

# Local Market Update – September 2024

A Research Tool Provided by Montana Regional MLS



## Great Falls

Cascade County

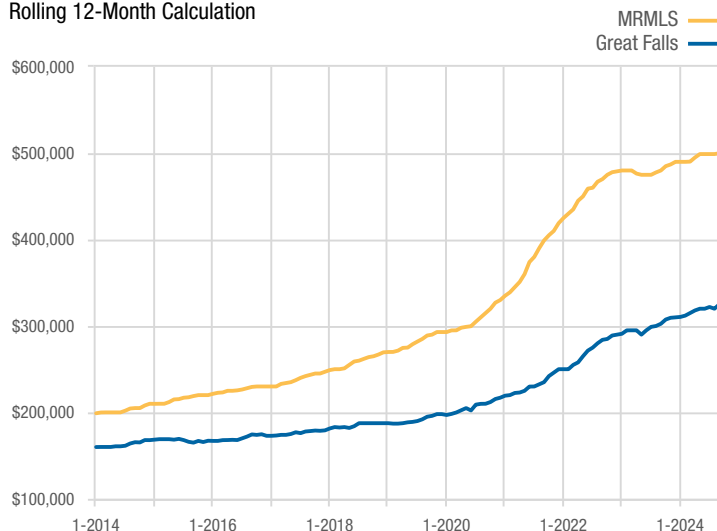
Single-Family Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	73	92	+ 26.0%	700	694	- 0.9%
Pending Sales	69	28	- 59.4%	599	543	- 9.3%
Closed Sales	76	66	- 13.2%	555	560	+ 0.9%
Days on Market Until Sale	48	47	- 2.1%	45	56	+ 24.4%
Median Sales Price*	\$302,600	<b>\$343,950</b>	+ 13.7%	\$308,000	<b>\$329,400</b>	+ 6.9%
Average Sales Price*	\$346,896	<b>\$358,654</b>	+ 3.4%	\$348,054	<b>\$353,559</b>	+ 1.6%
Percent of List Price Received*	99.0%	<b>99.4%</b>	+ 0.4%	99.4%	<b>98.8%</b>	- 0.6%
Inventory of Homes for Sale	82	190	+ 131.7%	—	—	—
Months Supply of Inventory	1.3	3.4	+ 161.5%	—	—	—

Townhouse/Condo Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	8	14	+ 75.0%	87	98	+ 12.6%
Pending Sales	9	11	+ 22.2%	80	82	+ 2.5%
Closed Sales	7	6	- 14.3%	75	73	- 2.7%
Days on Market Until Sale	91	70	- 23.1%	80	63	- 21.3%
Median Sales Price*	\$400,459	<b>\$282,500</b>	- 29.5%	\$325,636	<b>\$325,000</b>	- 0.2%
Average Sales Price*	\$357,485	<b>\$295,000</b>	- 17.5%	\$308,308	<b>\$316,660</b>	+ 2.7%
Percent of List Price Received*	102.2%	<b>98.2%</b>	- 3.9%	100.7%	<b>100.2%</b>	- 0.5%
Inventory of Homes for Sale	8	23	+ 187.5%	—	—	—
Months Supply of Inventory	1.0	2.9	+ 190.0%	—	—	—

\* 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.

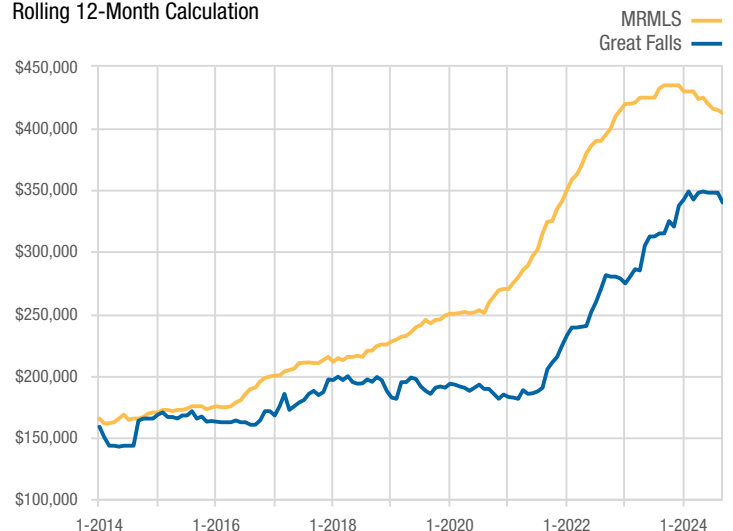
### Median Sales Price - Single-Family

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.