

# 2017 Recap of the smaller NW Montana Lakes

## Notes to accompany the comments in the year end video.

### Swan Lake:

Our office participated in half of the 8 residential sales on Swan Lake.

Lowest priced sale: A-frame on the Westshore sold for \$340K

Highest sale: 5,000+ sq ft on Rainbow Dr, also on the Westshore, sold for \$1,171,825

Average Residential Days On Market for the residential sales was 348 days

### Echo Lake:

Our office participated in both of the sales on Echo Lake.

The Hollinger Team represented the seller on the highest sale. This was a home that was purchased a couple of years ago and completely remodeled and put back on the market.

**Foys Lake:** Since it is a smaller lake with only about 70 waterfront properties there isn't much in any one year that comes on the market. This year though there were 2 waterfront home sales both on Treasure Island Way which is a little peninsula that juts out in to the lake.

One was a small cabin that sold for \$255K

Other was a 2,800 sq ft home on 150' frontage that sold for \$675K

### Ashley Lake:

Lowest price home sale went for \$375K and was a cabin on 100 ft frontage with an additional bunkhouse on the far east

Two of the highest sales of these smaller lakes were on Ashley Lake's north shore.

One sold for \$1,050,000 and the other for a record breaking \$2,650,000. Going back 10 years in our MLS, these two sales marked the highest and 3<sup>rd</sup> highest sale recorded on Ashley Lake.

### Bitterroot Lake:

All but two of the residential sales were under \$500K and were mostly located on the Westshore. Included on the Westshore was the most expensive sale on Bitterroot Lane for \$765K. This was a 4,000 sq ft home on 137' frontage on an acre lot. This home had been on and off the market for over 6 years and had started originally at \$1,125,000 in 2010.

### McGregor Lake:

The three sales happened on all sections of the lake.

On the far west side was a cabin sale on Violet Bay Dr for \$394K

On the far east side along Hwy 2 was a cabin sale for \$325K

Lastly, The Hollinger Team represented the seller on the highest sale which was a beautiful home in McGregor Highlands which sold for \$847K.



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