

# Local Market Update – February 2023

A Research Tool Provided by Montana Regional MLS



## Cascade County

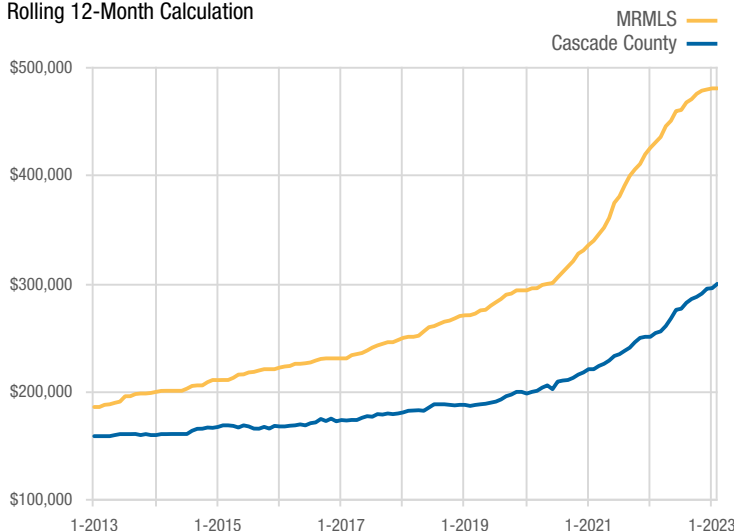
Single-Family Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	67	54	- 19.4%	124	131	+ 5.6%
Pending Sales	63	31	- 50.8%	119	87	- 26.9%
Closed Sales	43	50	+ 16.3%	114	92	- 19.3%
Days on Market Until Sale	55	53	- 3.6%	64	60	- 6.3%
Median Sales Price*	\$283,000	<b>\$323,000</b>	+ 14.1%	\$271,000	<b>\$300,000</b>	+ 10.7%
Average Sales Price*	\$314,761	<b>\$358,188</b>	+ 13.8%	\$316,645	<b>\$342,047</b>	+ 8.0%
Percent of List Price Received*	101.2%	<b>98.4%</b>	- 2.8%	100.4%	<b>98.3%</b>	- 2.1%
Inventory of Homes for Sale	43	<b>96</b>	+ 123.3%	—	—	—
Months Supply of Inventory	0.4	<b>1.2</b>	+ 200.0%	—	—	—

Townhouse/Condo Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	6	6	0.0%	11	15	+ 36.4%
Pending Sales	7	6	- 14.3%	12	13	+ 8.3%
Closed Sales	9	11	+ 22.2%	15	13	- 13.3%
Days on Market Until Sale	167	132	- 21.0%	150	121	- 19.3%
Median Sales Price*	\$267,900	<b>\$286,000</b>	+ 6.8%	\$280,000	<b>\$280,000</b>	0.0%
Average Sales Price*	\$241,818	<b>\$284,668</b>	+ 17.7%	\$254,484	<b>\$275,258</b>	+ 8.2%
Percent of List Price Received*	104.5%	<b>103.8%</b>	- 0.7%	101.3%	<b>102.8%</b>	+ 1.5%
Inventory of Homes for Sale	2	<b>10</b>	+ 400.0%	—	—	—
Months Supply of Inventory	0.2	<b>1.2</b>	+ 500.0%	—	—	—

\* 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.

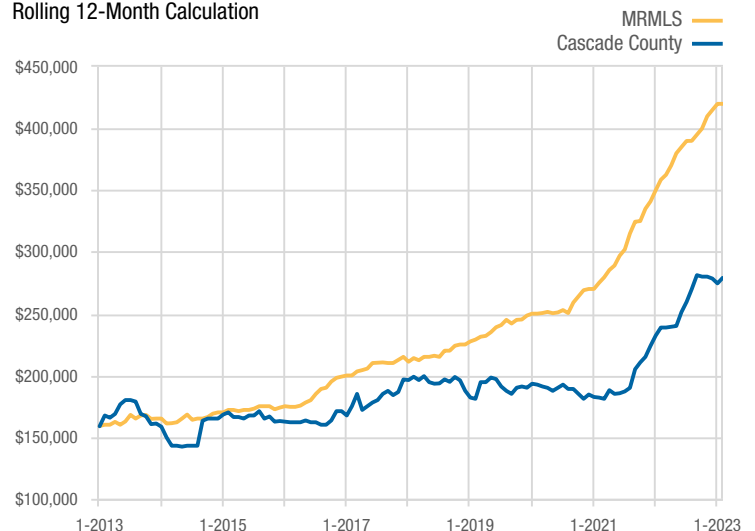
### Median Sales Price - Single-Family

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 March 15, 2023. All data from Montana Regional MLS. Report © 2023 ShowingTime.