

Local Market Update – February 2024

A Research Tool Provided by Montana Regional MLS



Cascade County

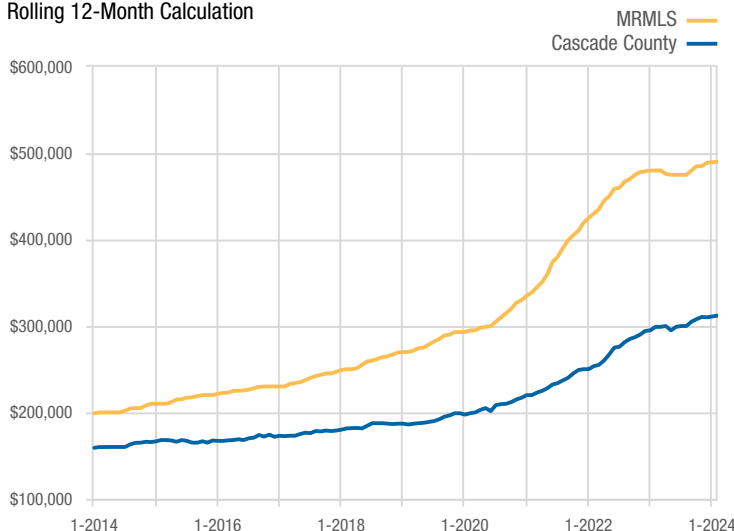
Single-Family Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	57	58	+ 1.8%	134	106	- 20.9%
Pending Sales	65	22	- 66.2%	124	70	- 43.5%
Closed Sales	50	49	- 2.0%	92	107	+ 16.3%
Days on Market Until Sale	53	93	+ 75.5%	60	77	+ 28.3%
Median Sales Price*	\$323,000	\$327,500	+ 1.4%	\$300,000	\$320,000	+ 6.7%
Average Sales Price*	\$358,188	\$407,399	+ 13.7%	\$342,047	\$369,831	+ 8.1%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	98.3%	97.7%	- 0.6%
Inventory of Homes for Sale	62	138	+ 122.6%	—	—	—
Months Supply of Inventory	0.8	2.2	+ 175.0%	—	—	—

Townhouse/Condo Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	5	6	+ 20.0%	14	15	+ 7.1%
Pending Sales	7	4	- 42.9%	14	8	- 42.9%
Closed Sales	10	6	- 40.0%	12	9	- 25.0%
Days on Market Until Sale	145	45	- 69.0%	132	63	- 52.3%
Median Sales Price*	\$297,750	\$280,000	- 6.0%	\$283,000	\$335,000	+ 18.4%
Average Sales Price*	\$293,090	\$316,875	+ 8.1%	\$281,492	\$333,784	+ 18.6%
Percent of List Price Received*	103.4%	100.3%	- 3.0%	102.3%	101.3%	- 1.0%
Inventory of Homes for Sale	8	20	+ 150.0%	—	—	—
Months Supply of Inventory	1.0	2.7	+ 170.0%	—	—	—

* 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.

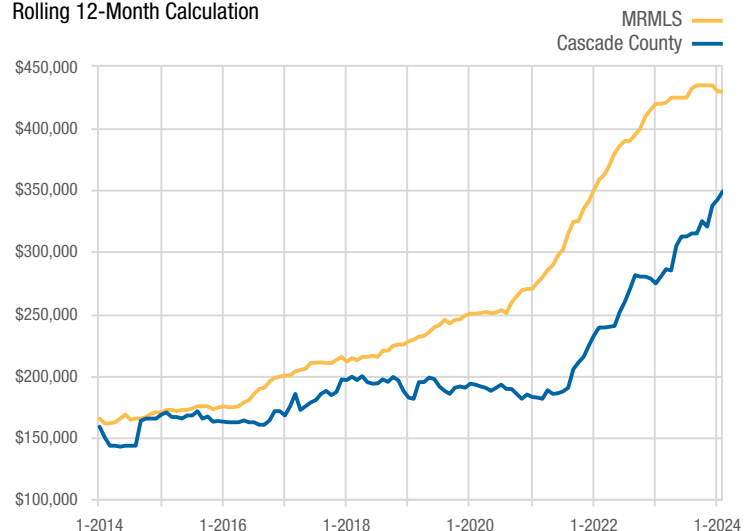
Median Sales Price - Single-Family

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 March 5, 2024. All data from Montana Regional MLS. Report © 2024 ShowingTime Plus, LLC.