

Local Market Update – February 2024

A Research Tool Provided by Montana Regional MLS



Great Falls

Cascade County

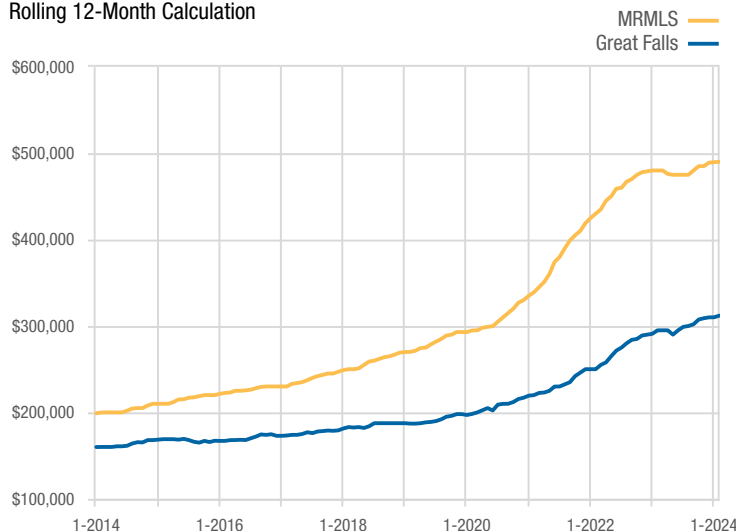
| Single-Family Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 2-2023 | Thru 2-2024 | % Change |
| New Listings | 50 | 52 | + 4.0% | 118 | 95 | - 19.5% |
| Pending Sales | 53 | 18 | - 66.0% | 105 | 64 | - 39.0% |
| Closed Sales | 42 | 45 | + 7.1% | 82 | 99 | + 20.7% |
| Days on Market Until Sale | 46 | 80 | + 73.9% | 57 | 68 | + 19.3% |
| Median Sales Price* | \$290,000 | \$327,500 | + 12.9% | \$290,000 | \$320,000 | + 10.3% |
| Average Sales Price* | \$346,748 | \$399,879 | + 15.3% | \$335,516 | \$365,293 | + 8.9% |
| Percent of List Price Received* | 98.9% | 98.0% | - 0.9% | 98.5% | 97.7% | - 0.8% |
| Inventory of Homes for Sale | 46 | 114 | + 147.8% | — | — | — |
| Months Supply of Inventory | 0.6 | 2.0 | + 233.3% | — | — | — |

| Townhouse/Condo Key Metrics | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 2-2023 | Thru 2-2024 | % Change |
| New Listings | 5 | 6 | + 20.0% | 14 | 15 | + 7.1% |
| Pending Sales | 7 | 4 | - 42.9% | 14 | 8 | - 42.9% |
| Closed Sales | 10 | 6 | - 40.0% | 12 | 9 | - 25.0% |
| Days on Market Until Sale | 145 | 45 | - 69.0% | 132 | 63 | - 52.3% |
| Median Sales Price* | \$297,750 | \$280,000 | - 6.0% | \$283,000 | \$335,000 | + 18.4% |
| Average Sales Price* | \$293,090 | \$316,875 | + 8.1% | \$281,492 | \$333,784 | + 18.6% |
| Percent of List Price Received* | 103.4% | 100.3% | - 3.0% | 102.3% | 101.3% | - 1.0% |
| Inventory of Homes for Sale | 8 | 20 | + 150.0% | — | — | — |
| Months Supply of Inventory | 1.0 | 2.7 | + 170.0% | — | — | — |

* 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.

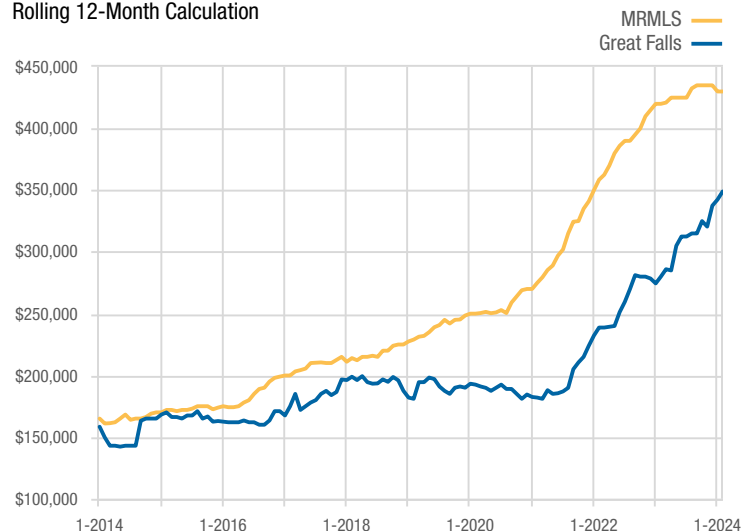
Median Sales Price - Single-Family

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.

Current as of March 5, 2024. All data from Montana Regional MLS. Report © 2024 ShowingTime Plus, LLC.