

# Local Market Update – June 2024

A Research Tool Provided by Montana Regional MLS



## Great Falls

Cascade County

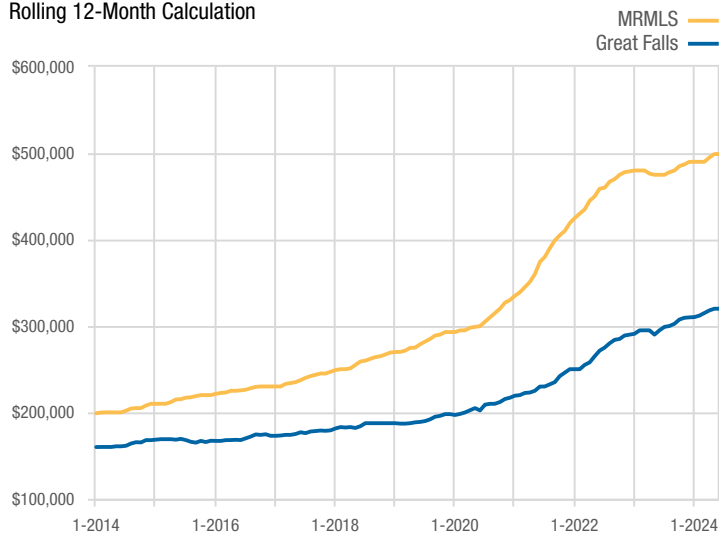
Single-Family Key Metrics	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	83	<b>86</b>	+ 3.6%	439	<b>430</b>	- 2.1%
Pending Sales	59	<b>30</b>	- 49.2%	382	<b>322</b>	- 15.7%
Closed Sales	77	<b>77</b>	0.0%	346	<b>346</b>	0.0%
Days on Market Until Sale	41	<b>49</b>	+ 19.5%	48	<b>61</b>	+ 27.1%
Median Sales Price*	\$345,000	<b>\$345,000</b>	0.0%	\$307,750	<b>\$331,667</b>	+ 7.8%
Average Sales Price*	\$403,369	<b>\$378,783</b>	- 6.1%	\$350,532	<b>\$359,087</b>	+ 2.4%
Percent of List Price Received*	99.8%	<b>98.3%</b>	- 1.5%	99.3%	<b>98.4%</b>	- 0.9%
Inventory of Homes for Sale	64	<b>165</b>	+ 157.8%	—	—	—
Months Supply of Inventory	1.0	<b>3.0</b>	+ 200.0%	—	—	—

Townhouse/Condo Key Metrics	June			Year to Date		
	2023	2024	% Change	Thru 6-2023	Thru 6-2024	% Change
New Listings	14	<b>14</b>	0.0%	54	<b>62</b>	+ 14.8%
Pending Sales	11	<b>8</b>	- 27.3%	50	<b>46</b>	- 8.0%
Closed Sales	10	<b>10</b>	0.0%	44	<b>44</b>	0.0%
Days on Market Until Sale	83	<b>60</b>	- 27.7%	99	<b>65</b>	- 34.3%
Median Sales Price*	\$360,200	<b>\$303,500</b>	- 15.7%	\$320,318	<b>\$346,500</b>	+ 8.2%
Average Sales Price*	\$310,775	<b>\$322,427</b>	+ 3.7%	\$302,748	<b>\$327,333</b>	+ 8.1%
Percent of List Price Received*	102.7%	<b>99.3%</b>	- 3.3%	101.2%	<b>100.8%</b>	- 0.4%
Inventory of Homes for Sale	11	<b>27</b>	+ 145.5%	—	—	—
Months Supply of Inventory	1.4	<b>3.6</b>	+ 157.1%	—	—	—

\* 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.

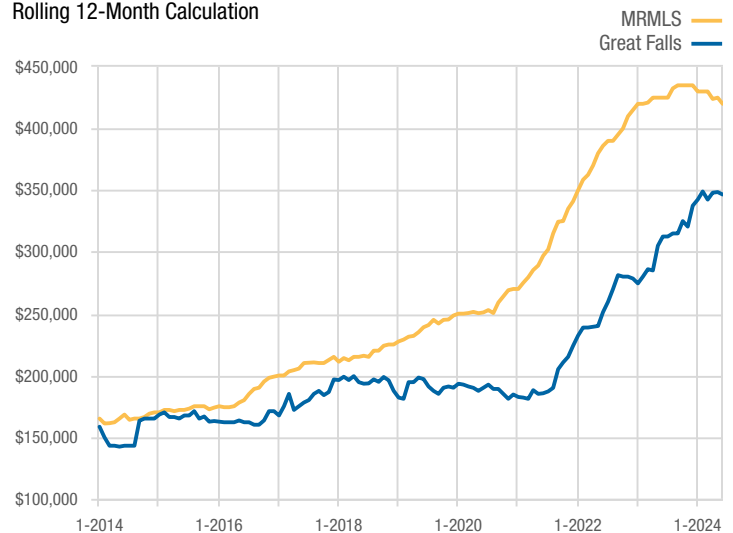
### Median Sales Price - Single-Family

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