

Local Market Update – April 2024

A Research Tool Provided by Montana Regional MLS



Cascade County

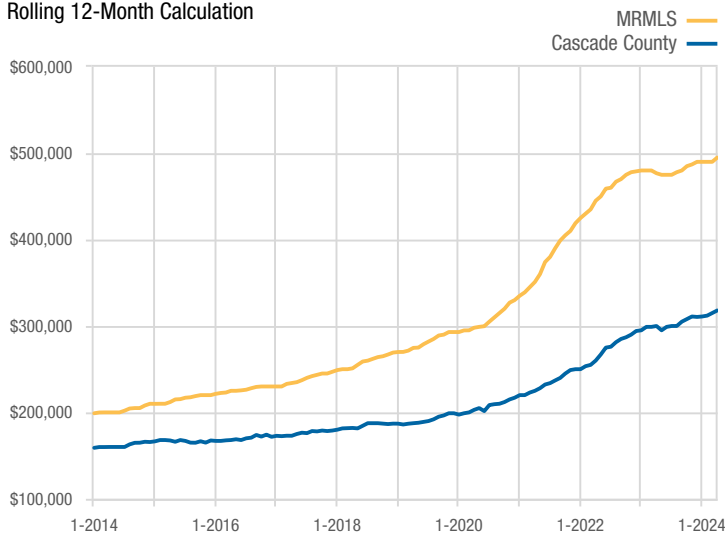
Single-Family Key Metrics	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	101	93	- 7.9%	303	281	- 7.3%
Pending Sales	86	20	- 76.7%	272	190	- 30.1%
Closed Sales	65	66	+ 1.5%	222	231	+ 4.1%
Days on Market Until Sale	45	64	+ 42.2%	57	74	+ 29.8%
Median Sales Price*	\$320,000	\$345,000	+ 7.8%	\$300,000	\$339,000	+ 13.0%
Average Sales Price*	\$343,651	\$362,182	+ 5.4%	\$341,732	\$364,422	+ 6.6%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	98.5%	98.1%	- 0.4%
Inventory of Homes for Sale	68	176	+ 158.8%	—	—	—
Months Supply of Inventory	0.9	2.9	+ 222.2%	—	—	—

Townhouse/Condo Key Metrics	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	9	10	+ 11.1%	30	29	- 3.3%
Pending Sales	8	3	- 62.5%	29	25	- 13.8%
Closed Sales	2	8	+ 300.0%	23	24	+ 4.3%
Days on Market Until Sale	17	78	+ 358.8%	113	77	- 31.9%
Median Sales Price*	\$180,500	\$346,500	+ 92.0%	\$299,000	\$330,000	+ 10.4%
Average Sales Price*	\$180,500	\$324,375	+ 79.7%	\$291,480	\$317,194	+ 8.8%
Percent of List Price Received*	101.8%	101.3%	- 0.5%	100.7%	101.1%	+ 0.4%
Inventory of Homes for Sale	9	16	+ 77.8%	—	—	—
Months Supply of Inventory	1.1	2.1	+ 90.9%	—	—	—

* 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.

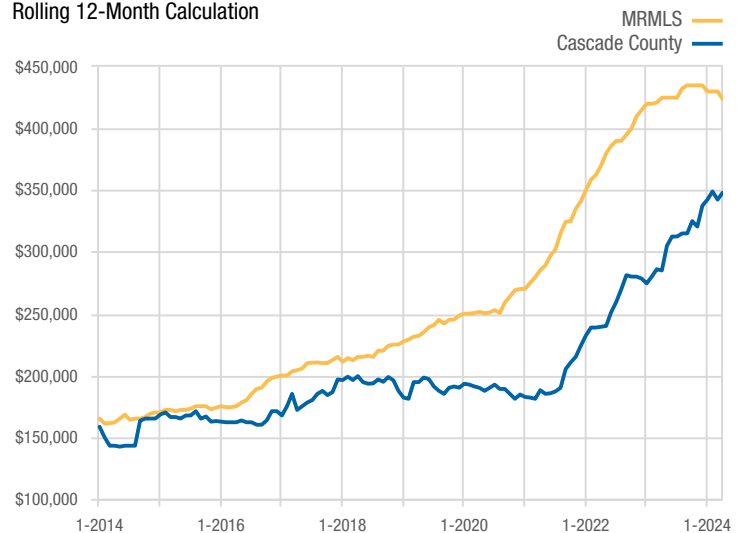
Median Sales Price - Single-Family

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.

Current as of May 5, 2024. All data from Montana Regional MLS. Report © 2024 ShowingTime Plus, LLC.