

# Local Market Update – January 2023

A Research Tool Provided by Montana Regional MLS



## Cascade County

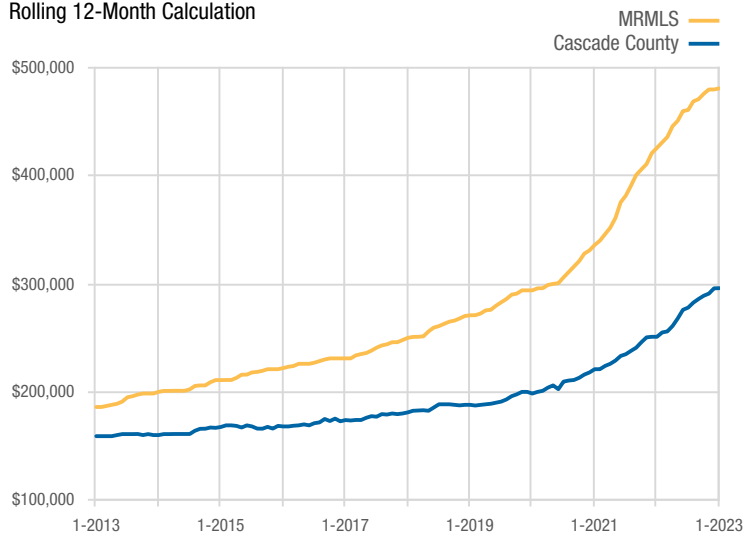
Single-Family Key Metrics	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	57	<b>73</b>	+ 28.1%	57	<b>73</b>	+ 28.1%
Pending Sales	56	<b>62</b>	+ 10.7%	56	<b>62</b>	+ 10.7%
Closed Sales	71	<b>42</b>	- 40.8%	71	<b>42</b>	- 40.8%
Days on Market Until Sale	56	<b>67</b>	+ 19.6%	56	<b>67</b>	+ 19.6%
Median Sales Price*	\$246,000	<b>\$295,000</b>	+ 19.9%	\$246,000	<b>\$295,000</b>	+ 19.9%
Average Sales Price*	\$317,786	<b>\$322,831</b>	+ 1.6%	\$317,786	<b>\$322,831</b>	+ 1.6%
Percent of List Price Received*	100.0%	<b>98.2%</b>	- 1.8%	100.0%	<b>98.2%</b>	- 1.8%
Inventory of Homes for Sale	48	<b>70</b>	+ 45.8%	—	—	—
Months Supply of Inventory	0.5	<b>0.8</b>	+ 60.0%	—	—	—

Townhouse/Condo Key Metrics	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	5	<b>9</b>	+ 80.0%	5	<b>9</b>	+ 80.0%
Pending Sales	5	<b>8</b>	+ 60.0%	5	<b>8</b>	+ 60.0%
Closed Sales	6	<b>2</b>	- 66.7%	6	<b>2</b>	- 66.7%
Days on Market Until Sale	118	<b>64</b>	- 45.8%	118	<b>64</b>	- 45.8%
Median Sales Price*	\$283,750	<b>\$223,500</b>	- 21.2%	\$283,750	<b>\$223,500</b>	- 21.2%
Average Sales Price*	\$273,483	<b>\$223,500</b>	- 18.3%	\$273,483	<b>\$223,500</b>	- 18.3%
Percent of List Price Received*	96.5%	<b>97.2%</b>	+ 0.7%	96.5%	<b>97.2%</b>	+ 0.7%
Inventory of Homes for Sale	5	<b>9</b>	+ 80.0%	—	—	—
Months Supply of Inventory	0.5	<b>1.1</b>	+ 120.0%	—	—	—

\* 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.

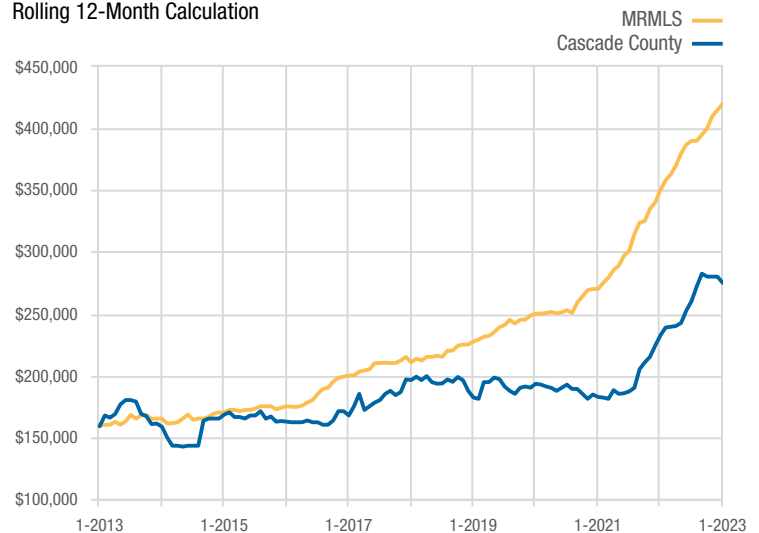
### Median Sales Price - Single-Family

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