

# Local Market Update – August 2020

A Research Tool Provided by Montana Regional MLS



## Great Falls

Cascade County

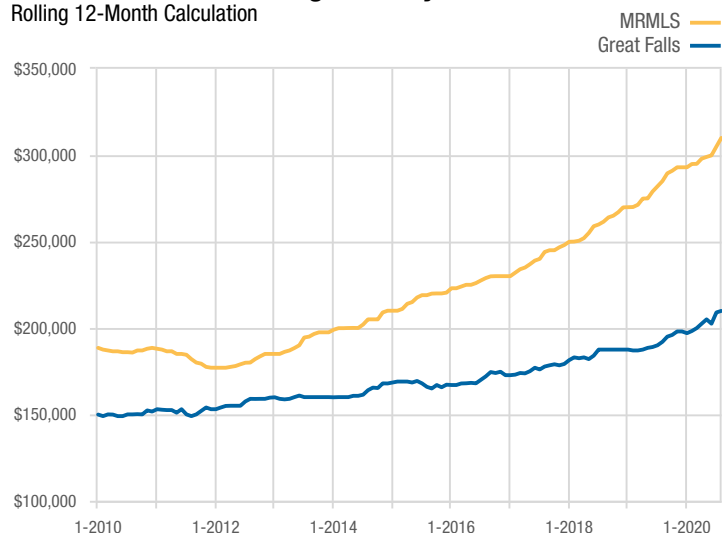
Single-Family	August			Year to Date		
Key Metrics	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	125	138	+ 10.4%	916	837	- 8.6%
Pending Sales	98	63	- 35.7%	675	674	- 0.1%
Closed Sales	104	106	+ 1.9%	605	677	+ 11.9%
Days on Market Until Sale	41	32	- 22.0%	48	43	- 10.4%
Median Sales Price*	\$211,300	\$219,675	+ 4.0%	\$198,000	\$214,900	+ 8.5%
Average Sales Price*	\$236,130	\$243,829	+ 3.3%	\$222,628	\$237,129	+ 6.5%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	98.4%	99.1%	+ 0.7%
Inventory of Homes for Sale	284	221	- 22.2%	—	—	—
Months Supply of Inventory	3.7	2.7	- 27.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	12	14	+ 16.7%	80	90	+ 12.5%
Pending Sales	12	8	- 33.3%	69	68	- 1.4%
Closed Sales	5	13	+ 160.0%	63	68	+ 7.9%
Days on Market Until Sale	64	41	- 35.9%	71	75	+ 5.6%
Median Sales Price*	\$223,000	\$186,000	- 16.6%	\$189,900	\$185,500	- 2.3%
Average Sales Price*	\$240,100	\$221,669	- 7.7%	\$189,357	\$206,046	+ 8.8%
Percent of List Price Received*	97.8%	98.8%	+ 1.0%	98.8%	98.9%	+ 0.1%
Inventory of Homes for Sale	25	30	+ 20.0%	—	—	—
Months Supply of Inventory	3.2	3.8	+ 18.8%	—	—	—

\* 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.

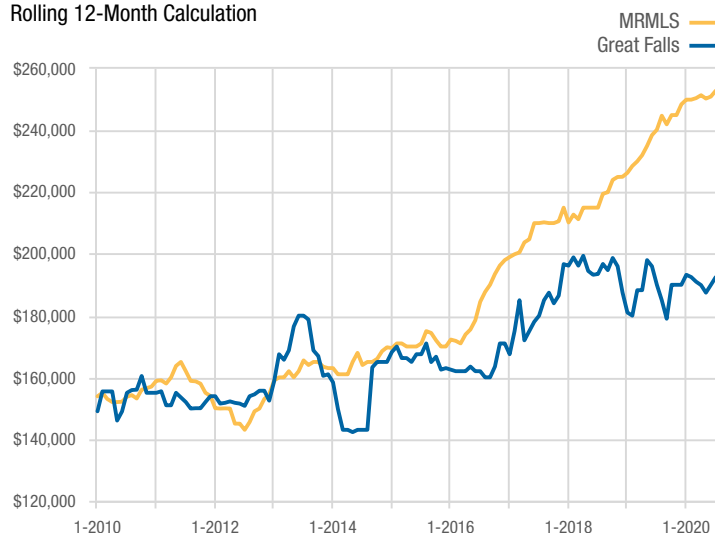
### Median Sales Price - Single-Family

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 September 5, 2020. All data from Montana Regional MLS. Report © 2020 ShowingTime.