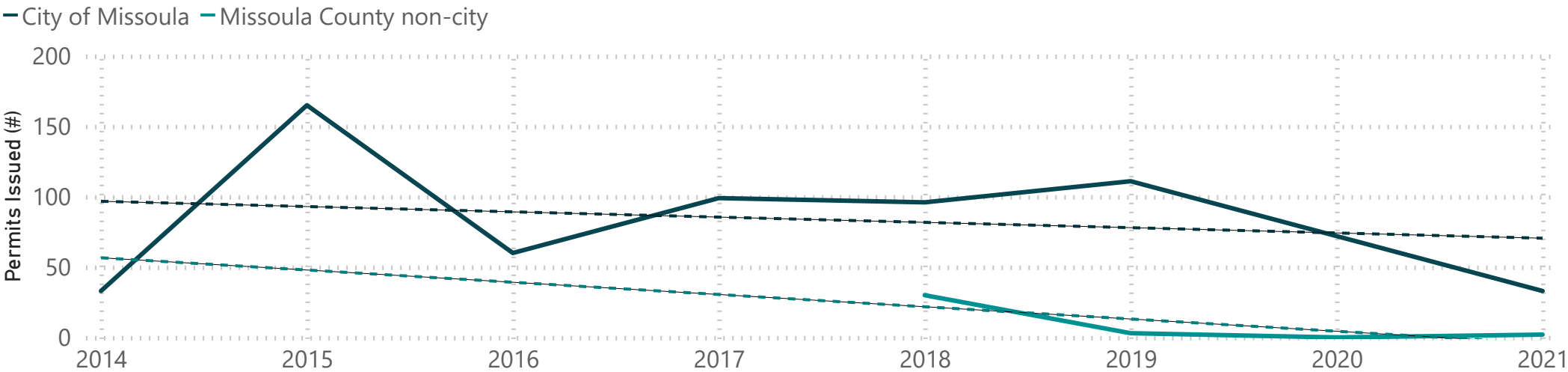
- ☒ Select all
- ☒ Single Family
- ☒ Duplex
- ☒ Multi-family

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

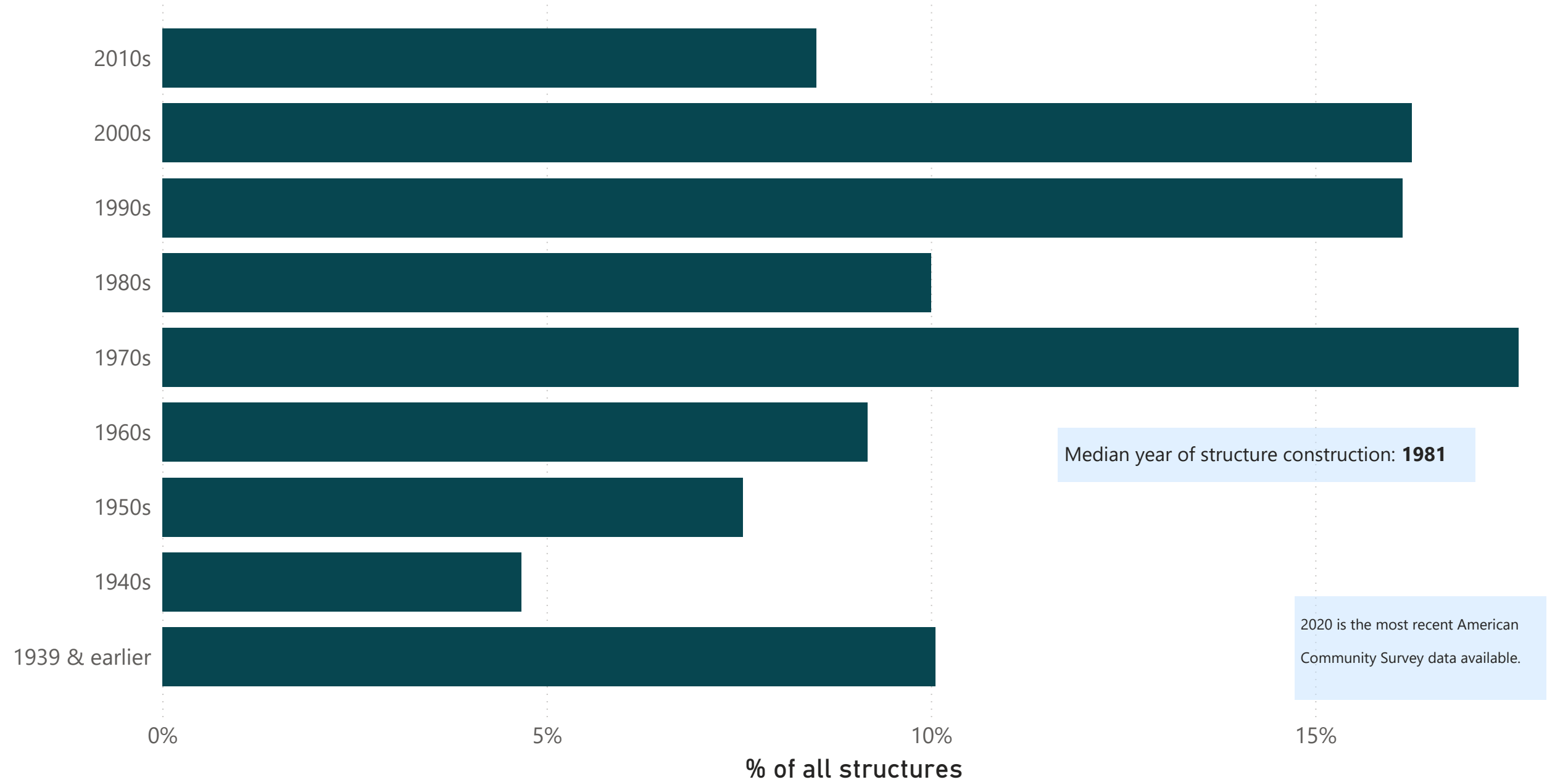
Select one unit type above or check multiple types to see their combined totals.

2021 data is through Q4.

Townhome Exemption Development Units Permitted

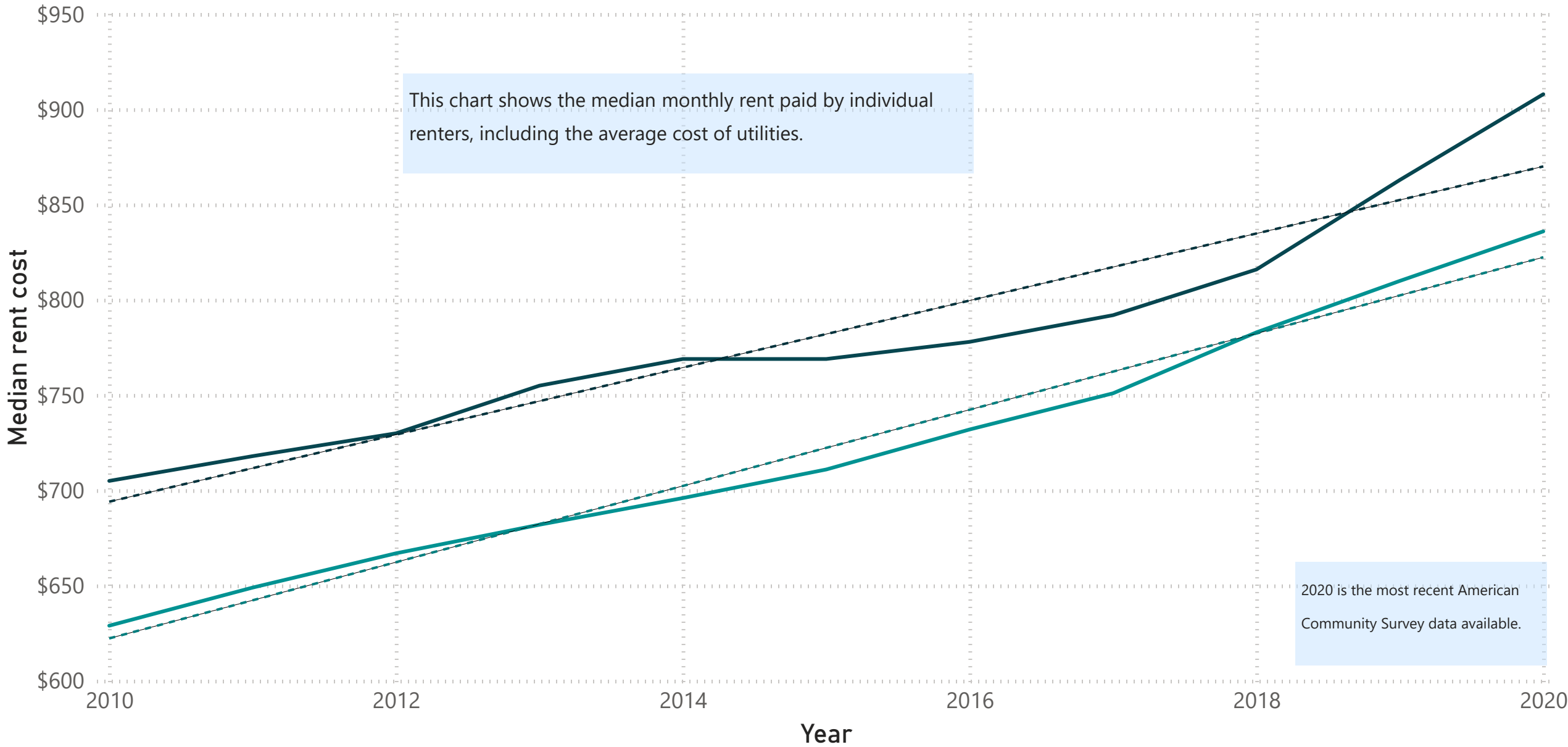


Decade of Construction for Residential Structures as of 2020 (Missoula County)



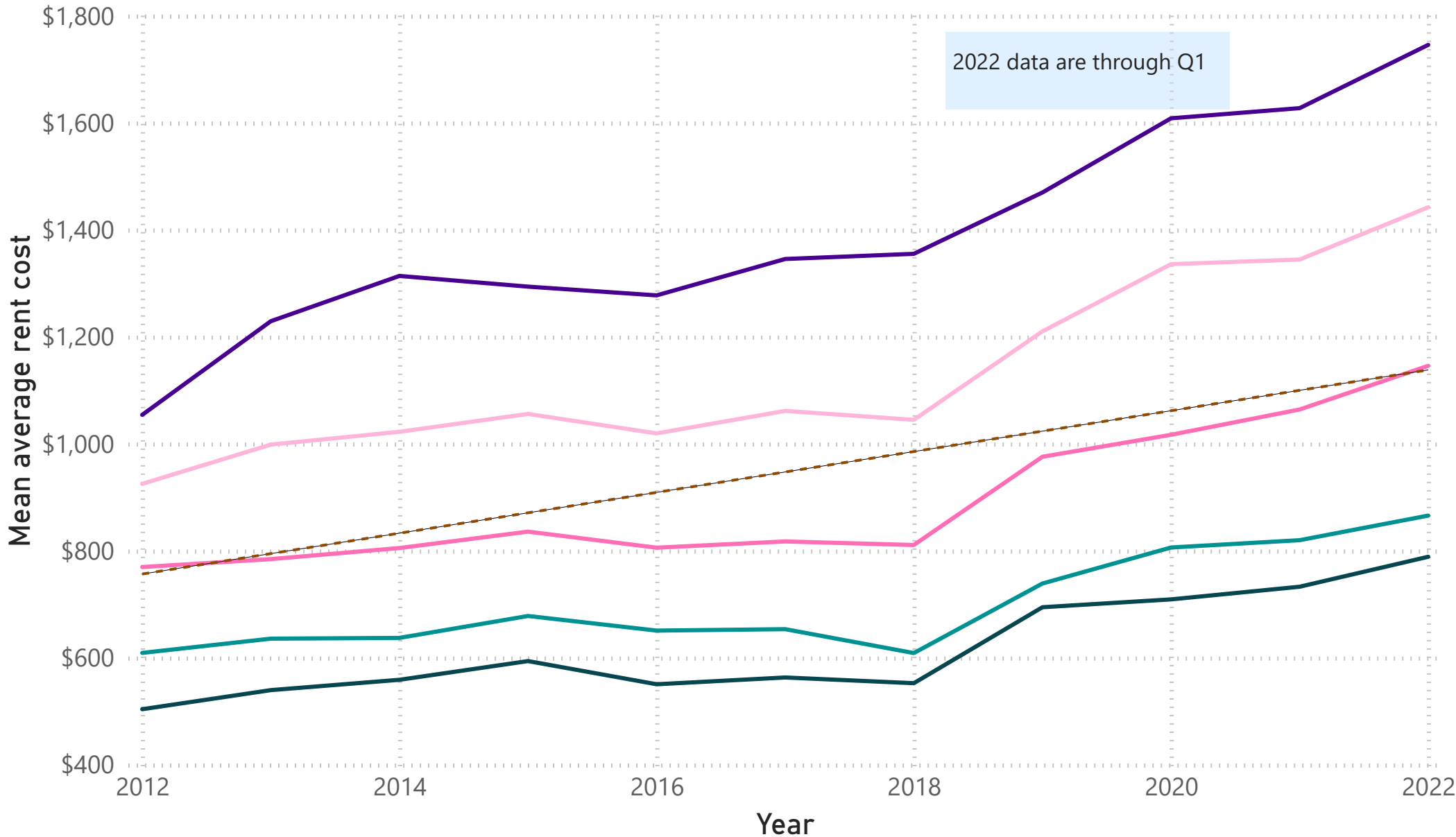
Median Rent Cost

— Missoula County — Montana



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

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



Size

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

Type

- ☒ Select all
- ☒ House
- ☒ Duplex
- ☒ Multiplex

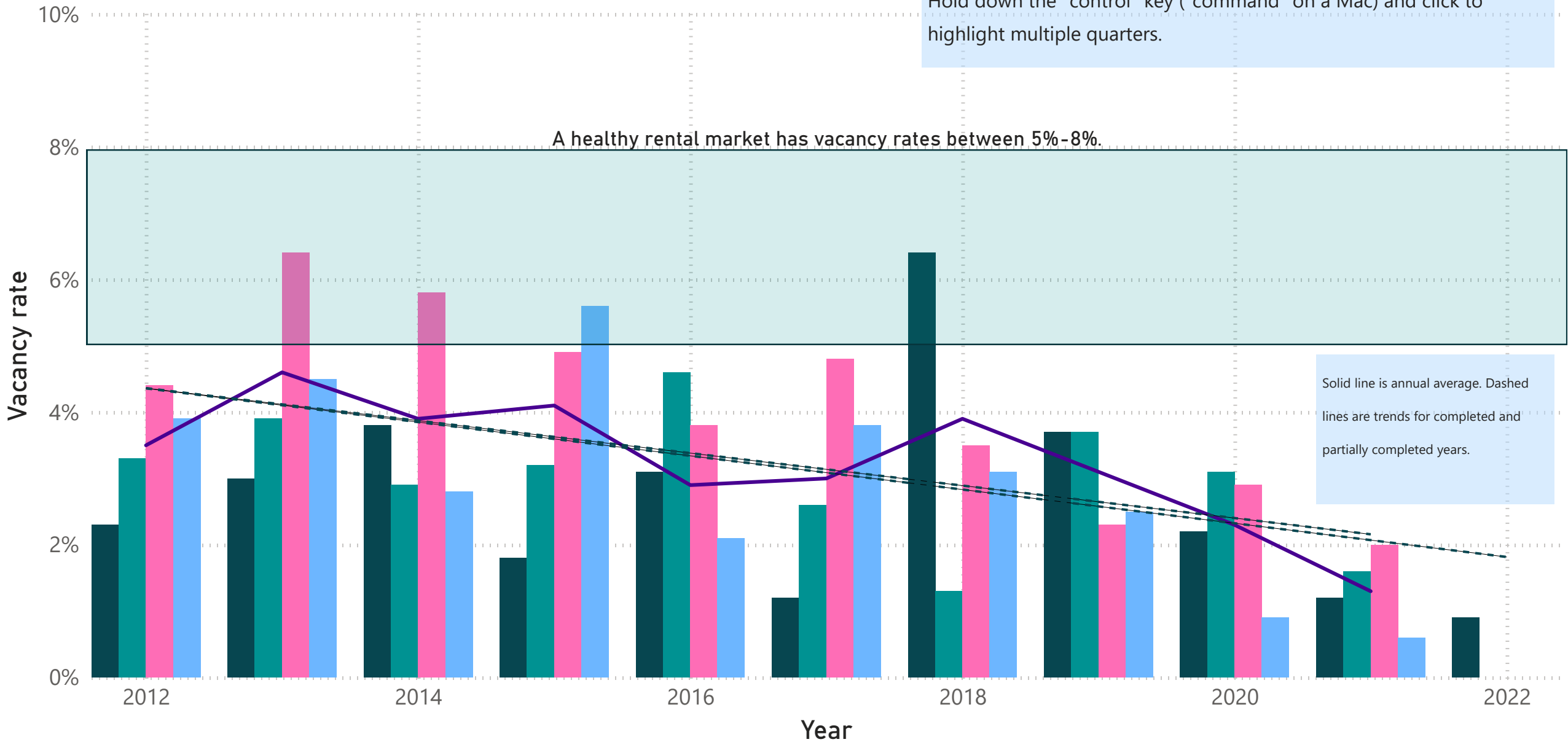
This chart shows the mean average monthly rental cost for the unit size and types selected above.

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

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

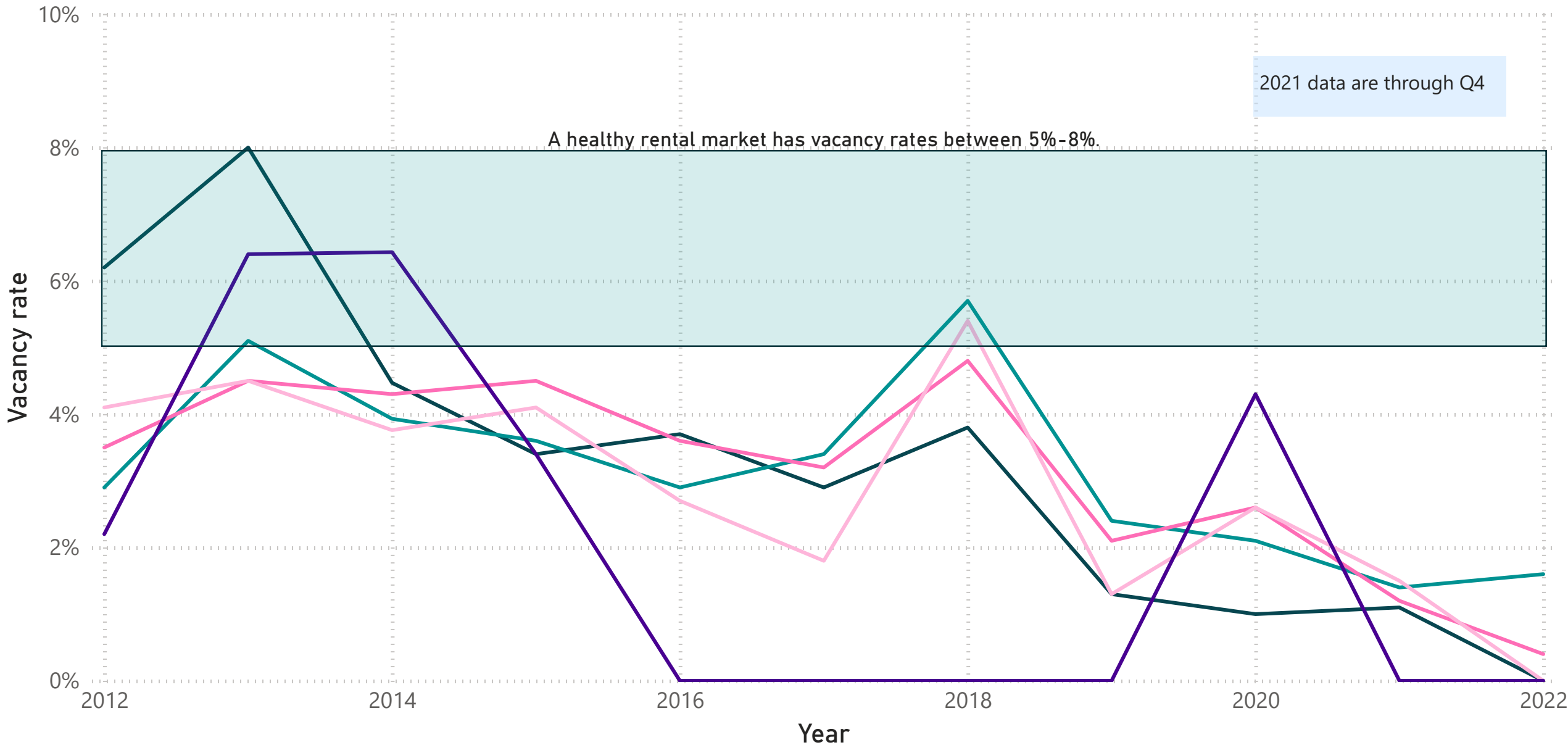
● Q1 ● Q2 ● Q3 ● Q4 — Annual average

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.



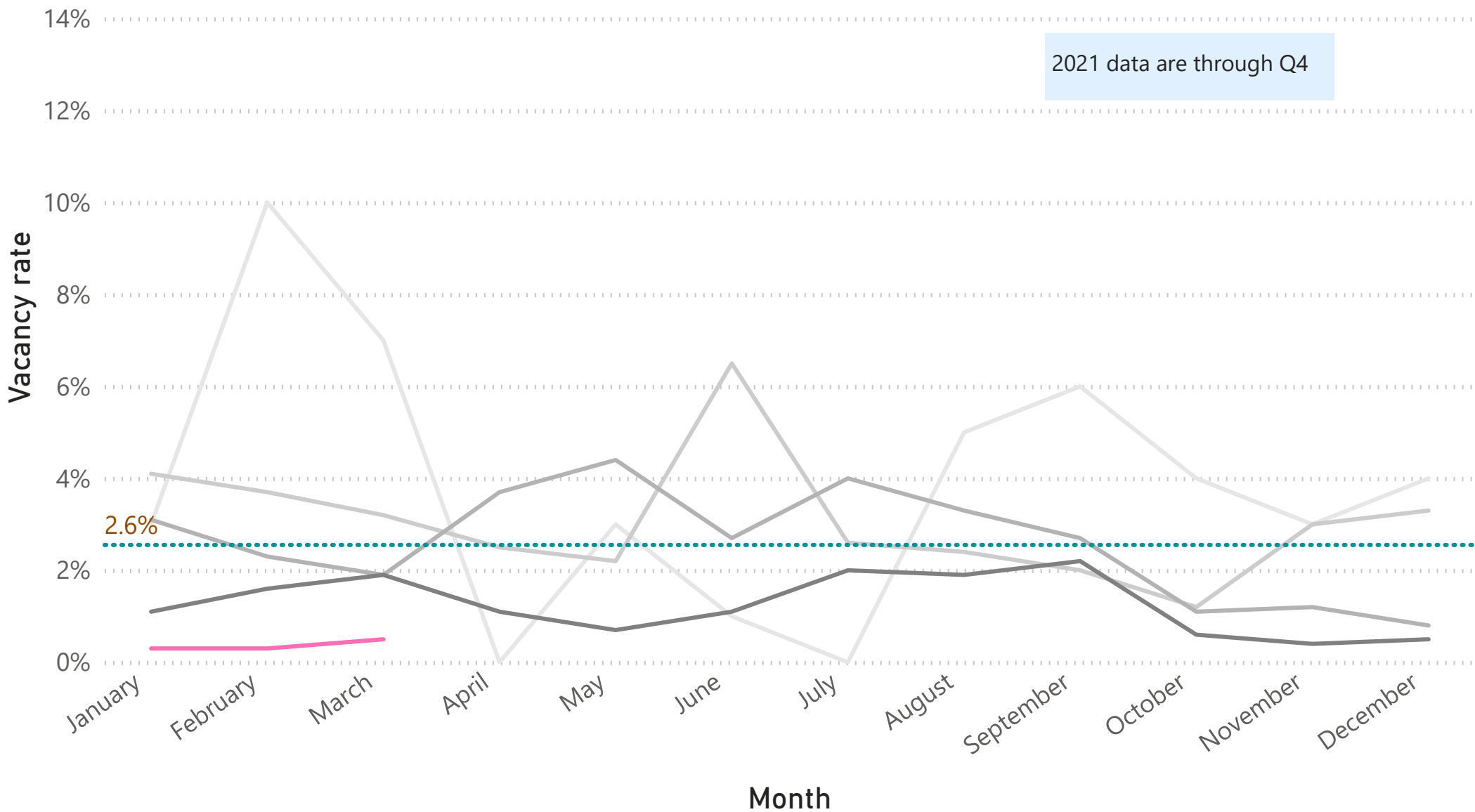
Multiplex Rental Vacancy Rate by Type - City of Missoula

— 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.