

Local Market Update – April 2023

A Research Tool Provided by Montana Regional MLS



Great Falls

Cascade County

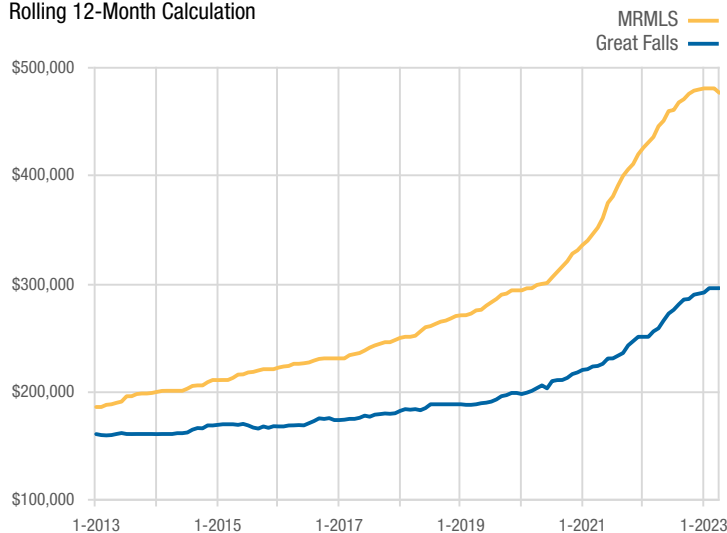
Single-Family Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	112	89	- 20.5%	316	273	- 13.6%
Pending Sales	100	31	- 69.0%	288	179	- 37.8%
Closed Sales	70	54	- 22.9%	241	192	- 20.3%
Days on Market Until Sale	47	38	- 19.1%	56	53	- 5.4%
Median Sales Price*	\$289,000	\$309,751	+ 7.2%	\$280,000	\$294,500	+ 5.2%
Average Sales Price*	\$339,277	\$343,580	+ 1.3%	\$320,093	\$338,560	+ 5.8%
Percent of List Price Received*	103.6%	99.6%	- 3.9%	101.6%	98.8%	- 2.8%
Inventory of Homes for Sale	42	120	+ 185.7%	—	—	—
Months Supply of Inventory	0.5	1.9	+ 280.0%	—	—	—

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.

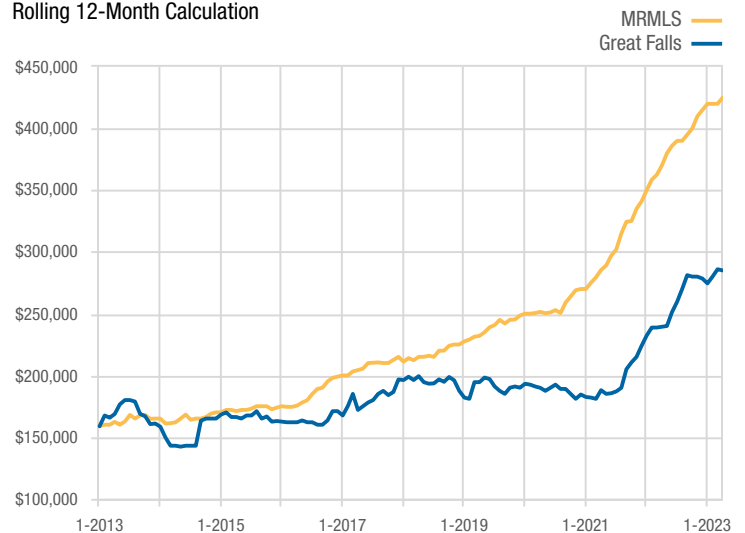
Median Sales Price - Single-Family

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.