

Local Market Update – December 2021

A Research Tool Provided by Montana Regional MLS



Cascade County

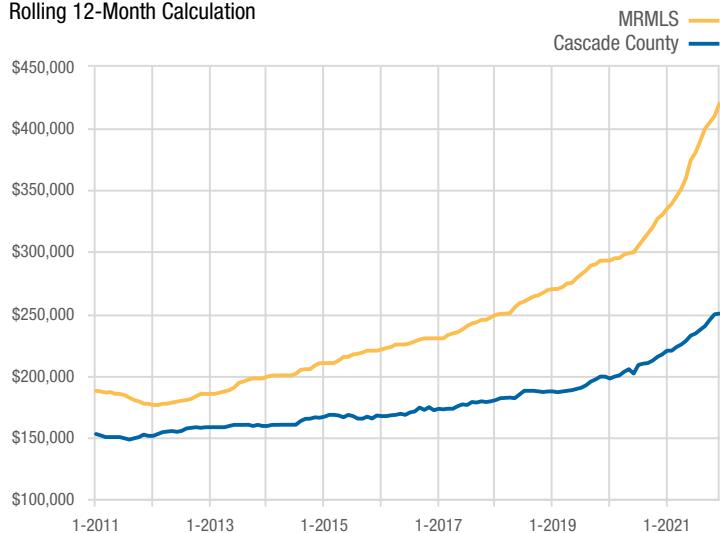
| Single-Family Key Metrics | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2020 | 2021 | % Change | Thru 12-2020 | Thru 12-2021 | % Change |
| New Listings | 46 | 63 | + 37.0% | 1,256 | 1,270 | + 1.1% |
| Pending Sales | 64 | 68 | + 6.3% | 1,213 | 1,202 | - 0.9% |
| Closed Sales | 90 | 86 | - 4.4% | 1,217 | 1,198 | - 1.6% |
| Days on Market Until Sale | 40 | 23 | - 42.5% | 46 | 22 | - 52.2% |
| Median Sales Price* | \$215,000 | \$250,000 | + 16.3% | \$217,000 | \$250,000 | + 15.2% |
| Average Sales Price* | \$244,157 | \$289,457 | + 18.6% | \$241,821 | \$291,844 | + 20.7% |
| Percent of List Price Received* | 98.2% | 100.3% | + 2.1% | 98.9% | 100.5% | + 1.6% |
| Inventory of Homes for Sale | 66 | 49 | - 25.8% | — | — | — |
| Months Supply of Inventory | 0.7 | 0.5 | - 28.6% | — | — | — |

| Townhouse/Condo Key Metrics | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2020 | 2021 | % Change | Thru 12-2020 | Thru 12-2021 | % Change |
| New Listings | 8 | 5 | - 37.5% | 126 | 128 | + 1.6% |
| Pending Sales | 9 | 7 | - 22.2% | 124 | 123 | - 0.8% |
| Closed Sales | 11 | 12 | + 9.1% | 116 | 110 | - 5.2% |
| Days on Market Until Sale | 46 | 7 | - 84.8% | 64 | 17 | - 73.4% |
| Median Sales Price* | \$260,000 | \$305,184 | + 17.4% | \$184,500 | \$224,000 | + 21.4% |
| Average Sales Price* | \$223,945 | \$263,435 | + 17.6% | \$203,213 | \$233,990 | + 15.1% |
| Percent of List Price Received* | 97.1% | 106.7% | + 9.9% | 98.5% | 102.1% | + 3.7% |
| Inventory of Homes for Sale | 4 | 3 | - 25.0% | — | — | — |
| Months Supply of Inventory | 0.4 | 0.3 | - 25.0% | — | — | — |

* 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.

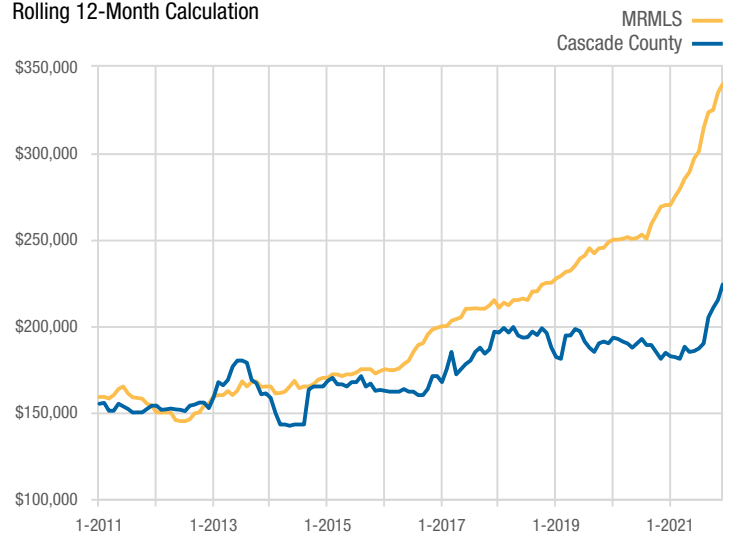
Median Sales Price - Single-Family

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 January 5, 2022. All data from Montana Regional MLS. Report © 2022 ShowingTime.