

Local Market Update – January 2024

A Research Tool Provided by Montana Regional MLS



Cascade County

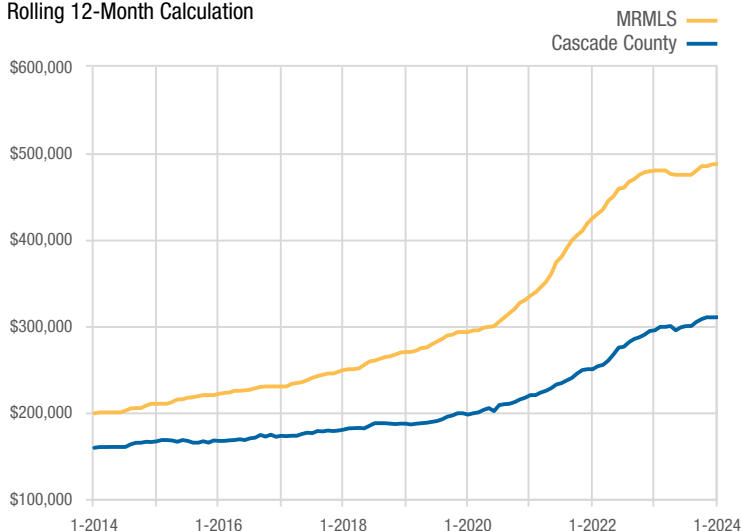
Single-Family Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	77	48	- 37.7%	77	48	- 37.7%
Pending Sales	59	18	- 69.5%	59	18	- 69.5%
Closed Sales	42	58	+ 38.1%	42	58	+ 38.1%
Days on Market Until Sale	67	63	- 6.0%	67	63	- 6.0%
Median Sales Price*	\$295,000	\$308,150	+ 4.5%	\$295,000	\$308,150	+ 4.5%
Average Sales Price*	\$322,831	\$338,092	+ 4.7%	\$322,831	\$338,092	+ 4.7%
Percent of List Price Received*	98.2%	97.6%	- 0.6%	98.2%	97.6%	- 0.6%
Inventory of Homes for Sale	76	149	+ 96.1%	—	—	—
Months Supply of Inventory	0.9	2.3	+ 155.6%	—	—	—

Townhouse/Condo Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	9	9	0.0%	9	9	0.0%
Pending Sales	7	4	- 42.9%	7	4	- 42.9%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	64	99	+ 54.7%	64	99	+ 54.7%
Median Sales Price*	\$223,500	\$377,868	+ 69.1%	\$223,500	\$377,868	+ 69.1%
Average Sales Price*	\$223,500	\$367,603	+ 64.5%	\$223,500	\$367,603	+ 64.5%
Percent of List Price Received*	97.2%	103.5%	+ 6.5%	97.2%	103.5%	+ 6.5%
Inventory of Homes for Sale	10	17	+ 70.0%	—	—	—
Months Supply of Inventory	1.2	2.2	+ 83.3%	—	—	—

* 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.

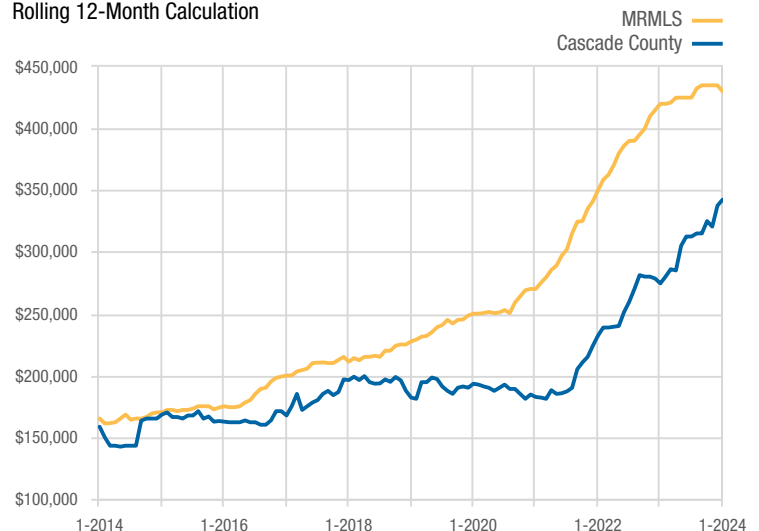
Median Sales Price - Single-Family

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 February 5, 2024. All data from Montana Regional MLS. Report © 2024 ShowingTime.