

# Local Market Update – October 2024

A Research Tool Provided by Montana Regional MLS



## Cascade County

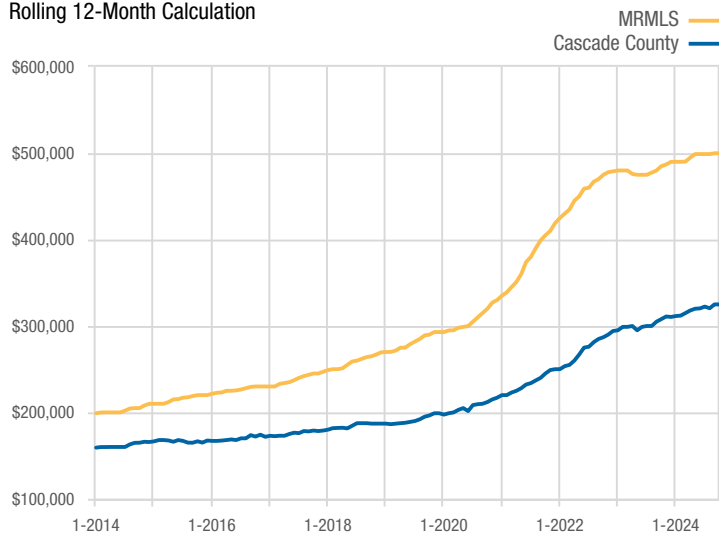
Single-Family Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	79	80	+ 1.3%	862	876	+ 1.6%
Pending Sales	47	15	- 68.1%	711	645	- 9.3%
Closed Sales	81	81	0.0%	703	689	- 2.0%
Days on Market Until Sale	46	65	+ 41.3%	47	60	+ 27.7%
Median Sales Price*	\$352,500	<b>\$331,000</b>	- 6.1%	\$315,000	<b>\$330,000</b>	+ 4.8%
Average Sales Price*	\$393,694	<b>\$411,240</b>	+ 4.5%	\$355,710	<b>\$371,890</b>	+ 4.5%
Percent of List Price Received*	99.4%	<b>98.5%</b>	- 0.9%	99.1%	<b>98.5%</b>	- 0.6%
Inventory of Homes for Sale	129	<b>255</b>	+ 97.7%	—	—	—
Months Supply of Inventory	1.9	<b>4.1</b>	+ 115.8%	—	—	—

Townhouse/Condo Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	12	9	- 25.0%	99	108	+ 9.1%
Pending Sales	10	6	- 40.0%	90	93	+ 3.3%
Closed Sales	9	15	+ 66.7%	84	88	+ 4.8%
Days on Market Until Sale	114	76	- 33.3%	84	65	- 22.6%
Median Sales Price*	\$392,497	<b>\$317,000</b>	- 19.2%	\$332,500	<b>\$325,000</b>	- 2.3%
Average Sales Price*	\$344,497	<b>\$309,481</b>	- 10.2%	\$312,185	<b>\$315,437</b>	+ 1.0%
Percent of List Price Received*	101.8%	<b>99.5%</b>	- 2.3%	100.8%	<b>100.1%</b>	- 0.7%
Inventory of Homes for Sale	10	<b>22</b>	+ 120.0%	—	—	—
Months Supply of Inventory	1.2	<b>2.7</b>	+ 125.0%	—	—	—

\* 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.

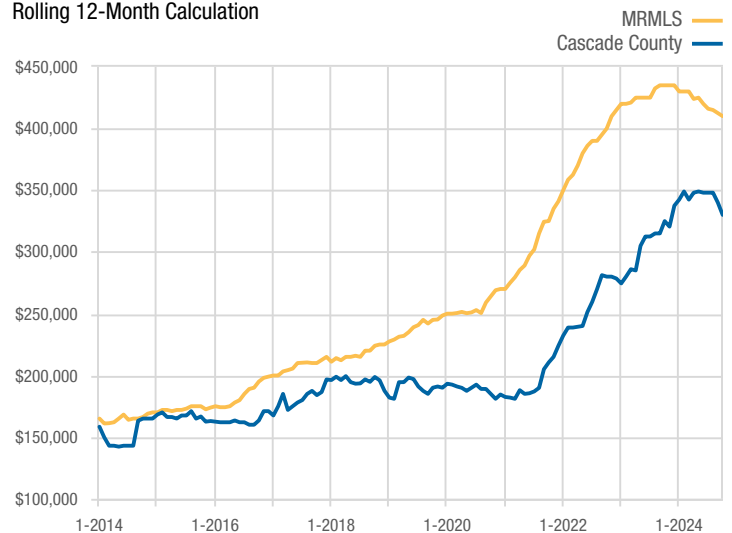
### Median Sales Price - Single-Family

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.