

Local Market Update – August 2024

A Research Tool Provided by Montana Regional MLS



Cascade County

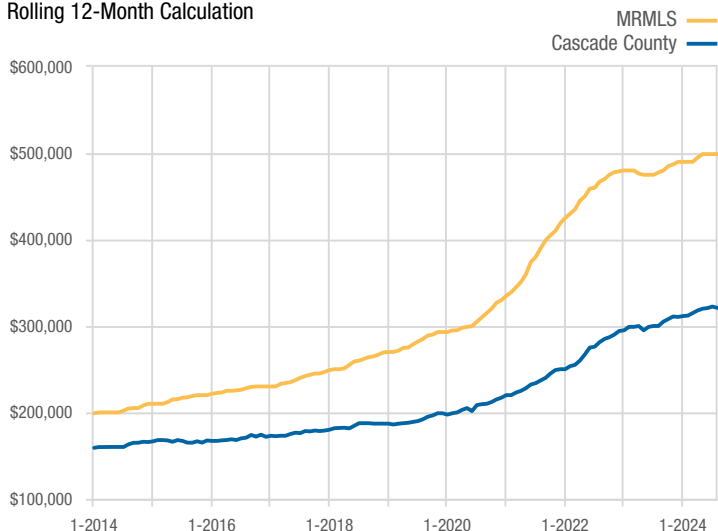
Single-Family Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	116	106	- 8.6%	706	691	- 2.1%
Pending Sales	86	30	- 65.1%	592	500	- 15.5%
Closed Sales	77	79	+ 2.6%	542	536	- 1.1%
Days on Market Until Sale	36	54	+ 50.0%	47	61	+ 29.8%
Median Sales Price*	\$320,000	\$305,000	- 4.7%	\$310,251	\$327,285	+ 5.5%
Average Sales Price*	\$340,491	\$324,532	- 4.7%	\$350,037	\$363,982	+ 4.0%
Percent of List Price Received*	99.5%	98.0%	- 1.5%	99.2%	98.5%	- 0.7%
Inventory of Homes for Sale	110	243	+ 120.9%	—	—	—
Months Supply of Inventory	1.6	4.1	+ 156.3%	—	—	—

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	\$277,000	- 12.1%	\$315,200	\$335,000	+ 6.3%
Average Sales Price*	\$311,929	\$294,597	- 5.6%	\$303,245	\$318,600	+ 5.1%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	100.5%	100.4%	- 0.1%
Inventory of Homes for Sale	11	28	+ 154.5%	—	—	—
Months Supply of Inventory	1.3	3.8	+ 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.

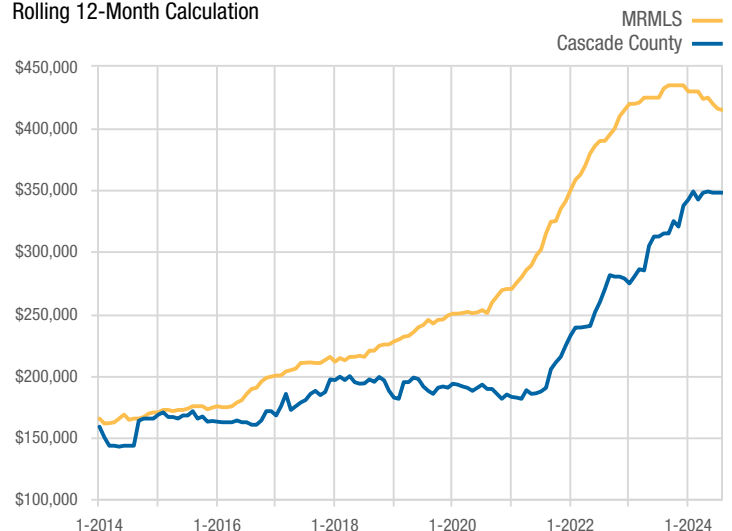
Median Sales Price - Single-Family

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.