

# Local Market Update – August 2021

A Research Tool Provided by Montana Regional MLS



## Great Falls

Cascade County

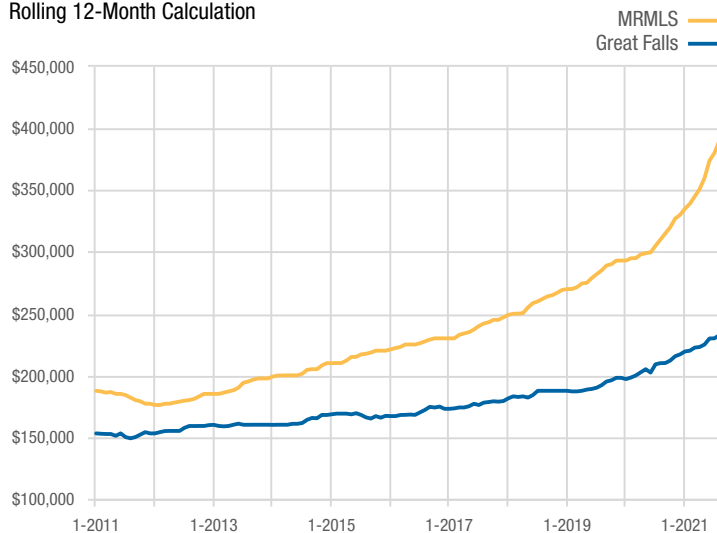
Single-Family	August			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	141	128	- 9.2%	840	835	- 0.6%
Pending Sales	128	122	- 4.7%	764	762	- 0.3%
Closed Sales	107	107	0.0%	678	671	- 1.0%
Days on Market Until Sale	34	11	- 67.6%	43	19	- 55.8%
Median Sales Price*	\$220,000	\$241,850	+ 9.9%	\$214,900	\$240,000	+ 11.7%
Average Sales Price*	\$243,970	\$275,059	+ 12.7%	\$237,081	\$273,067	+ 15.2%
Percent of List Price Received*	99.3%	101.6%	+ 2.3%	99.1%	101.1%	+ 2.0%
Inventory of Homes for Sale	136	72	- 47.1%	—	—	—
Months Supply of Inventory	1.5	0.8	- 46.7%	—	—	—

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.

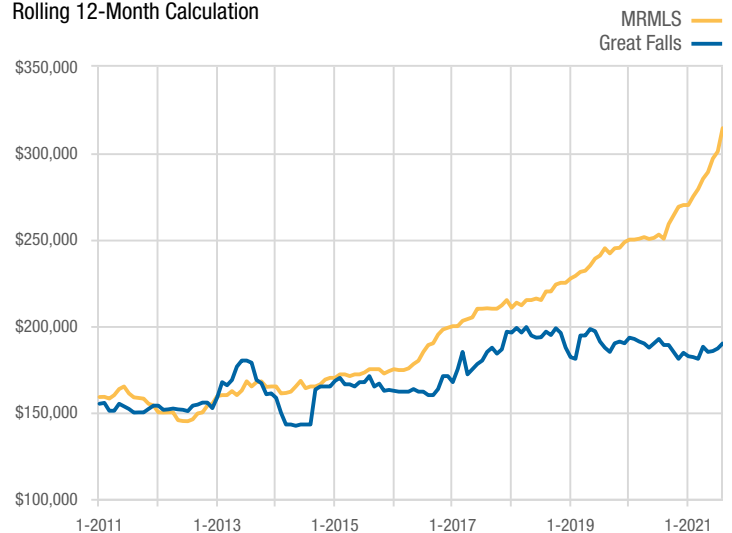
### Median Sales Price - Single-Family

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.