

# Local Market Update – June 2023

A Research Tool Provided by Montana Regional MLS



## Cascade County

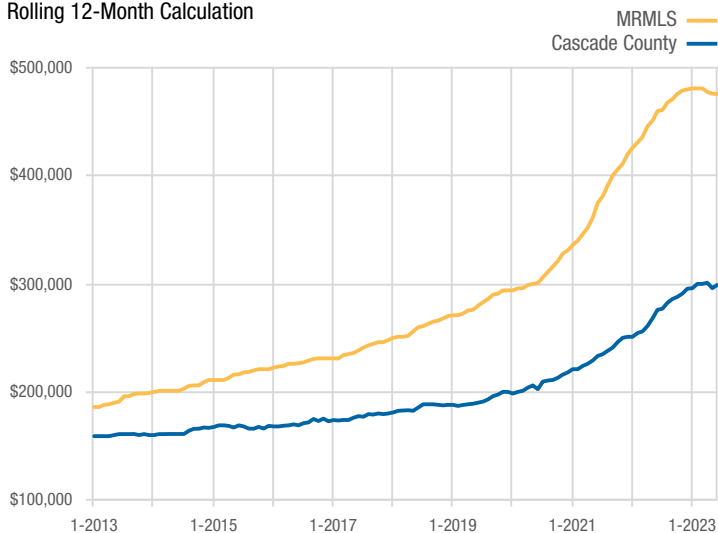
Single-Family Key Metrics	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	145	100	- 31.0%	646	507	- 21.5%
Pending Sales	86	31	- 64.0%	524	380	- 27.5%
Closed Sales	115	84	- 27.0%	484	390	- 19.4%
Days on Market Until Sale	53	43	- 18.9%	55	51	- 7.3%
Median Sales Price*	\$305,000	<b>\$320,500</b>	+ 5.1%	\$295,000	<b>\$308,500</b>	+ 4.6%
Average Sales Price*	\$331,736	<b>\$387,414</b>	+ 16.8%	\$337,539	<b>\$350,855</b>	+ 3.9%
Percent of List Price Received*	103.7%	<b>99.1%</b>	- 4.4%	102.4%	<b>98.8%</b>	- 3.5%
Inventory of Homes for Sale	129	152	+ 17.8%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

Townhouse/Condo Key Metrics	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	13	14	+ 7.7%	61	54	- 11.5%
Pending Sales	10	6	- 40.0%	51	45	- 11.8%
Closed Sales	9	9	0.0%	44	43	- 2.3%
Days on Market Until Sale	131	87	- 33.6%	116	101	- 12.9%
Median Sales Price*	\$276,900	<b>\$355,000</b>	+ 28.2%	\$258,950	<b>\$315,000</b>	+ 21.6%
Average Sales Price*	\$255,965	<b>\$302,527</b>	+ 18.2%	\$247,639	<b>\$300,835</b>	+ 21.5%
Percent of List Price Received*	106.6%	<b>102.7%</b>	- 3.7%	104.8%	<b>101.2%</b>	- 3.4%
Inventory of Homes for Sale	10	16	+ 60.0%	—	—	—
Months Supply of Inventory	1.1	2.1	+ 90.9%	—	—	—

\* 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.

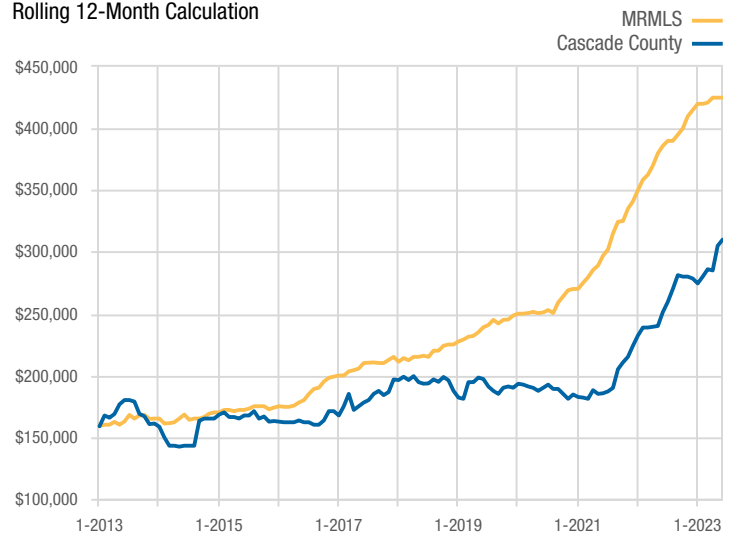
### Median Sales Price - Single-Family

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