

# Local Market Update – September 2023

A Research Tool Provided by Montana Regional MLS



## Cascade County

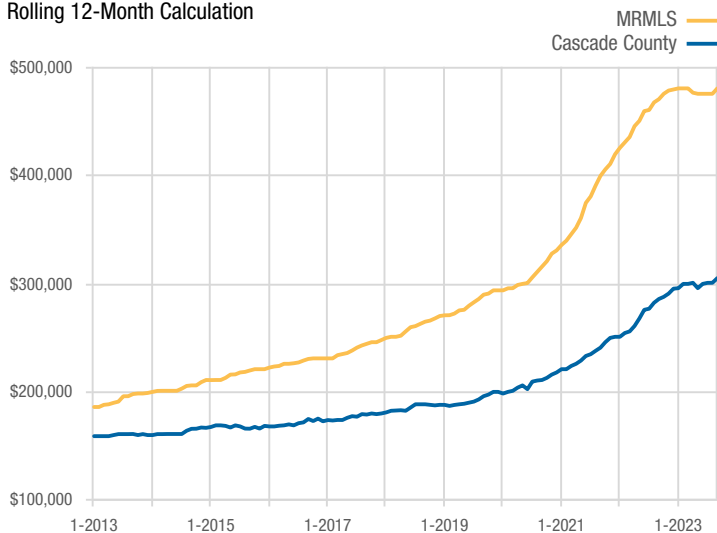
Single-Family Key Metrics	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	77	74	- 3.9%	944	790	- 16.3%
Pending Sales	95	23	- 75.8%	823	609	- 26.0%
Closed Sales	102	81	- 20.6%	799	629	- 21.3%
Days on Market Until Sale	60	50	- 16.7%	57	48	- 15.8%
Median Sales Price*	\$289,000	<b>\$303,200</b>	+ 4.9%	\$292,750	<b>\$308,250</b>	+ 5.3%
Average Sales Price*	\$334,772	<b>\$354,946</b>	+ 6.0%	\$336,682	<b>\$348,619</b>	+ 3.5%
Percent of List Price Received*	99.9%	<b>98.8%</b>	- 1.1%	101.5%	<b>99.1%</b>	- 2.4%
Inventory of Homes for Sale	87	<b>167</b>	+ 92.0%	—	—	—
Months Supply of Inventory	1.0	<b>2.6</b>	+ 160.0%	—	—	—

Townhouse/Condo Key Metrics	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	15	8	- 46.7%	101	87	- 13.9%
Pending Sales	14	5	- 64.3%	85	79	- 7.1%
Closed Sales	11	7	- 36.4%	75	75	0.0%
Days on Market Until Sale	87	91	+ 4.6%	112	80	- 28.6%
Median Sales Price*	\$328,000	<b>\$400,459</b>	+ 22.1%	\$280,000	<b>\$325,636</b>	+ 16.3%
Average Sales Price*	\$292,465	<b>\$357,485</b>	+ 22.2%	\$262,815	<b>\$308,308</b>	+ 17.3%
Percent of List Price Received*	101.9%	<b>102.2%</b>	+ 0.3%	103.7%	<b>100.7%</b>	- 2.9%
Inventory of Homes for Sale	10	<b>13</b>	+ 30.0%	—	—	—
Months Supply of Inventory	1.0	<b>1.7</b>	+ 70.0%	—	—	—

\* 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.

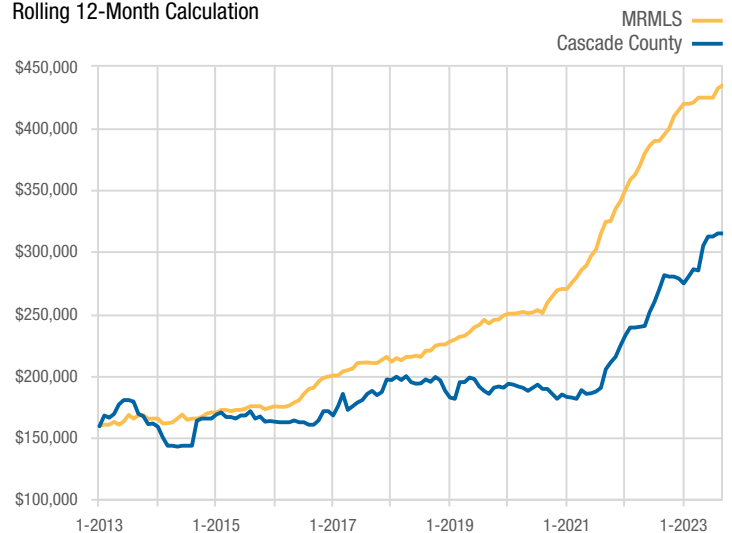
### Median Sales Price - Single-Family

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 October 5, 2023. All data from Montana Regional MLS. Report © 2023 ShowingTime.