

Local Market Update – September 2021

A Research Tool Provided by Montana Regional MLS



Cascade County

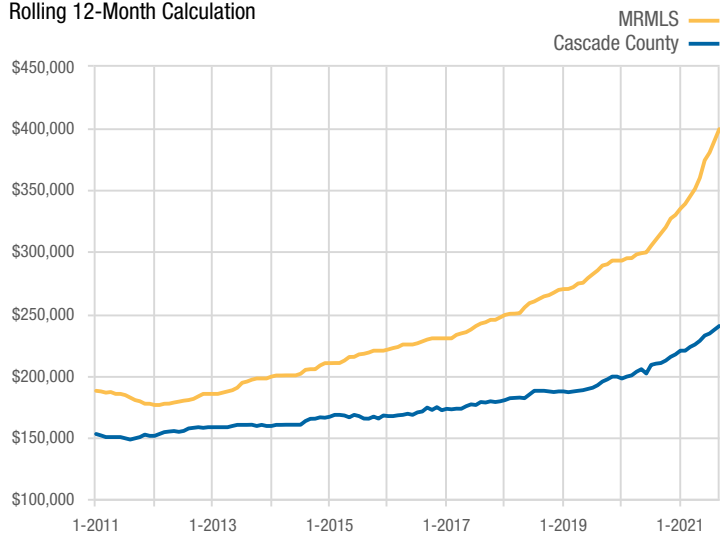
Single-Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	105	85	- 19.0%	1,049	1,036	- 1.2%
Pending Sales	117	114	- 2.6%	973	954	- 2.0%
Closed Sales	123	124	+ 0.8%	868	881	+ 1.5%
Days on Market Until Sale	54	18	- 66.7%	50	22	- 56.0%
Median Sales Price*	\$234,000	\$258,500	+ 10.5%	\$215,000	\$248,950	+ 15.8%
Average Sales Price*	\$257,862	\$329,404	+ 27.7%	\$240,216	\$290,003	+ 20.7%
Percent of List Price Received*	98.4%	100.8%	+ 2.4%	98.8%	100.8%	+ 2.0%
Inventory of Homes for Sale	148	80	- 45.9%	—	—	—
Months Supply of Inventory	1.5	0.8	- 46.7%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	11	9	- 18.2%	101	100	- 1.0%
Pending Sales	14	13	- 7.1%	94	95	+ 1.1%
Closed Sales	12	11	- 8.3%	80	78	- 2.5%
Days on Market Until Sale	59	14	- 76.3%	73	18	- 75.3%
Median Sales Price*	\$186,000	\$225,000	+ 21.0%	\$185,500	\$210,000	+ 13.2%
Average Sales Price*	\$189,418	\$231,679	+ 22.3%	\$203,552	\$221,065	+ 8.6%
Percent of List Price Received*	97.0%	101.9%	+ 5.1%	98.6%	101.1%	+ 2.5%
Inventory of Homes for Sale	13	4	- 69.2%	—	—	—
Months Supply of Inventory	1.4	0.4	- 71.4%	—	—	—

* 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.

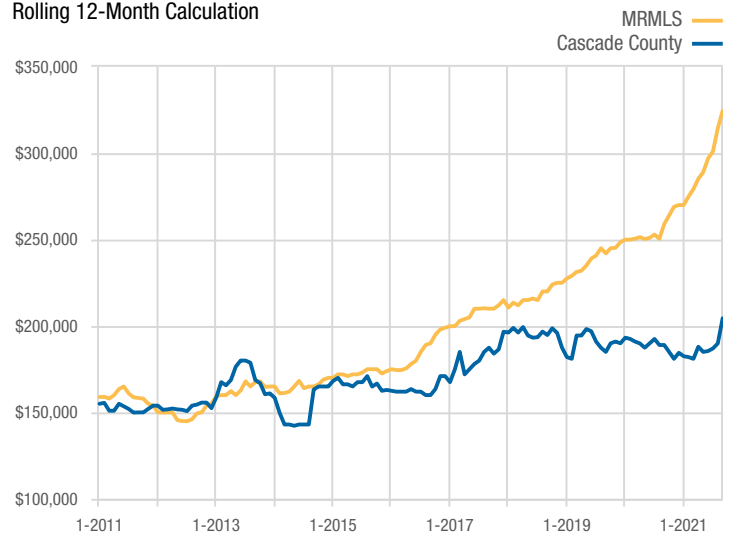
Median Sales Price - Single-Family

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