

Local Market Update – September 2020

A Research Tool Provided by Montana Regional MLS



Cascade County

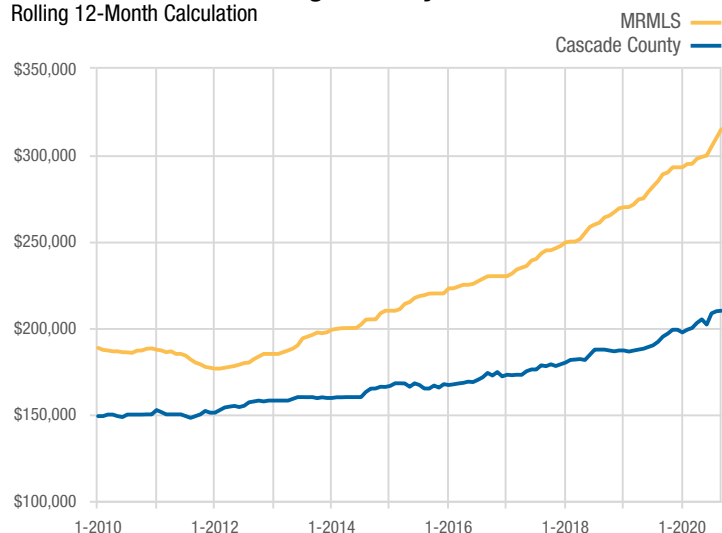
Single-Family	September			Year to Date		
Key Metrics	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	119	106	- 10.9%	1,167	1,047	- 10.3%
Pending Sales	106	53	- 50.0%	852	865	+ 1.5%
Closed Sales	98	121	+ 23.5%	769	866	+ 12.6%
Days on Market Until Sale	45	53	+ 17.8%	53	49	- 7.5%
Median Sales Price*	\$210,000	\$234,000	+ 11.4%	\$199,250	\$215,000	+ 7.9%
Average Sales Price*	\$217,208	\$257,215	+ 18.4%	\$222,534	\$240,151	+ 7.9%
Percent of List Price Received*	97.1%	98.3%	+ 1.2%	98.2%	98.8%	+ 0.6%
Inventory of Homes for Sale	351	255	- 27.4%	—	—	—
Months Supply of Inventory	4.1	2.8	- 31.7%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	8	10	+ 25.0%	88	100	+ 13.6%
Pending Sales	12	9	- 25.0%	80	83	+ 3.8%
Closed Sales	16	12	- 25.0%	78	80	+ 2.6%
Days on Market Until Sale	66	59	- 10.6%	69	73	+ 5.8%
Median Sales Price*	\$141,175	\$186,000	+ 31.8%	\$187,450	\$185,500	- 1.0%
Average Sales Price*	\$188,828	\$189,418	+ 0.3%	\$190,811	\$203,552	+ 6.7%
Percent of List Price Received*	98.2%	97.0%	- 1.2%	98.7%	98.6%	- 0.1%
Inventory of Homes for Sale	21	23	+ 9.5%	—	—	—
Months Supply of Inventory	2.5	2.8	+ 12.0%	—	—	—

* 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.

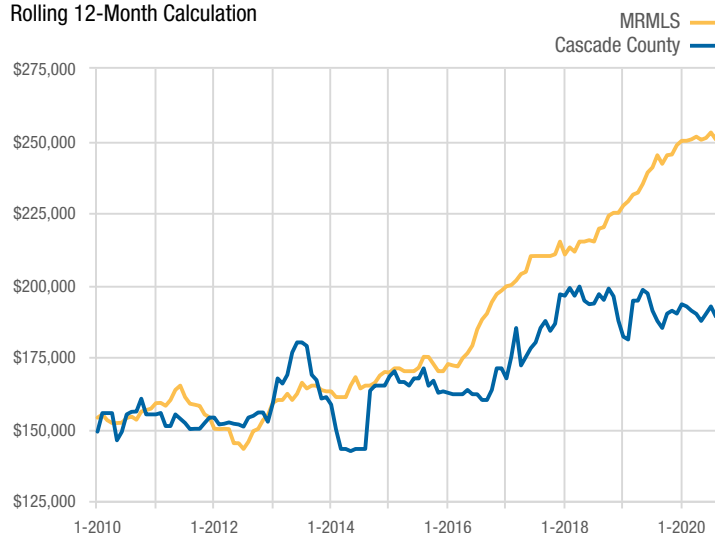
Median Sales Price - Single-Family

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