

Local Market Update – December 2022

A Research Tool Provided by Montana Regional MLS



Cascade County

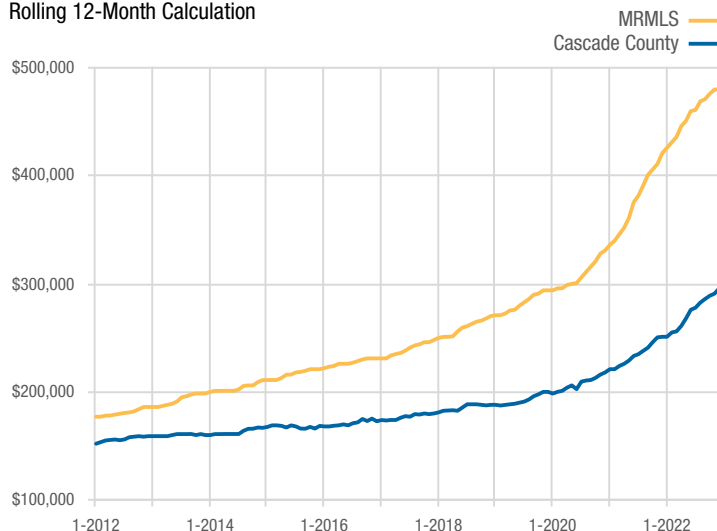
Single-Family Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	63	40	- 36.5%	1,272	1,108	- 12.9%
Pending Sales	65	46	- 29.2%	1,195	990	- 17.2%
Closed Sales	90	53	- 41.1%	1,202	1,018	- 15.3%
Days on Market Until Sale	39	65	+ 66.7%	35	58	+ 65.7%
Median Sales Price*	\$251,000	\$280,000	+ 11.6%	\$250,000	\$294,900	+ 18.0%
Average Sales Price*	\$292,016	\$333,069	+ 14.1%	\$292,035	\$336,196	+ 15.1%
Percent of List Price Received*	100.2%	99.4%	- 0.8%	100.5%	100.9%	+ 0.4%
Inventory of Homes for Sale	56	62	+ 10.7%	—	—	—
Months Supply of Inventory	0.6	0.8	+ 33.3%	—	—	—

Townhouse/Condo Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	5	3	- 40.0%	130	121	- 6.9%
Pending Sales	7	3	- 57.1%	122	99	- 18.9%
Closed Sales	12	6	- 50.0%	110	103	- 6.4%
Days on Market Until Sale	46	59	+ 28.3%	32	117	+ 265.6%
Median Sales Price*	\$305,184	\$266,250	- 12.8%	\$224,000	\$280,000	+ 25.0%
Average Sales Price*	\$263,435	\$253,367	- 3.8%	\$233,990	\$266,831	+ 14.0%
Percent of List Price Received*	106.7%	97.1%	- 9.0%	102.1%	103.0%	+ 0.9%
Inventory of Homes for Sale	5	16	+ 220.0%	—	—	—
Months Supply of Inventory	0.5	1.9	+ 280.0%	—	—	—

* 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.

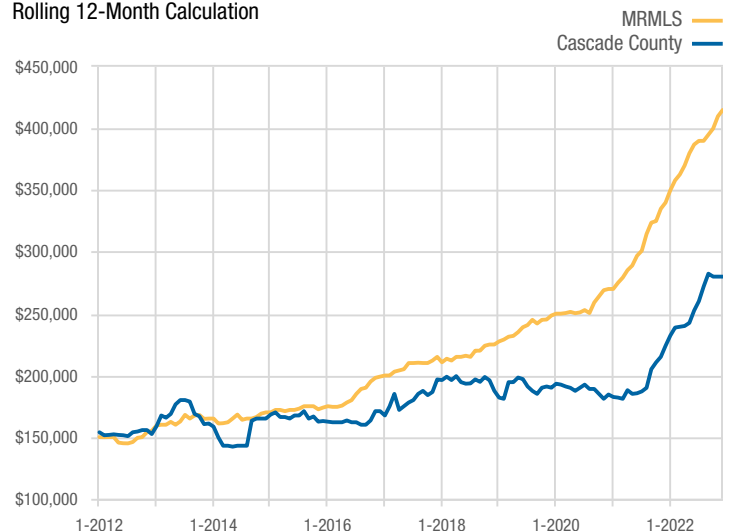
Median Sales Price - Single-Family

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