

# Local Market Update – November 2023

A Research Tool Provided by Montana Regional MLS



## Cascade County

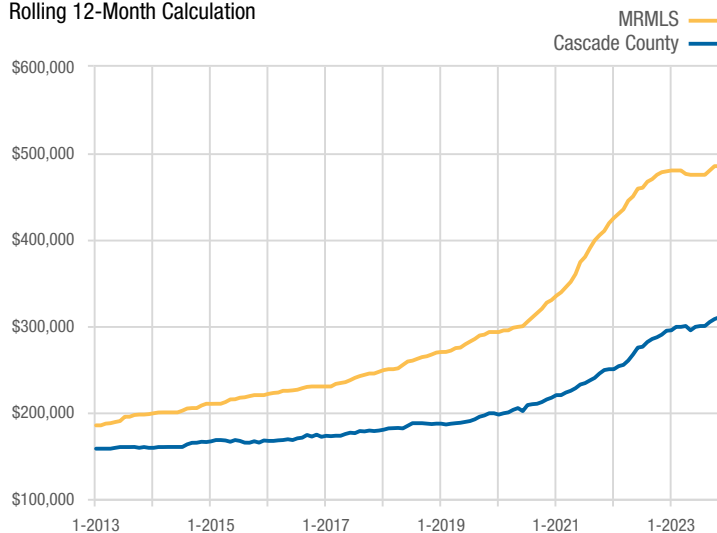
Single-Family Key Metrics	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	44	68	+ 54.5%	1,065	941	- 11.6%
Pending Sales	47	10	- 78.7%	942	722	- 23.4%
Closed Sales	79	50	- 36.7%	966	760	- 21.3%
Days on Market Until Sale	67	41	- 38.8%	59	47	- 20.3%
Median Sales Price*	\$295,000	\$310,500	+ 5.3%	\$295,000	\$314,950	+ 6.8%
Average Sales Price*	\$316,112	\$348,028	+ 10.1%	\$336,286	\$353,530	+ 5.1%
Percent of List Price Received*	98.8%	99.7%	+ 0.9%	101.0%	99.2%	- 1.8%
Inventory of Homes for Sale	72	184	+ 155.6%	—	—	—
Months Supply of Inventory	0.9	2.9	+ 222.2%	—	—	—

Townhouse/Condo Key Metrics	November			Year to Date		
	2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings	8	4	- 50.0%	120	103	- 14.2%
Pending Sales	4	2	- 50.0%	94	94	0.0%
Closed Sales	13	12	- 7.7%	98	96	- 2.0%
Days on Market Until Sale	175	54	- 69.1%	120	80	- 33.3%
Median Sales Price*	\$325,000	\$295,250	- 9.2%	\$280,000	\$332,500	+ 18.8%
Average Sales Price*	\$286,806	\$270,301	- 5.8%	\$266,739	\$306,950	+ 15.1%
Percent of List Price Received*	100.9%	100.9%	0.0%	103.4%	100.8%	- 2.5%
Inventory of Homes for Sale	16	11	- 31.3%	—	—	—
Months Supply of Inventory	1.9	1.3	- 31.6%	—	—	—

\* 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.

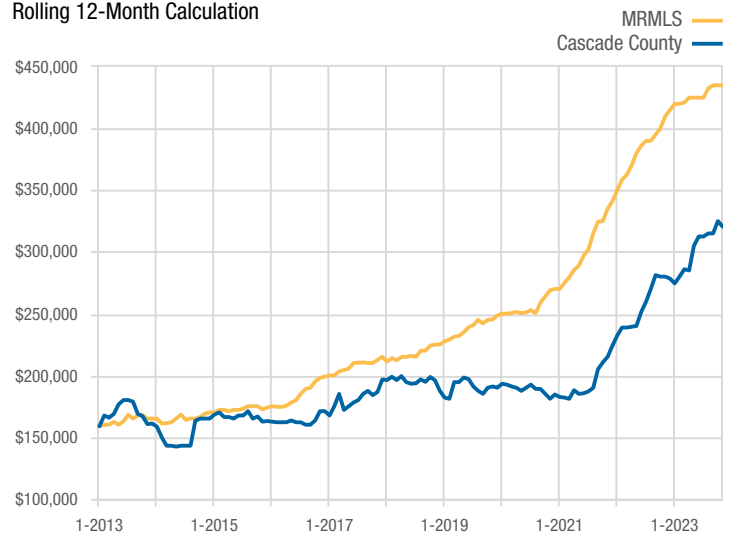
### Median Sales Price - Single-Family

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 December 5, 2023. All data from Montana Regional MLS. Report © 2023 ShowingTime.