

Local Market Update – September 2024

A Research Tool Provided by Montana Regional MLS



Cascade County

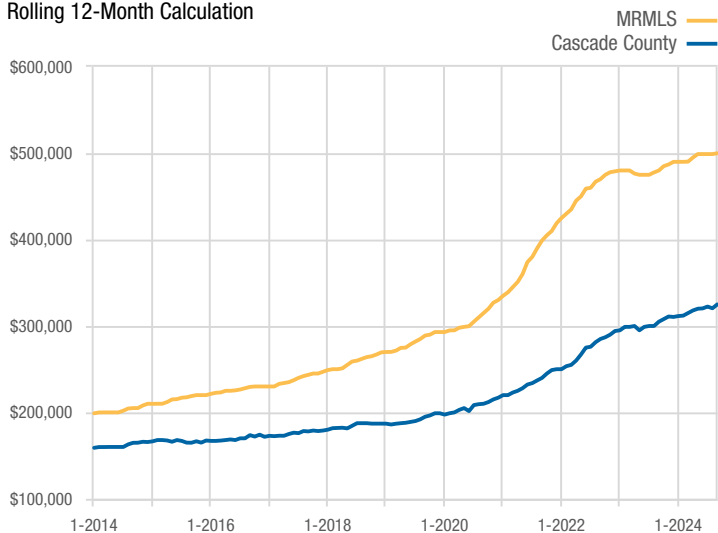
Single-Family Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	77	104	+ 35.1%	783	796	+ 1.7%
Pending Sales	72	31	- 56.9%	664	588	- 11.4%
Closed Sales	80	70	- 12.5%	622	607	- 2.4%
Days on Market Until Sale	49	48	- 2.0%	47	59	+ 25.5%
Median Sales Price*	\$304,100	\$343,950	+ 13.1%	\$309,500	\$330,000	+ 6.6%
Average Sales Price*	\$355,689	\$390,671	+ 9.8%	\$350,764	\$366,798	+ 4.6%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	99.1%	98.6%	- 0.5%
Inventory of Homes for Sale	105	250	+ 138.1%	—	—	—
Months Supply of Inventory	1.5	4.1	+ 173.3%	—	—	—

Townhouse/Condo Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	8	14	+ 75.0%	87	98	+ 12.6%
Pending Sales	9	11	+ 22.2%	80	82	+ 2.5%
Closed Sales	7	6	- 14.3%	75	73	- 2.7%
Days on Market Until Sale	91	70	- 23.1%	80	63	- 21.3%
Median Sales Price*	\$400,459	\$282,500	- 29.5%	\$325,636	\$325,000	- 0.2%
Average Sales Price*	\$357,485	\$295,000	- 17.5%	\$308,308	\$316,660	+ 2.7%
Percent of List Price Received*	102.2%	98.2%	- 3.9%	100.7%	100.2%	- 0.5%
Inventory of Homes for Sale	8	23	+ 187.5%	—	—	—
Months Supply of Inventory	1.0	2.9	+ 190.0%	—	—	—

* 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.

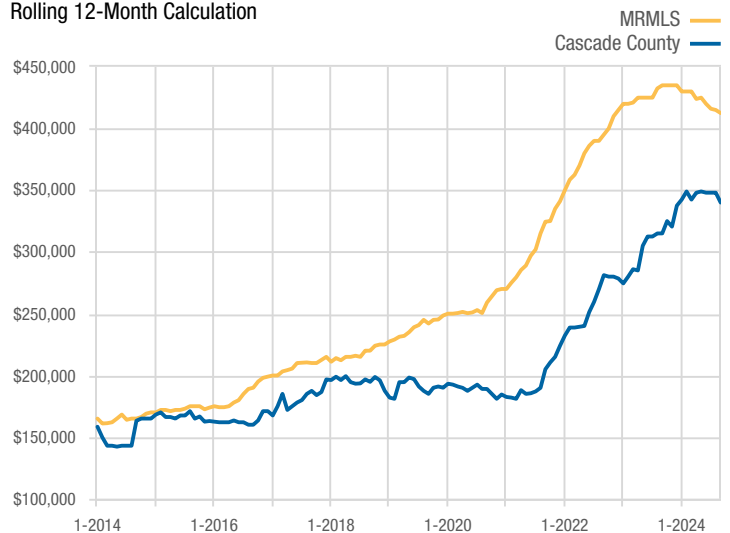
Median Sales Price - Single-Family

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.