

Local Market Update – January 2021

A Research Tool Provided by Montana Regional MLS



Cascade County

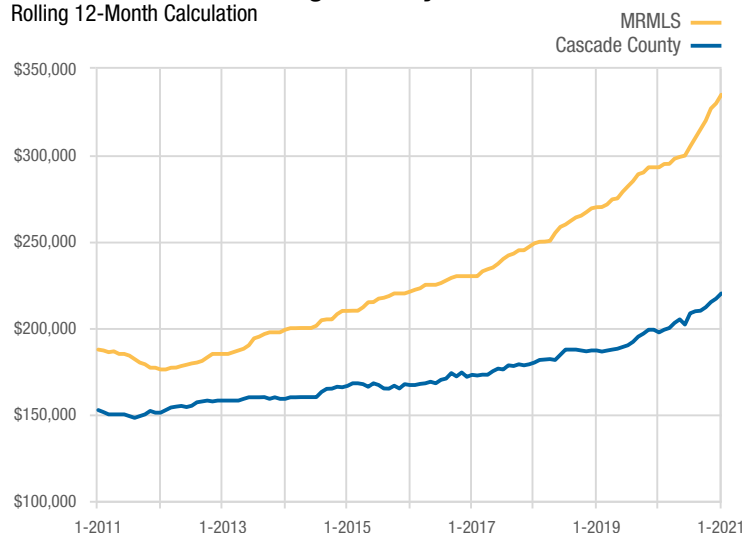
Single-Family	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	83	82	- 1.2%	83	82	- 1.2%
Pending Sales	80	87	+ 8.8%	80	87	+ 8.8%
Closed Sales	82	71	- 13.4%	82	71	- 13.4%
Days on Market Until Sale	58	51	- 12.1%	58	51	- 12.1%
Median Sales Price*	\$180,000	\$229,000	+ 27.2%	\$180,000	\$229,000	+ 27.2%
Average Sales Price*	\$220,077	\$273,673	+ 24.4%	\$220,077	\$273,673	+ 24.4%
Percent of List Price Received*	98.5%	98.1%	- 0.4%	98.5%	98.1%	- 0.4%
Inventory of Homes for Sale	193	50	- 74.1%	—	—	—
Months Supply of Inventory	2.1	0.5	- 76.2%	—	—	—

Townhouse/Condo	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	9	18	+ 100.0%	9	18	+ 100.0%
Pending Sales	4	16	+ 300.0%	4	16	+ 300.0%
Closed Sales	6	8	+ 33.3%	6	8	+ 33.3%
Days on Market Until Sale	71	33	- 53.5%	71	33	- 53.5%
Median Sales Price*	\$249,015	\$174,750	- 29.8%	\$249,015	\$174,750	- 29.8%
Average Sales Price*	\$224,824	\$161,863	- 28.0%	\$224,824	\$161,863	- 28.0%
Percent of List Price Received*	103.0%	99.0%	- 3.9%	103.0%	99.0%	- 3.9%
Inventory of Homes for Sale	21	5	- 76.2%	—	—	—
Months Supply of Inventory	2.8	0.4	- 85.7%	—	—	—

* 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.

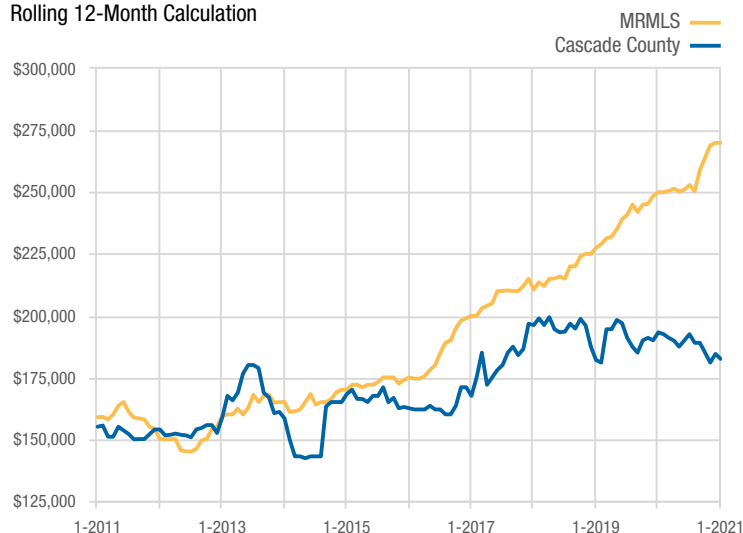
Median Sales Price - Single-Family

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 February 5, 2021. All data from Montana Regional MLS. Report © 2021 ShowingTime.