

# Local Market Update – August 2024

A Research Tool Provided by Montana Regional MLS



## Great Falls

Cascade County

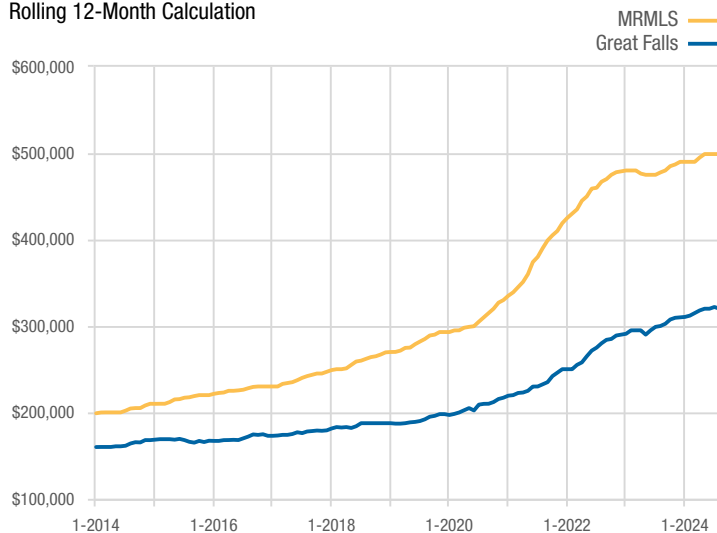
Single-Family Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	109	92	- 15.6%	627	601	- 4.1%
Pending Sales	81	27	- 66.7%	530	459	- 13.4%
Closed Sales	66	76	+ 15.2%	479	493	+ 2.9%
Days on Market Until Sale	35	51	+ 45.7%	44	57	+ 29.5%
Median Sales Price*	\$321,500	<b>\$302,500</b>	- 5.9%	\$309,000	<b>\$325,000</b>	+ 5.2%
Average Sales Price*	\$343,413	<b>\$324,645</b>	- 5.5%	\$348,237	<b>\$353,178</b>	+ 1.4%
Percent of List Price Received*	99.4%	<b>98.5%</b>	- 0.9%	99.4%	<b>98.7%</b>	- 0.7%
Inventory of Homes for Sale	86	<b>189</b>	+ 119.8%	—	—	—
Months Supply of Inventory	1.4	<b>3.5</b>	+ 150.0%	—	—	—

Townhouse/Condo Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	12	7	- 41.7%	79	84	+ 6.3%
Pending Sales	10	5	- 50.0%	71	65	- 8.5%
Closed Sales	13	15	+ 15.4%	68	67	- 1.5%
Days on Market Until Sale	41	61	+ 48.8%	79	63	- 20.3%
Median Sales Price*	\$315,000	<b>\$277,000</b>	- 12.1%	\$315,200	<b>\$335,000</b>	+ 6.3%
Average Sales Price*	\$311,929	<b>\$294,597</b>	- 5.6%	\$303,245	<b>\$318,600</b>	+ 5.1%
Percent of List Price Received*	99.6%	<b>98.9%</b>	- 0.7%	100.5%	<b>100.4%</b>	- 0.1%
Inventory of Homes for Sale	11	<b>28</b>	+ 154.5%	—	—	—
Months Supply of Inventory	1.3	<b>3.8</b>	+ 192.3%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

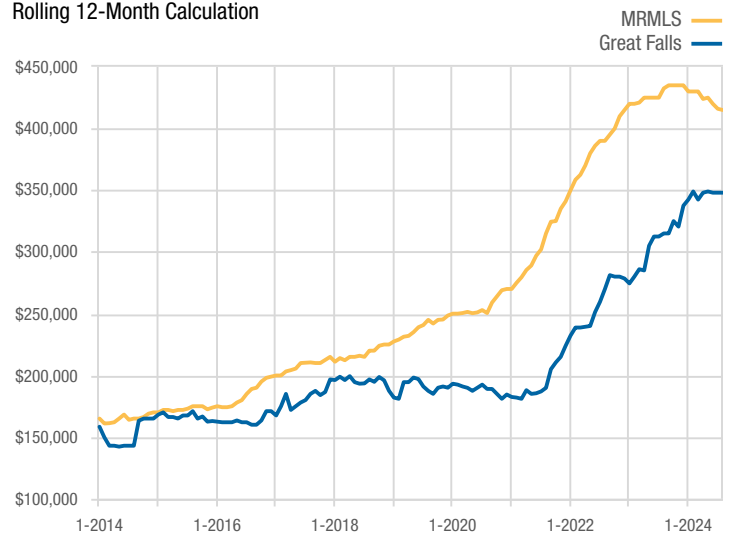
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.