

Local Market Update – July 2022

A Research Tool Provided by Montana Regional MLS



Cascade County

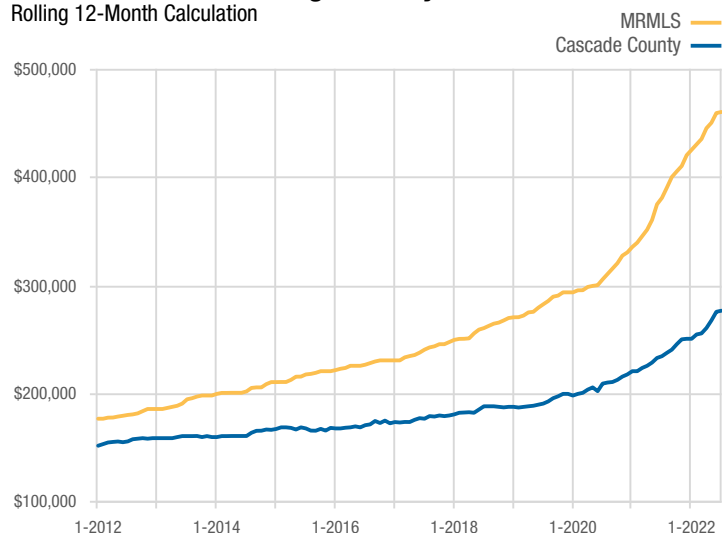
Single-Family	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	156	111	- 28.8%	798	755	- 5.4%
Pending Sales	124	129	+ 4.0%	711	654	- 8.0%
Closed Sales	119	103	- 13.4%	644	586	- 9.0%
Days on Market Until Sale	24	58	+ 141.7%	35	54	+ 54.3%
Median Sales Price*	\$250,000	\$282,000	+ 12.8%	\$246,000	\$292,000	+ 18.7%
Average Sales Price*	\$301,062	\$328,251	+ 9.0%	\$283,419	\$335,711	+ 18.5%
Percent of List Price Received*	101.1%	100.4%	- 0.7%	100.7%	102.1%	+ 1.4%
Inventory of Homes for Sale	104	108	+ 3.8%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	11	11	0.0%	81	71	- 12.3%
Pending Sales	8	6	- 25.0%	70	57	- 18.6%
Closed Sales	7	5	- 28.6%	59	48	- 18.6%
Days on Market Until Sale	29	125	+ 331.0%	36	118	+ 227.8%
Median Sales Price*	\$338,000	\$315,000	- 6.8%	\$203,000	\$275,450	+ 35.7%
Average Sales Price*	\$335,571	\$322,846	- 3.8%	\$215,313	\$256,945	+ 19.3%
Percent of List Price Received*	101.1%	107.2%	+ 6.0%	100.7%	105.1%	+ 4.4%
Inventory of Homes for Sale	10	15	+ 50.0%	—	—	—
Months Supply of Inventory	0.9	1.7	+ 88.9%	—	—	—

* 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.

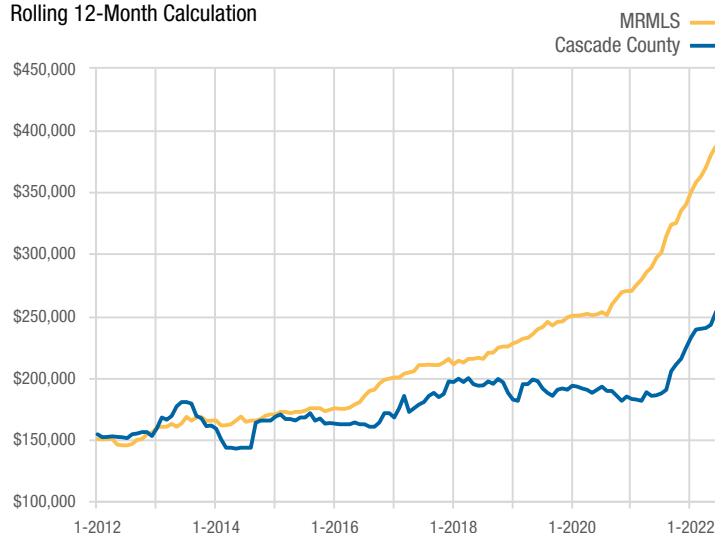
Median Sales Price - Single-Family

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