

Local Market Update – May 2024

A Research Tool Provided by Montana Regional MLS



Cascade County

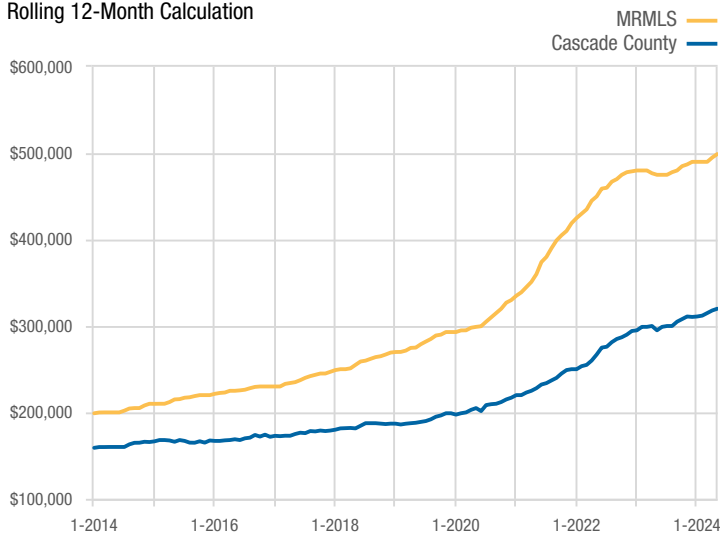
Single-Family Key Metrics	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	99	103	+ 4.0%	402	385	- 4.2%
Pending Sales	94	35	- 62.8%	366	265	- 27.6%
Closed Sales	81	63	- 22.2%	303	295	- 2.6%
Days on Market Until Sale	46	61	+ 32.6%	54	71	+ 31.5%
Median Sales Price*	\$298,000	\$320,000	+ 7.4%	\$300,000	\$327,500	+ 9.2%
Average Sales Price*	\$346,386	\$408,452	+ 17.9%	\$342,976	\$373,386	+ 8.9%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	66	199	+ 201.5%	—	—	—
Months Supply of Inventory	0.9	3.4	+ 277.8%	—	—	—

Townhouse/Condo Key Metrics	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	10	19	+ 90.0%	40	48	+ 20.0%
Pending Sales	10	4	- 60.0%	39	32	- 17.9%
Closed Sales	11	10	- 9.1%	34	34	0.0%
Days on Market Until Sale	86	42	- 51.2%	104	67	- 35.6%
Median Sales Price*	\$349,000	\$400,491	+ 14.8%	\$312,500	\$354,500	+ 13.4%
Average Sales Price*	\$319,011	\$356,570	+ 11.8%	\$300,387	\$328,775	+ 9.5%
Percent of List Price Received*	101.1%	101.3%	+ 0.2%	100.8%	101.2%	+ 0.4%
Inventory of Homes for Sale	9	28	+ 211.1%	—	—	—
Months Supply of Inventory	1.1	3.8	+ 245.5%	—	—	—

* 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.

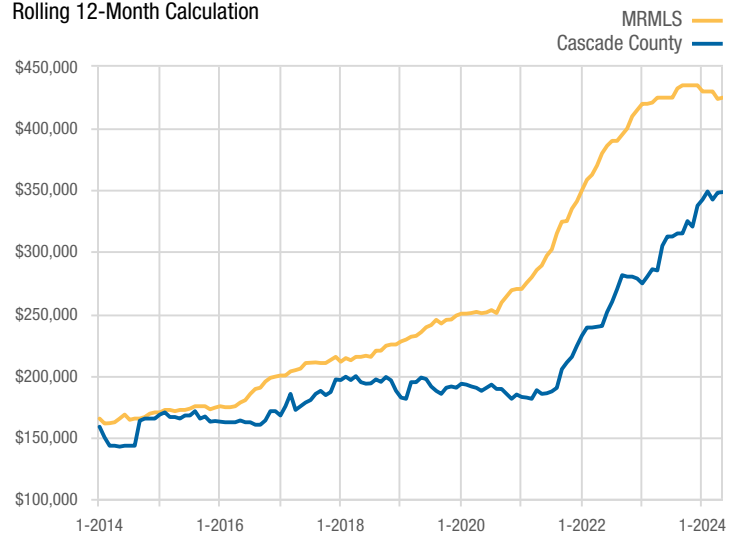
Median Sales Price - Single-Family

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