

Local Market Update – March 2024

A Research Tool Provided by Montana Regional MLS



Cascade County

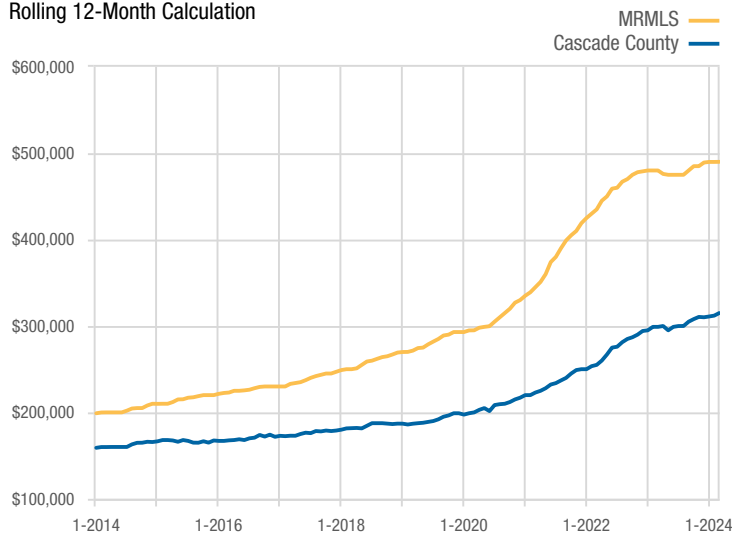
Single-Family Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	71	79	+ 11.3%	205	187	- 8.8%
Pending Sales	64	24	- 62.5%	188	133	- 29.3%
Closed Sales	65	58	- 10.8%	157	165	+ 5.1%
Days on Market Until Sale	65	78	+ 20.0%	62	77	+ 24.2%
Median Sales Price*	\$280,000	\$345,000	+ 23.2%	\$290,000	\$326,035	+ 12.4%
Average Sales Price*	\$339,366	\$357,484	+ 5.3%	\$340,937	\$365,540	+ 7.2%
Percent of List Price Received*	98.2%	97.7%	- 0.5%	98.2%	97.7%	- 0.5%
Inventory of Homes for Sale	63	151	+ 139.7%	—	—	—
Months Supply of Inventory	0.8	2.4	+ 200.0%	—	—	—

Townhouse/Condo Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	7	4	- 42.9%	21	19	- 9.5%
Pending Sales	7	4	- 42.9%	21	17	- 19.0%
Closed Sales	9	7	- 22.2%	21	16	- 23.8%
Days on Market Until Sale	110	94	- 14.5%	122	76	- 37.7%
Median Sales Price*	\$349,000	\$225,000	- 35.5%	\$309,500	\$319,750	+ 3.3%
Average Sales Price*	\$329,460	\$287,658	- 12.7%	\$302,049	\$313,604	+ 3.8%
Percent of List Price Received*	98.2%	100.6%	+ 2.4%	100.6%	101.0%	+ 0.4%
Inventory of Homes for Sale	8	14	+ 75.0%	—	—	—
Months Supply of Inventory	1.0	1.8	+ 80.0%	—	—	—

* 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.

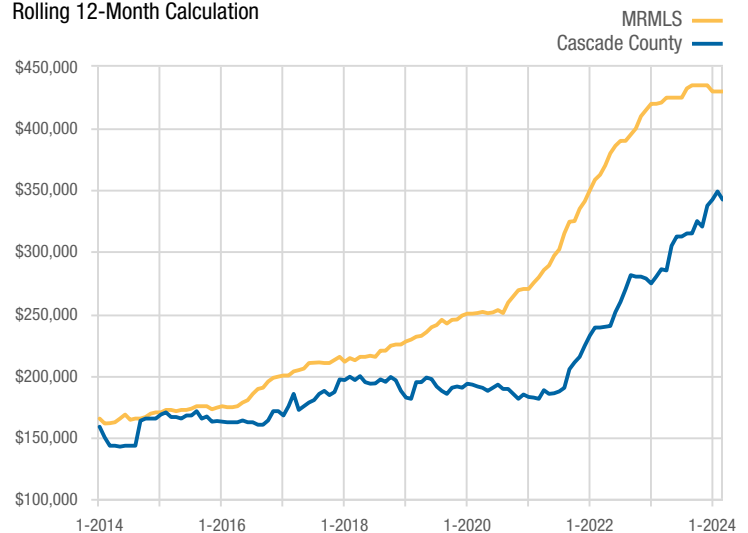
Median Sales Price - Single-Family

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 April 5, 2024. All data from Montana Regional MLS. Report © 2024 ShowingTime Plus, LLC.