

Local Market Update – August 2021

A Research Tool Provided by Montana Regional MLS



Cascade County

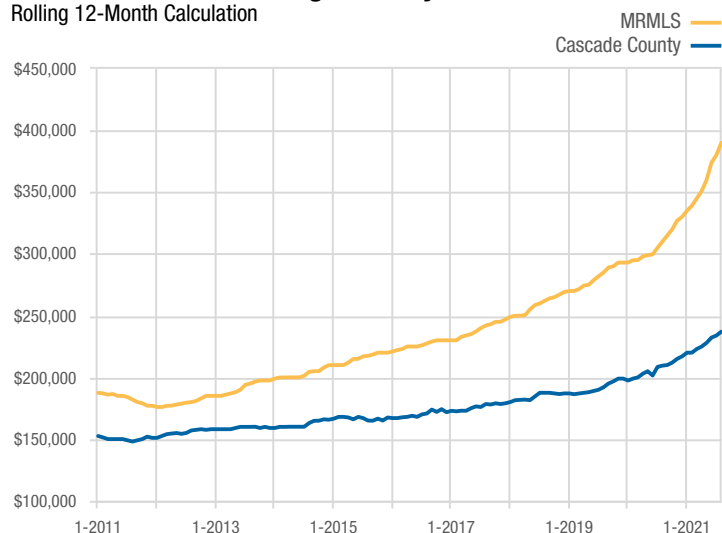
Single-Family	August			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	162	152	- 6.2%	944	949	+ 0.5%
Pending Sales	145	141	- 2.8%	856	856	0.0%
Closed Sales	125	112	- 10.4%	745	756	+ 1.5%
Days on Market Until Sale	47	11	- 76.6%	49	22	- 55.1%
Median Sales Price*	\$220,000	\$243,425	+ 10.6%	\$214,900	\$246,000	+ 14.5%
Average Sales Price*	\$247,530	\$285,949	+ 15.5%	\$237,299	\$283,790	+ 19.6%
Percent of List Price Received*	98.2%	101.3%	+ 3.2%	98.8%	100.8%	+ 2.0%
Inventory of Homes for Sale	178	102	- 42.7%	—	—	—
Months Supply of Inventory	1.8	1.0	- 44.4%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	14	10	- 28.6%	90	91	+ 1.1%
Pending Sales	18	11	- 38.9%	80	82	+ 2.5%
Closed Sales	13	8	- 38.5%	68	67	- 1.5%
Days on Market Until Sale	41	12	- 70.7%	75	18	- 76.0%
Median Sales Price*	\$186,000	\$259,550	+ 39.5%	\$185,500	\$205,000	+ 10.5%
Average Sales Price*	\$221,669	\$248,888	+ 12.3%	\$206,046	\$219,322	+ 6.4%
Percent of List Price Received*	98.8%	102.7%	+ 3.9%	98.9%	100.9%	+ 2.0%
Inventory of Homes for Sale	18	8	- 55.6%	—	—	—
Months Supply of Inventory	2.0	0.8	- 60.0%	—	—	—

* 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.

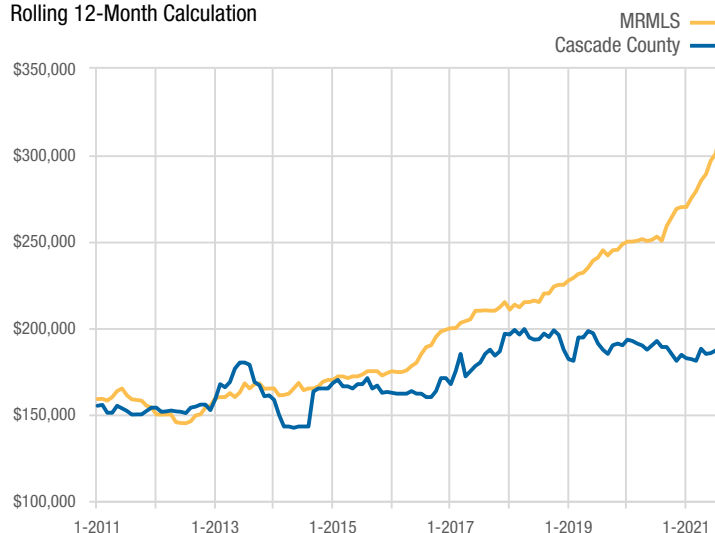
Median Sales Price - Single-Family

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 September 5, 2021. All data from Montana Regional MLS. Report © 2021 ShowingTime.