

Local Market Update – July 2024

A Research Tool Provided by Montana Regional MLS



Cascade County

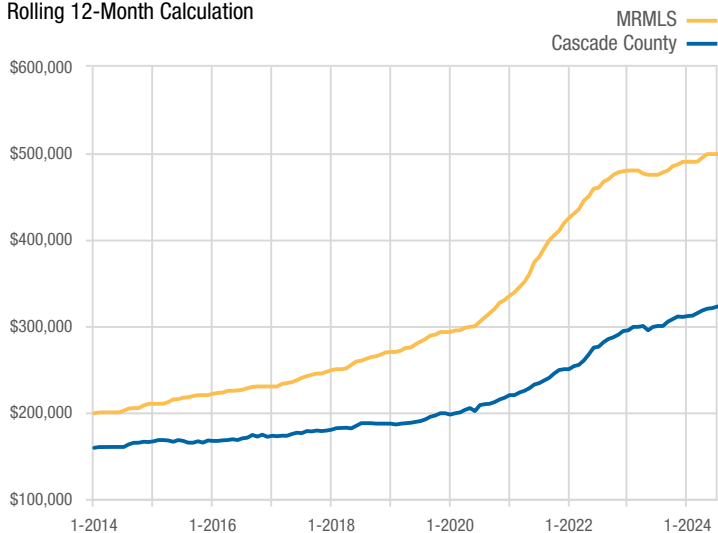
Single-Family Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	88	91	+ 3.4%	590	581	- 1.5%
Pending Sales	73	25	- 65.8%	506	424	- 16.2%
Closed Sales	77	85	+ 10.4%	465	457	- 1.7%
Days on Market Until Sale	35	44	+ 25.7%	49	62	+ 26.5%
Median Sales Price*	\$299,500	\$322,500	+ 7.7%	\$310,000	\$330,000	+ 6.5%
Average Sales Price*	\$343,997	\$347,515	+ 1.0%	\$351,618	\$370,802	+ 5.5%
Percent of List Price Received*	100.2%	99.3%	- 0.9%	99.1%	98.5%	- 0.6%
Inventory of Homes for Sale	94	219	+ 133.0%	—	—	—
Months Supply of Inventory	1.3	3.6	+ 176.9%	—	—	—

Townhouse/Condo Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	13	15	+ 15.4%	67	77	+ 14.9%
Pending Sales	12	6	- 50.0%	61	55	- 9.8%
Closed Sales	11	7	- 36.4%	55	52	- 5.5%
Days on Market Until Sale	43	40	- 7.0%	88	63	- 28.4%
Median Sales Price*	\$315,400	\$320,000	+ 1.5%	\$315,400	\$345,000	+ 9.4%
Average Sales Price*	\$294,974	\$305,729	+ 3.6%	\$301,193	\$325,524	+ 8.1%
Percent of List Price Received*	98.8%	101.5%	+ 2.7%	100.7%	100.8%	+ 0.1%
Inventory of Homes for Sale	11	32	+ 190.9%	—	—	—
Months Supply of Inventory	1.3	4.4	+ 238.5%	—	—	—

* 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.

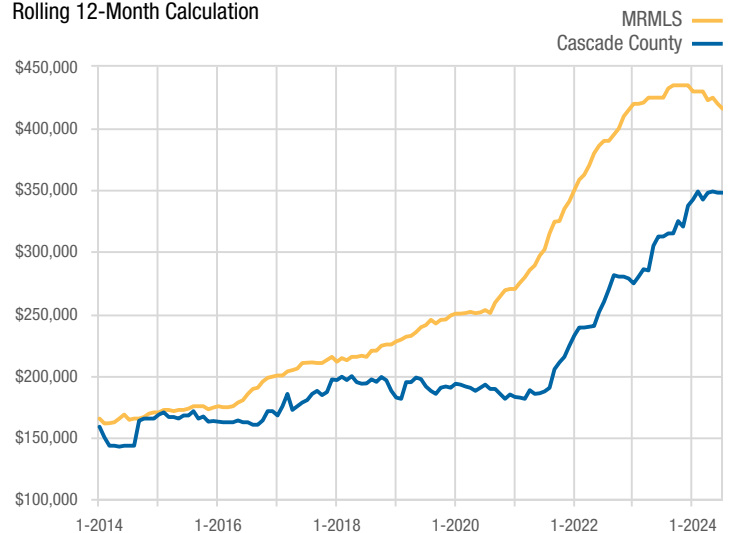
Median Sales Price - Single-Family

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