

Local Market Update – August 2022

A Research Tool Provided by Montana Regional MLS



Great Falls

Cascade County

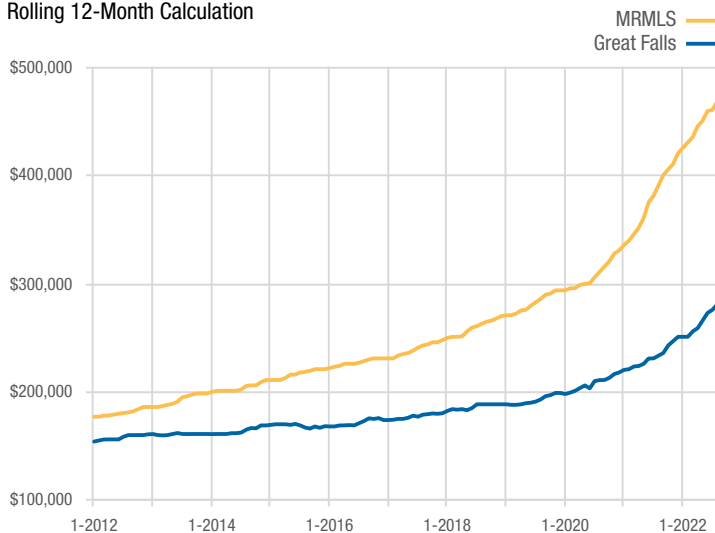
Single-Family Key Metrics	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	129	90	- 30.2%	837	758	- 9.4%
Pending Sales	110	85	- 22.7%	747	657	- 12.0%
Closed Sales	108	97	- 10.2%	672	623	- 7.3%
Days on Market Until Sale	26	60	+ 130.8%	30	54	+ 80.0%
Median Sales Price*	\$240,925	\$299,000	+ 24.1%	\$240,000	\$290,000	+ 20.8%
Average Sales Price*	\$273,392	\$320,195	+ 17.1%	\$272,805	\$327,982	+ 20.2%
Percent of List Price Received*	101.5%	100.2%	- 1.3%	101.1%	102.0%	+ 0.9%
Inventory of Homes for Sale	91	91	0.0%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

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.

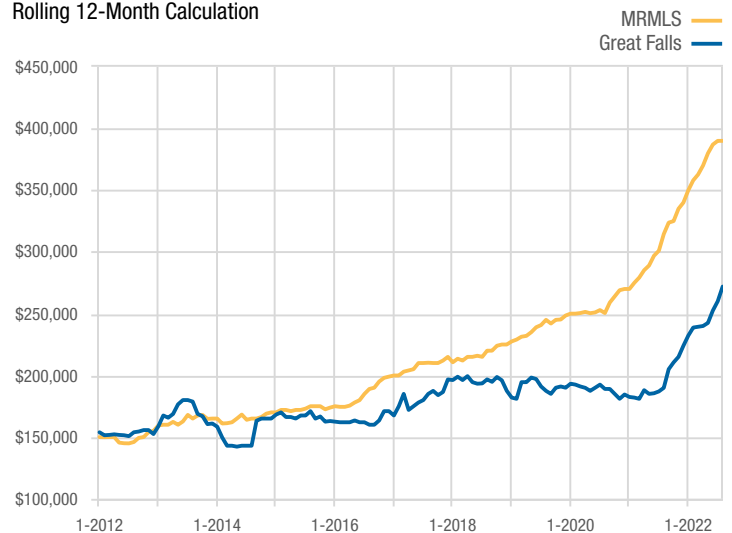
Median Sales Price - Single-Family

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.