

Local Market Update – February 2022

A Research Tool Provided by Montana Regional MLS



Cascade County

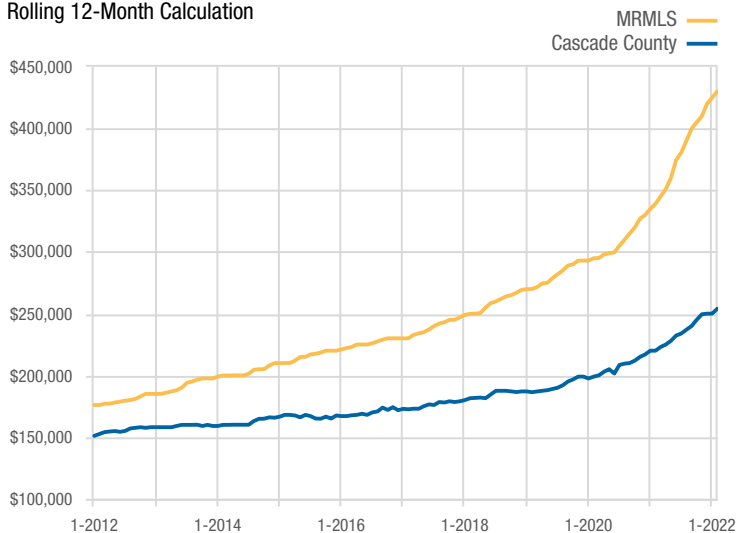
Single-Family Key Metrics	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	62	66	+ 6.5%	145	123	- 15.2%
Pending Sales	63	68	+ 7.9%	146	125	- 14.4%
Closed Sales	64	41	- 35.9%	135	112	- 17.0%
Days on Market Until Sale	35	54	+ 54.3%	49	54	+ 10.2%
Median Sales Price*	\$217,500	\$285,000	+ 31.0%	\$220,900	\$275,000	+ 24.5%
Average Sales Price*	\$252,408	\$317,921	+ 26.0%	\$263,592	\$317,835	+ 20.6%
Percent of List Price Received*	99.2%	101.2%	+ 2.0%	98.6%	100.4%	+ 1.8%
Inventory of Homes for Sale	51	38	- 25.5%	—	—	—
Months Supply of Inventory	0.5	0.4	- 20.0%	—	—	—

Townhouse/Condo Key Metrics	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	5	5	0.0%	23	10	- 56.5%
Pending Sales	4	6	+ 50.0%	18	11	- 38.9%
Closed Sales	6	9	+ 50.0%	14	15	+ 7.1%
Days on Market Until Sale	39	167	+ 328.2%	38	147	+ 286.8%
Median Sales Price*	\$154,500	\$267,900	+ 73.4%	\$163,250	\$280,000	+ 71.5%
Average Sales Price*	\$175,501	\$241,818	+ 37.8%	\$167,708	\$254,484	+ 51.7%
Percent of List Price Received*	100.9%	104.5%	+ 3.6%	99.8%	101.3%	+ 1.5%
Inventory of Homes for Sale	5	0	- 100.0%	—	—	—
Months Supply of Inventory	0.4	—	—	—	—	—

* 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.

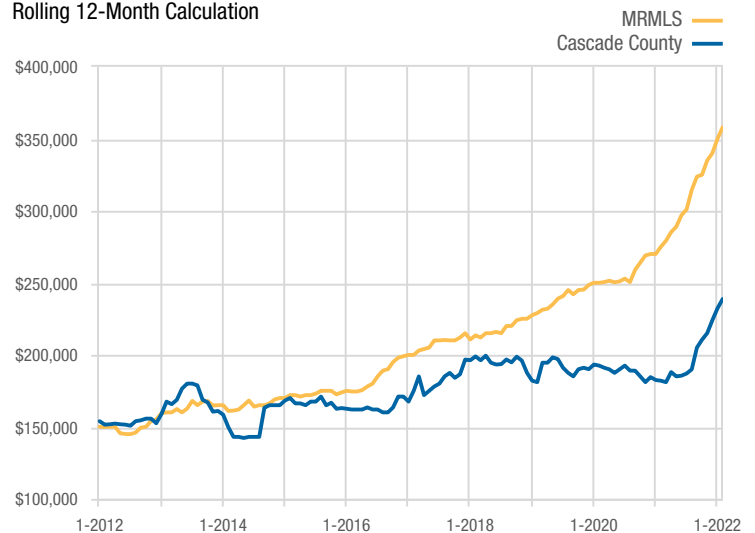
Median Sales Price - Single-Family

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