

Local Market Update – July 2023

A Research Tool Provided by Montana Regional MLS



Cascade County

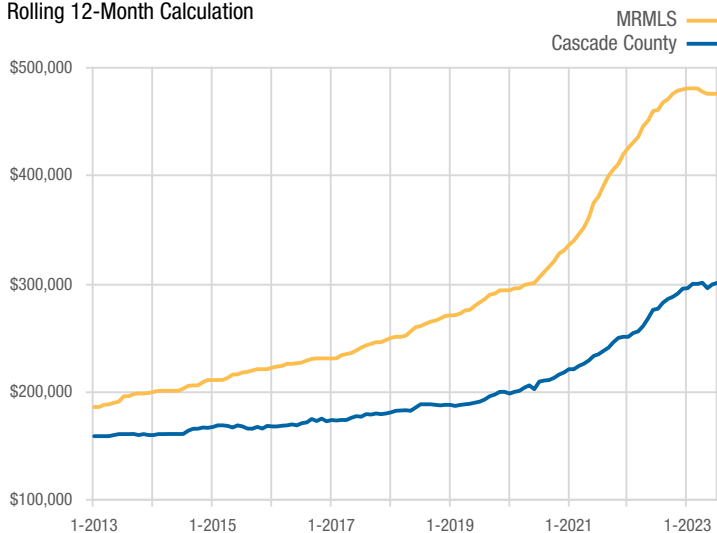
Single-Family Key Metrics	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	112	86	- 23.2%	758	595	- 21.5%
Pending Sales	114	27	- 76.3%	638	453	- 29.0%
Closed Sales	104	76	- 26.9%	588	467	- 20.6%
Days on Market Until Sale	58	36	- 37.9%	56	49	- 12.5%
Median Sales Price*	\$283,500	\$298,250	+ 5.2%	\$293,500	\$308,000	+ 4.9%
Average Sales Price*	\$328,941	\$341,812	+ 3.9%	\$336,016	\$349,371	+ 4.0%
Percent of List Price Received*	100.4%	100.2%	- 0.2%	102.1%	99.1%	- 2.9%
Inventory of Homes for Sale	113	154	+ 36.3%	—	—	—
Months Supply of Inventory	1.2	2.3	+ 91.7%	—	—	—

Townhouse/Condo Key Metrics	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	12	13	+ 8.3%	73	67	- 8.2%
Pending Sales	5	10	+ 100.0%	56	60	+ 7.1%
Closed Sales	5	11	+ 120.0%	49	55	+ 12.2%
Days on Market Until Sale	125	43	- 65.6%	117	88	- 24.8%
Median Sales Price*	\$315,000	\$315,400	+ 0.1%	\$274,000	\$315,400	+ 15.1%
Average Sales Price*	\$322,846	\$294,974	- 8.6%	\$255,313	\$301,193	+ 18.0%
Percent of List Price Received*	107.2%	98.8%	- 7.8%	105.0%	100.7%	- 4.1%
Inventory of Homes for Sale	17	14	- 17.6%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

* 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.

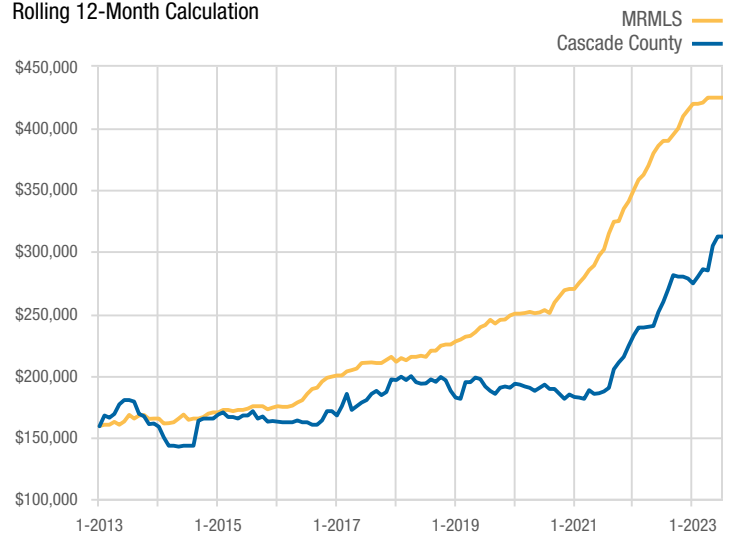
Median Sales Price - Single-Family

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