

Local Market Update – June 2024

A Research Tool Provided by Montana Regional MLS



Cascade County

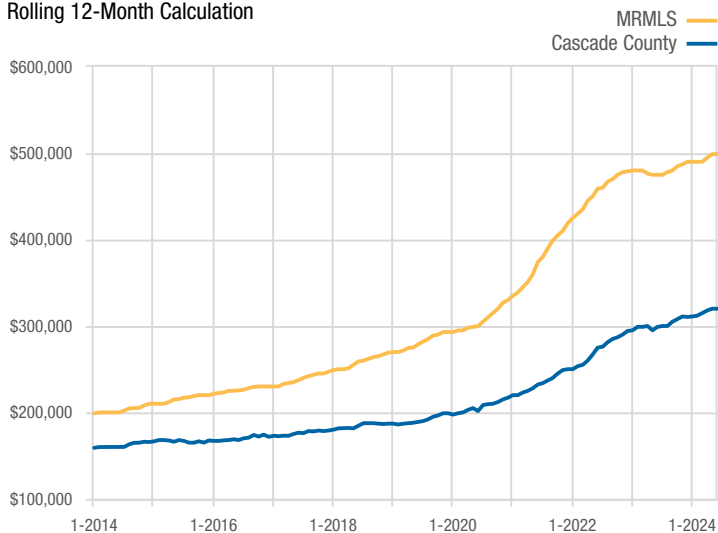
Single-Family Key Metrics	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	100	99	- 1.0%	502	491	- 2.2%
Pending Sales	67	33	- 50.7%	433	352	- 18.7%
Closed Sales	85	80	- 5.9%	388	375	- 3.4%
Days on Market Until Sale	44	48	+ 9.1%	52	66	+ 26.9%
Median Sales Price*	\$330,000	\$344,000	+ 4.2%	\$310,000	\$334,900	+ 8.0%
Average Sales Price*	\$389,327	\$381,054	- 2.1%	\$353,130	\$375,022	+ 6.2%
Percent of List Price Received*	99.3%	98.3%	- 1.0%	98.9%	98.3%	- 0.6%
Inventory of Homes for Sale	87	211	+ 142.5%	—	—	—
Months Supply of Inventory	1.2	3.5	+ 191.7%	—	—	—

Townhouse/Condo Key Metrics	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	14	14	0.0%	54	62	+ 14.8%
Pending Sales	11	8	- 27.3%	50	46	- 8.0%
Closed Sales	10	10	0.0%	44	44	0.0%
Days on Market Until Sale	83	60	- 27.7%	99	65	- 34.3%
Median Sales Price*	\$360,200	\$303,500	- 15.7%	\$320,318	\$346,500	+ 8.2%
Average Sales Price*	\$310,775	\$322,427	+ 3.7%	\$302,748	\$327,333	+ 8.1%
Percent of List Price Received*	102.7%	99.3%	- 3.3%	101.2%	100.8%	- 0.4%
Inventory of Homes for Sale	11	27	+ 145.5%	—	—	—
Months Supply of Inventory	1.4	3.6	+ 157.1%	—	—	—

* 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.

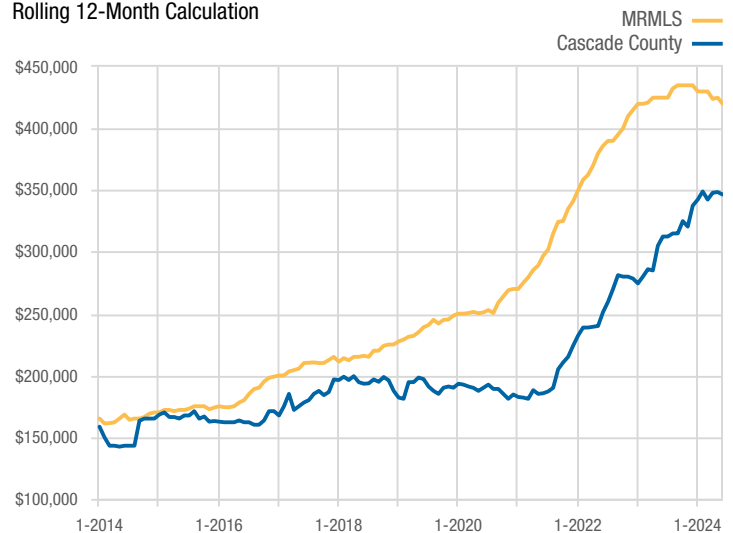
Median Sales Price - Single-Family

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