

Local Market Update – October 2024

A Research Tool Provided by Montana Regional MLS



Great Falls

Cascade County

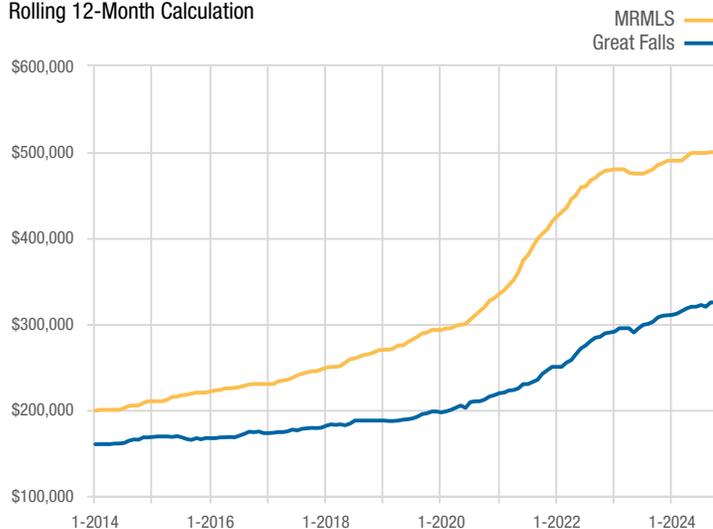
Single-Family Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	69	67	- 2.9%	769	760	- 1.2%
Pending Sales	40	14	- 65.0%	639	597	- 6.6%
Closed Sales	75	76	+ 1.3%	630	637	+ 1.1%
Days on Market Until Sale	48	64	+ 33.3%	45	57	+ 26.7%
Median Sales Price*	\$352,500	\$334,950	- 5.0%	\$315,000	\$329,800	+ 4.7%
Average Sales Price*	\$395,997	\$414,763	+ 4.7%	\$353,761	\$360,738	+ 2.0%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	99.4%	98.8%	- 0.6%
Inventory of Homes for Sale	103	189	+ 83.5%	—	—	—
Months Supply of Inventory	1.7	3.3	+ 94.1%	—	—	—

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	\$317,000	- 19.2%	\$332,500	\$325,000	- 2.3%
Average Sales Price*	\$344,497	\$309,481	- 10.2%	\$312,185	\$315,437	+ 1.0%
Percent of List Price Received*	101.8%	99.5%	- 2.3%	100.8%	100.1%	- 0.7%
Inventory of Homes for Sale	10	22	+ 120.0%	—	—	—
Months Supply of Inventory	1.2	2.7	+ 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.

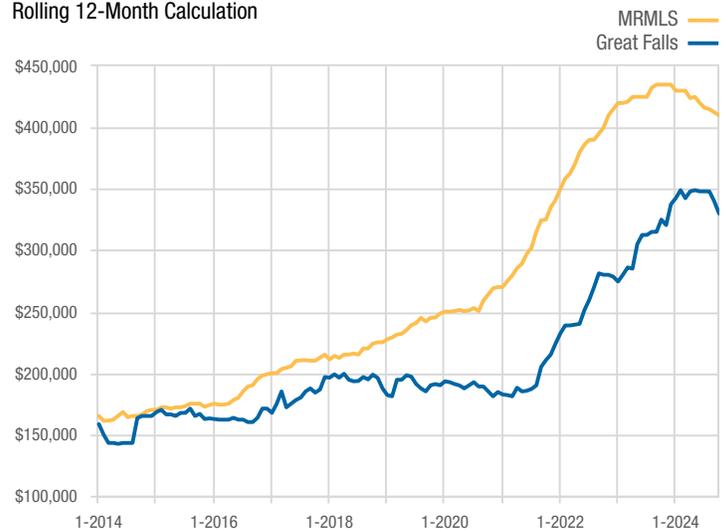
Median Sales Price - Single-Family

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.