

# Local Market Update – July 2023

A Research Tool Provided by Montana Regional MLS



## Great Falls

Cascade County

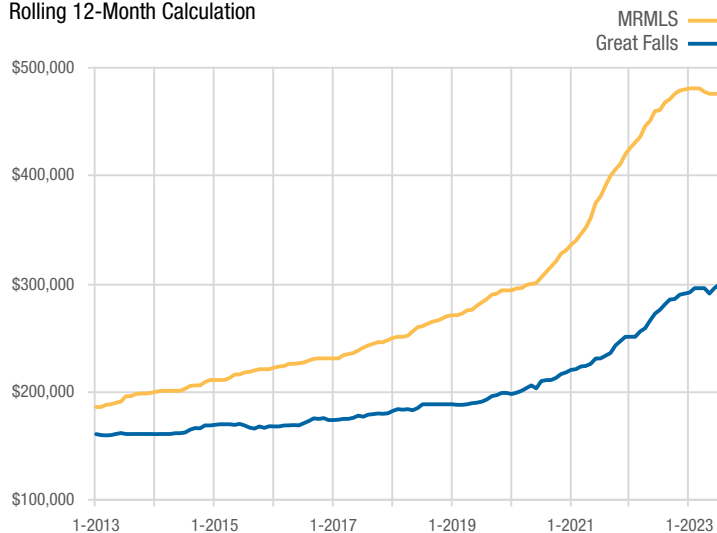
Single-Family Key Metrics	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	100	78	- 22.0%	666	524	- 21.3%
Pending Sales	103	28	- 72.8%	569	405	- 28.8%
Closed Sales	92	66	- 28.3%	527	415	- 21.3%
Days on Market Until Sale	58	34	- 41.4%	54	46	- 14.8%
Median Sales Price*	\$283,500	<b>\$307,250</b>	+ 8.4%	\$290,000	<b>\$305,000</b>	+ 5.2%
Average Sales Price*	\$319,743	<b>\$338,579</b>	+ 5.9%	\$329,647	<b>\$346,878</b>	+ 5.2%
Percent of List Price Received*	101.1%	<b>100.1%</b>	- 1.0%	102.4%	<b>99.4%</b>	- 2.9%
Inventory of Homes for Sale	87	<b>118</b>	+ 35.6%	—	—	—
Months Supply of Inventory	1.0	<b>2.0</b>	+ 100.0%	—	—	—

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	<b>\$315,400</b>	+ 0.1%	\$274,000	<b>\$315,400</b>	+ 15.1%
Average Sales Price*	\$322,846	<b>\$294,974</b>	- 8.6%	\$255,313	<b>\$301,193</b>	+ 18.0%
Percent of List Price Received*	107.2%	<b>98.8%</b>	- 7.8%	105.0%	<b>100.7%</b>	- 4.1%
Inventory of Homes for Sale	17	14	- 17.6%	—	—	—
Months Supply of Inventory	1.9	<b>1.6</b>	- 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.

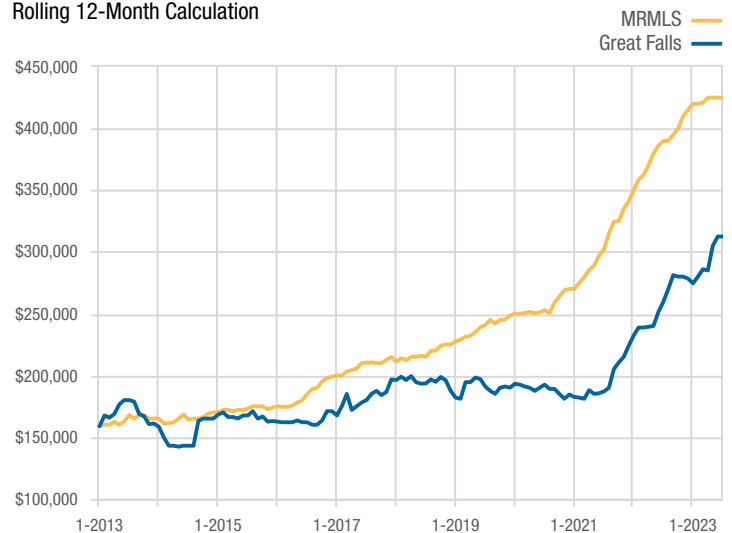
### Median Sales Price - Single-Family

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.