

Local Market Update – March 2024

A Research Tool Provided by Montana Regional MLS



Great Falls

Cascade County

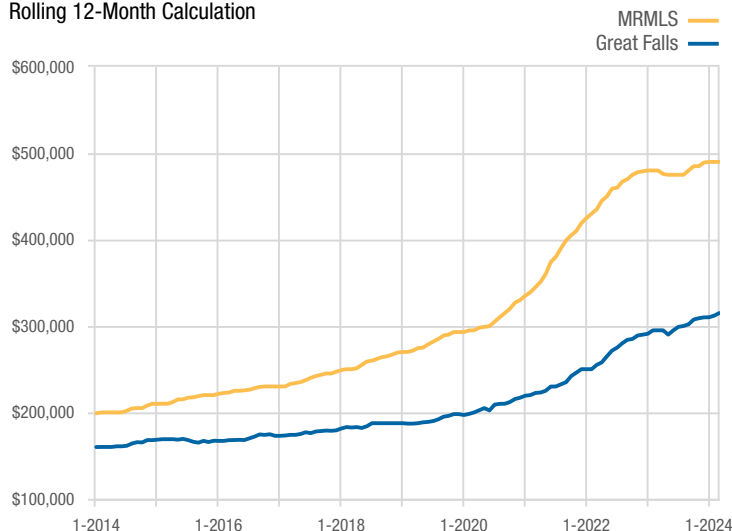
Single-Family Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	65	73	+ 12.3%	183	172	- 6.0%
Pending Sales	57	22	- 61.4%	162	123	- 24.1%
Closed Sales	56	53	- 5.4%	138	152	+ 10.1%
Days on Market Until Sale	60	78	+ 30.0%	58	72	+ 24.1%
Median Sales Price*	\$272,500	\$342,500	+ 25.7%	\$288,950	\$325,000	+ 12.5%
Average Sales Price*	\$338,177	\$359,338	+ 6.3%	\$336,596	\$363,242	+ 7.9%
Percent of List Price Received*	98.6%	97.7%	- 0.9%	98.5%	97.7%	- 0.8%
Inventory of Homes for Sale	50	126	+ 152.0%	—	—	—
Months Supply of Inventory	0.7	2.2	+ 214.3%	—	—	—

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.

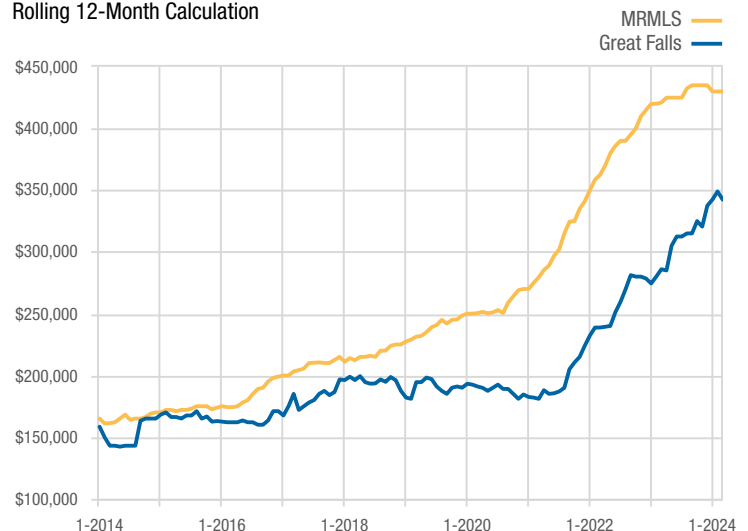
Median Sales Price - Single-Family

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.