

# Local Market Update – April 2020

A Research Tool Provided by Montana Regional MLS



## Cascade County

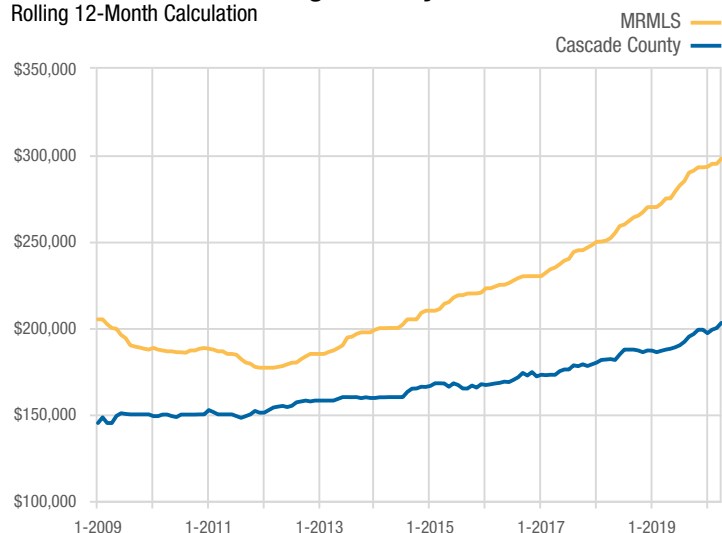
Single-Family	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	149	99	- 33.6%	397	388	- 2.3%
Pending Sales	86	40	- 53.5%	295	291	- 1.4%
Closed Sales	64	84	+ 31.3%	244	328	+ 34.4%
Days on Market Until Sale	57	51	- 10.5%	66	53	- 19.7%
Median Sales Price*	\$190,950	<b>\$214,900</b>	+ 12.5%	\$188,500	<b>\$200,000</b>	+ 6.1%
Average Sales Price*	\$212,494	<b>\$246,146</b>	+ 15.8%	\$207,624	<b>\$228,990</b>	+ 10.3%
Percent of List Price Received*	98.3%	<b>98.2%</b>	- 0.1%	97.9%	<b>98.8%</b>	+ 0.9%
Inventory of Homes for Sale	271	248	- 8.5%	—	—	—
Months Supply of Inventory	3.4	2.8	- 17.6%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	11	8	- 27.3%	31	40	+ 29.0%
Pending Sales	9	6	- 33.3%	31	25	- 19.4%
Closed Sales	5	10	+ 100.0%	26	25	- 3.8%
Days on Market Until Sale	82	82	0.0%	78	75	- 3.8%
Median Sales Price*	\$160,000	<b>\$156,250</b>	- 2.3%	\$166,500	<b>\$176,000</b>	+ 5.7%
Average Sales Price*	\$163,240	<b>\$156,906</b>	- 3.9%	\$173,517	<b>\$186,534</b>	+ 7.5%
Percent of List Price Received*	95.8%	<b>95.6%</b>	- 0.2%	98.0%	<b>99.3%</b>	+ 1.3%
Inventory of Homes for Sale	23	29	+ 26.1%	—	—	—
Months Supply of Inventory	3.1	3.9	+ 25.8%	—	—	—

\* 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.

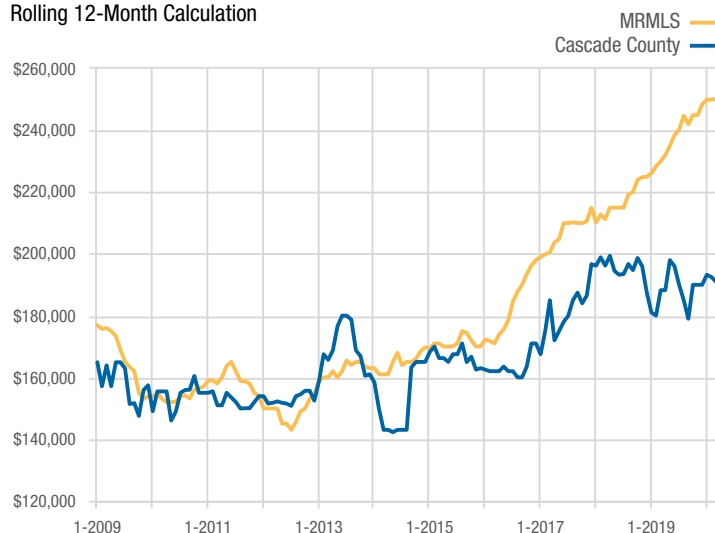
### Median Sales Price - Single-Family

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