

# Local Market Update – August 2023

A Research Tool Provided by Montana Regional MLS



## Cascade County

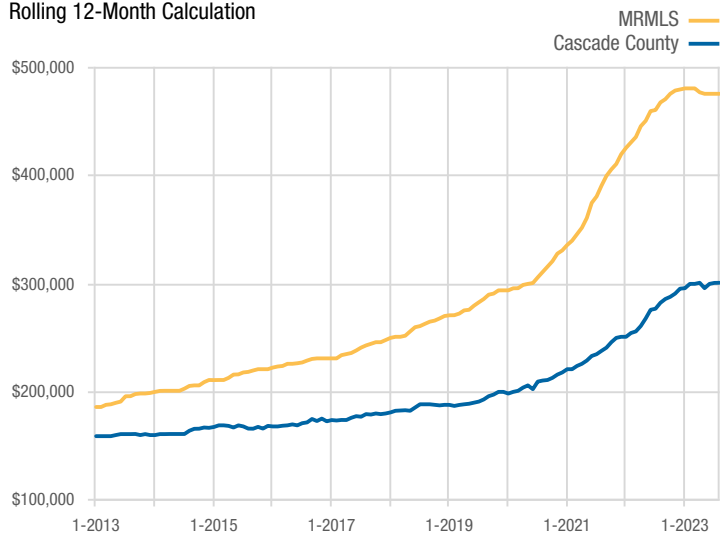
Single-Family Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	109	<b>116</b>	+ 6.4%	867	<b>715</b>	- 17.5%
Pending Sales	90	<b>33</b>	- 63.3%	728	<b>534</b>	- 26.6%
Closed Sales	109	<b>78</b>	- 28.4%	697	<b>546</b>	- 21.7%
Days on Market Until Sale	59	<b>38</b>	- 35.6%	56	<b>47</b>	- 16.1%
Median Sales Price*	\$299,900	<b>\$317,000</b>	+ 5.7%	\$294,950	<b>\$309,000</b>	+ 4.8%
Average Sales Price*	\$342,057	<b>\$335,361</b>	- 2.0%	\$336,962	<b>\$347,391</b>	+ 3.1%
Percent of List Price Received*	99.8%	<b>99.5%</b>	- 0.3%	101.7%	<b>99.1%</b>	- 2.6%
Inventory of Homes for Sale	118	<b>178</b>	+ 50.8%	—	—	—
Months Supply of Inventory	1.3	<b>2.7</b>	+ 107.7%	—	—	—

Townhouse/Condo Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	13	<b>12</b>	- 7.7%	86	<b>79</b>	- 8.1%
Pending Sales	15	<b>6</b>	- 60.0%	71	<b>69</b>	- 2.8%
Closed Sales	15	<b>13</b>	- 13.3%	64	<b>68</b>	+ 6.3%
Days on Market Until Sale	113	<b>41</b>	- 63.7%	116	<b>79</b>	- 31.9%
Median Sales Price*	\$305,000	<b>\$315,000</b>	+ 3.3%	\$278,450	<b>\$315,200</b>	+ 13.2%
Average Sales Price*	\$265,579	<b>\$311,929</b>	+ 17.5%	\$257,719	<b>\$303,245</b>	+ 17.7%
Percent of List Price Received*	100.5%	<b>99.6%</b>	- 0.9%	104.0%	<b>100.5%</b>	- 3.4%
Inventory of Homes for Sale	12	<b>16</b>	+ 33.3%	—	—	—
Months Supply of Inventory	1.3	<b>2.0</b>	+ 53.8%	—	—	—

\* 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.

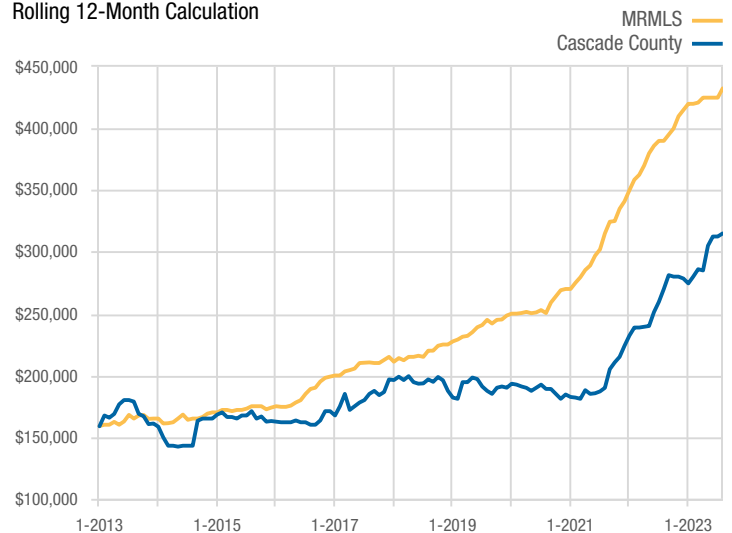
### Median Sales Price - Single-Family

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