

Local Market Update – April 2023

A Research Tool Provided by Montana Regional MLS



Cascade County

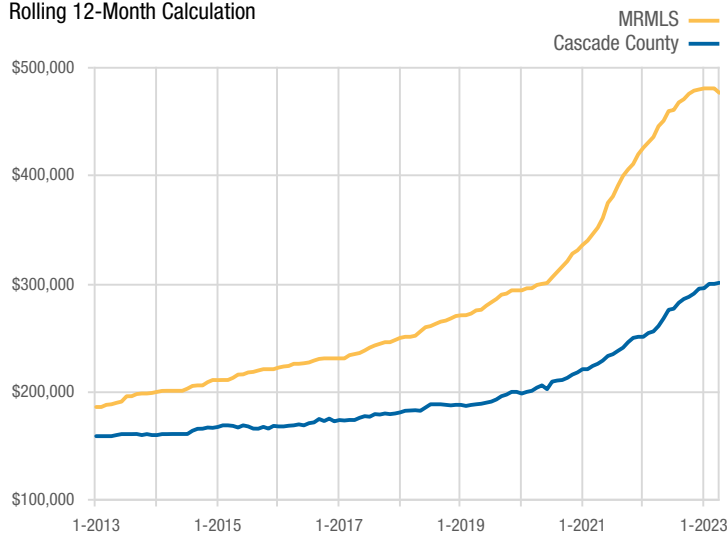
Single-Family Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	127	99	- 22.0%	356	305	- 14.3%
Pending Sales	108	34	- 68.5%	321	207	- 35.5%
Closed Sales	78	65	- 16.7%	264	222	- 15.9%
Days on Market Until Sale	50	45	- 10.0%	58	57	- 1.7%
Median Sales Price*	\$289,000	\$320,000	+ 10.7%	\$283,500	\$300,000	+ 5.8%
Average Sales Price*	\$344,467	\$343,497	- 0.3%	\$328,172	\$341,687	+ 4.1%
Percent of List Price Received*	103.3%	99.2%	- 4.0%	101.4%	98.5%	- 2.9%
Inventory of Homes for Sale	60	138	+ 130.0%	—	—	—
Months Supply of Inventory	0.6	1.9	+ 216.7%	—	—	—

Townhouse/Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	15	9	- 40.0%	33	30	- 9.1%
Pending Sales	11	8	- 27.3%	30	25	- 16.7%
Closed Sales	6	2	- 66.7%	28	23	- 17.9%
Days on Market Until Sale	169	17	- 89.9%	130	113	- 13.1%
Median Sales Price*	\$308,455	\$180,500	- 41.5%	\$268,900	\$299,000	+ 11.2%
Average Sales Price*	\$270,177	\$180,500	- 33.2%	\$249,119	\$291,480	+ 17.0%
Percent of List Price Received*	111.2%	101.8%	- 8.5%	103.4%	100.7%	- 2.6%
Inventory of Homes for Sale	5	13	+ 160.0%	—	—	—
Months Supply of Inventory	0.5	1.7	+ 240.0%	—	—	—

* 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.

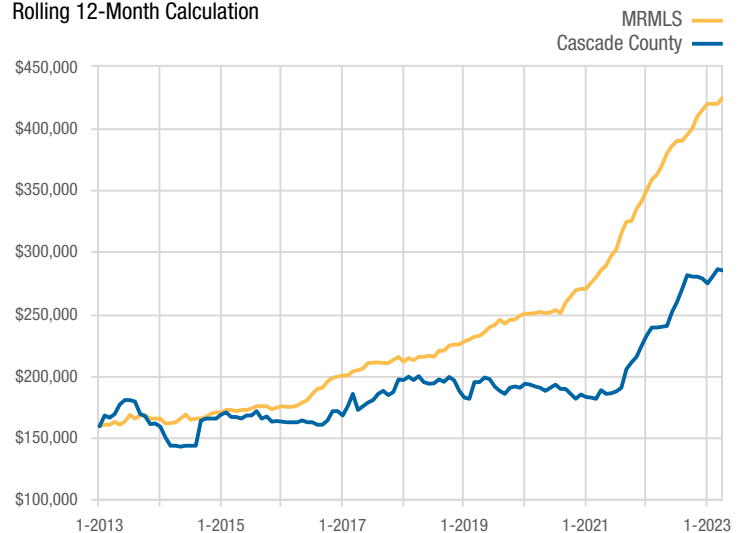
Median Sales Price - Single-Family

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