

# Local Market Update – August 2022

A Research Tool Provided by Montana Regional MLS



## Cascade County

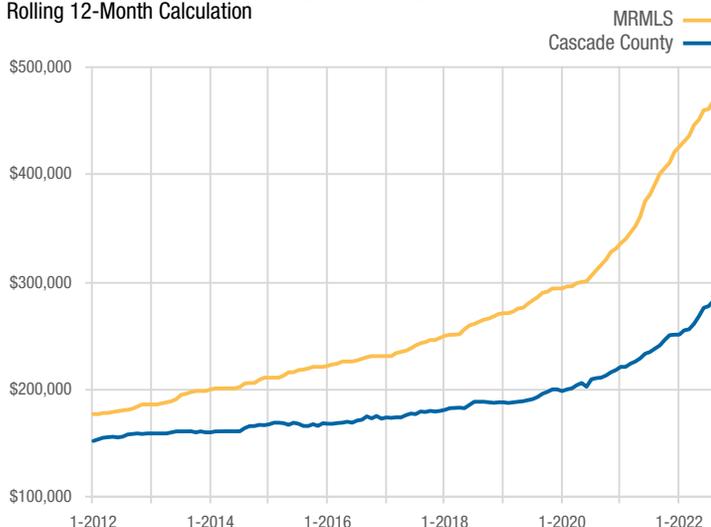
Single-Family Key Metrics	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	154	108	- 29.9%	952	867	- 8.9%
Pending Sales	127	98	- 22.8%	838	739	- 11.8%
Closed Sales	113	108	- 4.4%	757	695	- 8.2%
Days on Market Until Sale	25	59	+ 136.0%	34	55	+ 61.8%
Median Sales Price*	\$241,850	\$299,900	+ 24.0%	\$245,500	\$294,900	+ 20.1%
Average Sales Price*	\$284,259	\$339,011	+ 19.3%	\$283,544	\$336,314	+ 18.6%
Percent of List Price Received*	101.3%	99.9%	- 1.4%	100.8%	101.7%	+ 0.9%
Inventory of Homes for Sale	124	120	- 3.2%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

Townhouse/Condo Key Metrics	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	10	13	+ 30.0%	91	85	- 6.6%
Pending Sales	11	16	+ 45.5%	81	72	- 11.1%
Closed Sales	8	15	+ 87.5%	67	63	- 6.0%
Days on Market Until Sale	26	113	+ 334.6%	34	117	+ 244.1%
Median Sales Price*	\$259,550	\$305,000	+ 17.5%	\$205,000	\$280,000	+ 36.6%
Average Sales Price*	\$248,888	\$265,579	+ 6.7%	\$219,322	\$259,000	+ 18.1%
Percent of List Price Received*	102.7%	100.5%	- 2.1%	100.9%	104.0%	+ 3.1%
Inventory of Homes for Sale	8	13	+ 62.5%	—	—	—
Months Supply of Inventory	0.8	1.4	+ 75.0%	—	—	—

\* 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.

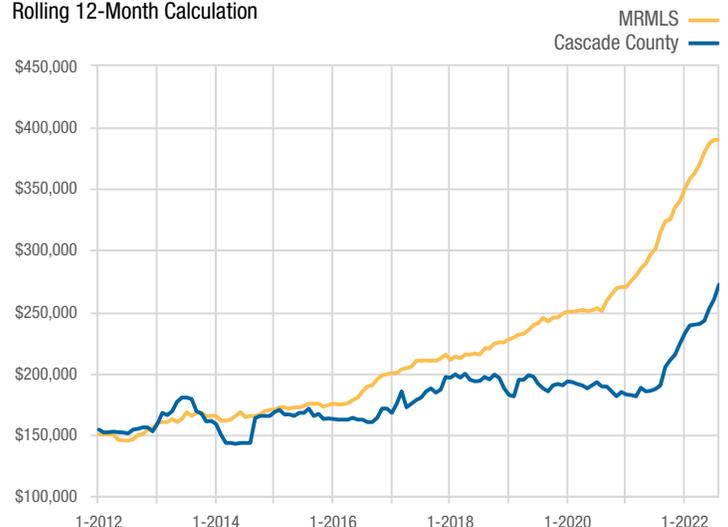
### Median Sales Price - Single-Family

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 September 6, 2022. All data from Montana Regional MLS. Report © 2022 ShowingTime.