

# Local Market Update – April 2024

A Research Tool Provided by Montana Regional MLS



## Great Falls

Cascade County

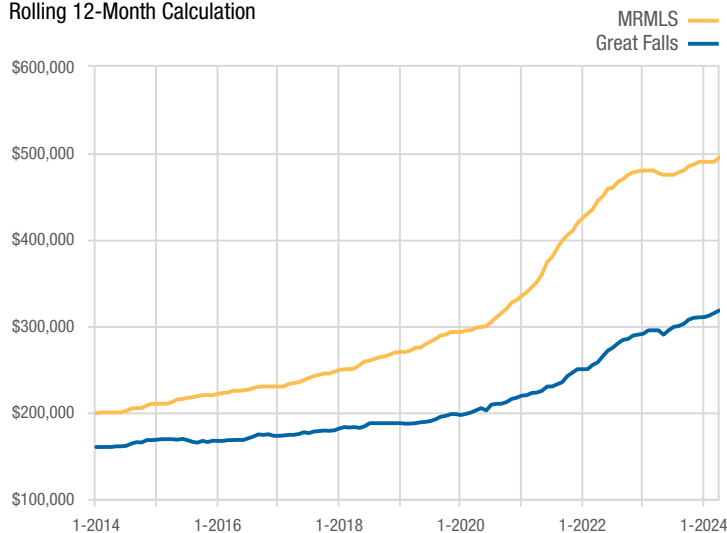
Single-Family Key Metrics	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	91	71	- 22.0%	272	244	- 10.3%
Pending Sales	80	17	- 78.8%	241	174	- 27.8%
Closed Sales	54	61	+ 13.0%	192	213	+ 10.9%
Days on Market Until Sale	38	57	+ 50.0%	53	68	+ 28.3%
Median Sales Price*	\$309,751	<b>\$345,000</b>	+ 11.4%	\$294,500	<b>\$335,000</b>	+ 13.8%
Average Sales Price*	\$343,765	<b>\$349,951</b>	+ 1.8%	\$338,612	<b>\$359,275</b>	+ 6.1%
Percent of List Price Received*	99.6%	<b>99.2%</b>	- 0.4%	98.8%	<b>98.1%</b>	- 0.7%
Inventory of Homes for Sale	54	<b>137</b>	+ 153.7%	—	—	—
Months Supply of Inventory	0.8	<b>2.5</b>	+ 212.5%	—	—	—

Townhouse/Condo Key Metrics	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	9	10	+ 11.1%	30	29	- 3.3%
Pending Sales	8	3	- 62.5%	29	25	- 13.8%
Closed Sales	2	8	+ 300.0%	23	24	+ 4.3%
Days on Market Until Sale	17	78	+ 358.8%	113	77	- 31.9%
Median Sales Price*	\$180,500	<b>\$346,500</b>	+ 92.0%	\$299,000	<b>\$330,000</b>	+ 10.4%
Average Sales Price*	\$180,500	<b>\$324,375</b>	+ 79.7%	\$291,480	<b>\$317,194</b>	+ 8.8%
Percent of List Price Received*	101.8%	<b>101.3%</b>	- 0.5%	100.7%	<b>101.1%</b>	+ 0.4%
Inventory of Homes for Sale	9	<b>16</b>	+ 77.8%	—	—	—
Months Supply of Inventory	1.1	<b>2.1</b>	+ 90.9%	—	—	—

\* 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.

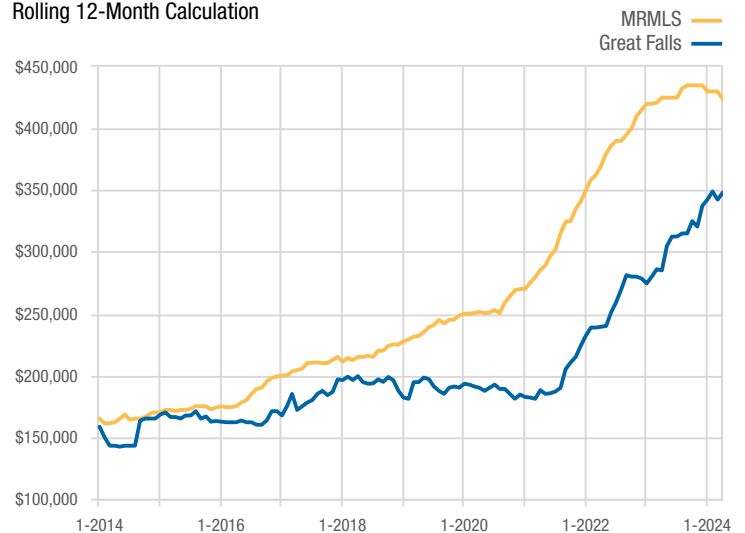
### Median Sales Price - Single-Family

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