

Local Market Update – July 2021

A Research Tool Provided by Montana Regional MLS



Cascade County

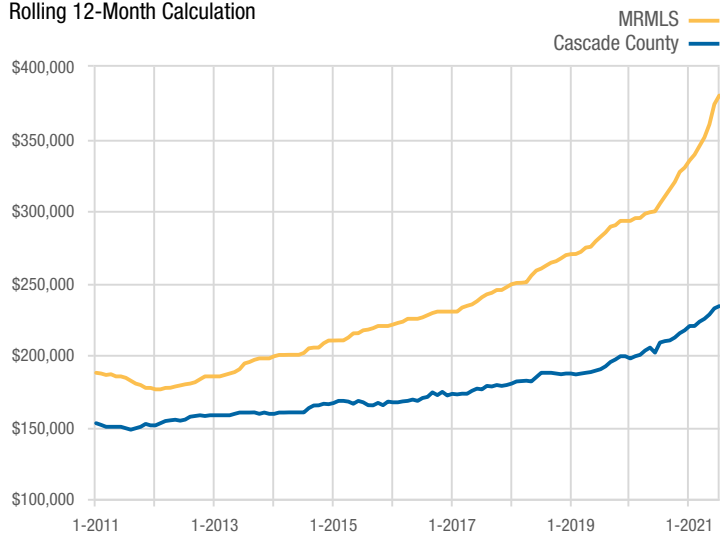
Single-Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	123	155	+ 26.0%	782	796	+ 1.8%
Pending Sales	134	146	+ 9.0%	711	732	+ 3.0%
Closed Sales	119	118	- 0.8%	620	643	+ 3.7%
Days on Market Until Sale	36	13	- 63.9%	49	24	- 51.0%
Median Sales Price*	\$238,000	\$250,000	+ 5.0%	\$211,500	\$246,000	+ 16.3%
Average Sales Price*	\$257,088	\$301,237	+ 17.2%	\$235,233	\$283,419	+ 20.5%
Percent of List Price Received*	99.6%	101.1%	+ 1.5%	99.0%	100.7%	+ 1.7%
Inventory of Homes for Sale	181	81	- 55.2%	—	—	—
Months Supply of Inventory	1.9	0.8	- 57.9%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	12	11	- 8.3%	76	81	+ 6.6%
Pending Sales	14	10	- 28.6%	62	73	+ 17.7%
Closed Sales	11	7	- 36.4%	55	59	+ 7.3%
Days on Market Until Sale	68	21	- 69.1%	83	19	- 77.1%
Median Sales Price*	\$179,900	\$338,000	+ 87.9%	\$183,000	\$203,000	+ 10.9%
Average Sales Price*	\$183,609	\$335,571	+ 82.8%	\$202,353	\$215,313	+ 6.4%
Percent of List Price Received*	96.5%	101.1%	+ 4.8%	98.9%	100.7%	+ 1.8%
Inventory of Homes for Sale	23	8	- 65.2%	—	—	—
Months Supply of Inventory	2.7	0.7	- 74.1%	—	—	—

* 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.

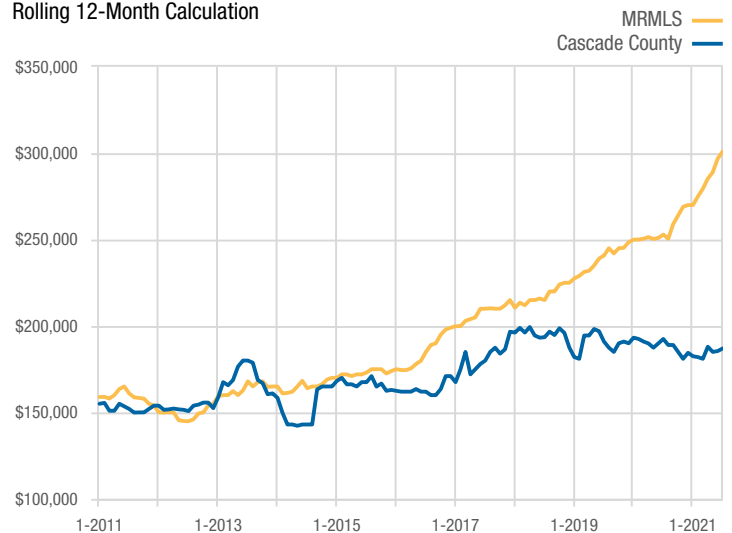
Median Sales Price - Single-Family

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, 2021. All data from Montana Regional MLS. Report © 2021 ShowingTime.