

Local Market Update – November 2021

A Research Tool Provided by Montana Regional MLS



Cascade County

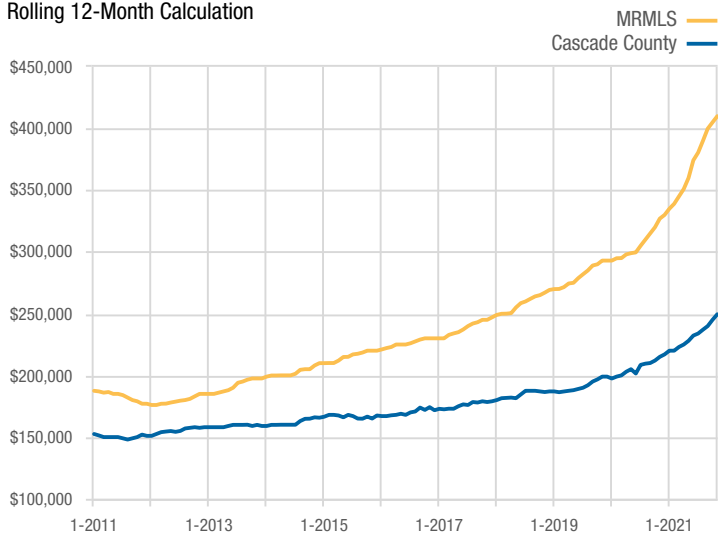
Single-Family Key Metrics	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	75	62	- 17.3%	1,210	1,206	- 0.3%
Pending Sales	79	85	+ 7.6%	1,149	1,139	- 0.9%
Closed Sales	107	121	+ 13.1%	1,127	1,110	- 1.5%
Days on Market Until Sale	32	25	- 21.9%	46	22	- 52.2%
Median Sales Price*	\$240,000	\$260,000	+ 8.3%	\$217,700	\$250,000	+ 14.8%
Average Sales Price*	\$252,558	\$307,689	+ 21.8%	\$241,634	\$292,048	+ 20.9%
Percent of List Price Received*	99.3%	100.0%	+ 0.7%	98.9%	100.6%	+ 1.7%
Inventory of Homes for Sale	102	57	- 44.1%	—	—	—
Months Supply of Inventory	1.0	0.6	- 40.0%	—	—	—

Townhouse/Condo Key Metrics	November			Year to Date		
	2020	2021	% Change	Thru 11-2020	Thru 11-2021	% Change
New Listings	5	16	+ 220.0%	118	123	+ 4.2%
Pending Sales	9	16	+ 77.8%	115	116	+ 0.9%
Closed Sales	8	8	0.0%	105	98	- 6.7%
Days on Market Until Sale	20	41	+ 105.0%	66	18	- 72.7%
Median Sales Price*	\$175,500	\$250,951	+ 43.0%	\$183,000	\$215,000	+ 17.5%
Average Sales Price*	\$158,438	\$240,920	+ 52.1%	\$201,041	\$230,385	+ 14.6%
Percent of List Price Received*	98.1%	104.7%	+ 6.7%	98.6%	101.5%	+ 2.9%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	0.6	0.5	- 16.7%	—	—	—

* 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.

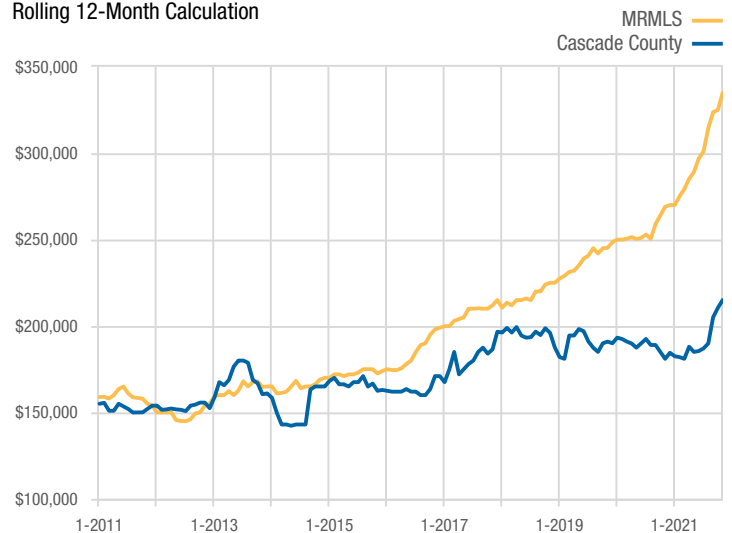
Median Sales Price - Single-Family

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