

Local Market Update – August 2020

A Research Tool Provided by Montana Regional MLS



Cascade County

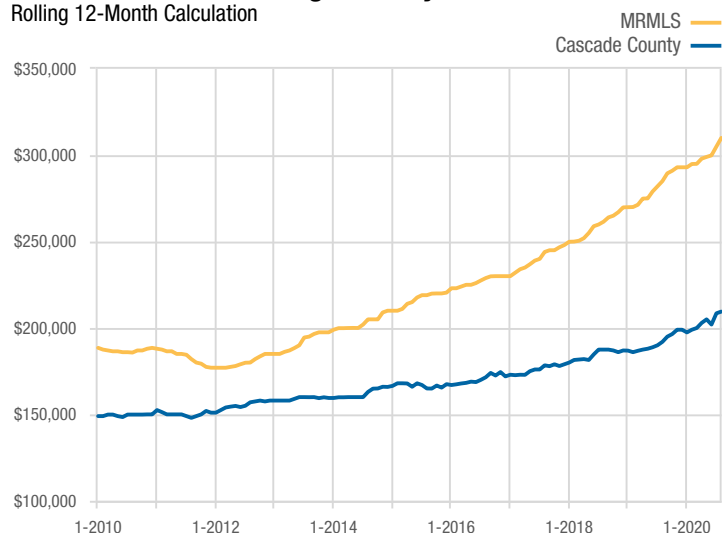
Single-Family	August			Year to Date		
Key Metrics	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	151	159	+ 5.3%	1,048	940	- 10.3%
Pending Sales	113	73	- 35.4%	746	753	+ 0.9%
Closed Sales	114	124	+ 8.8%	671	744	+ 10.9%
Days on Market Until Sale	52	46	- 11.5%	54	49	- 9.3%
Median Sales Price*	\$207,500	\$220,000	+ 6.0%	\$199,000	\$214,900	+ 8.0%
Average Sales Price*	\$233,636	\$247,438	+ 5.9%	\$223,304	\$237,343	+ 6.3%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	372	276	- 25.8%	—	—	—
Months Supply of Inventory	4.4	3.0	- 31.8%	—	—	—

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.

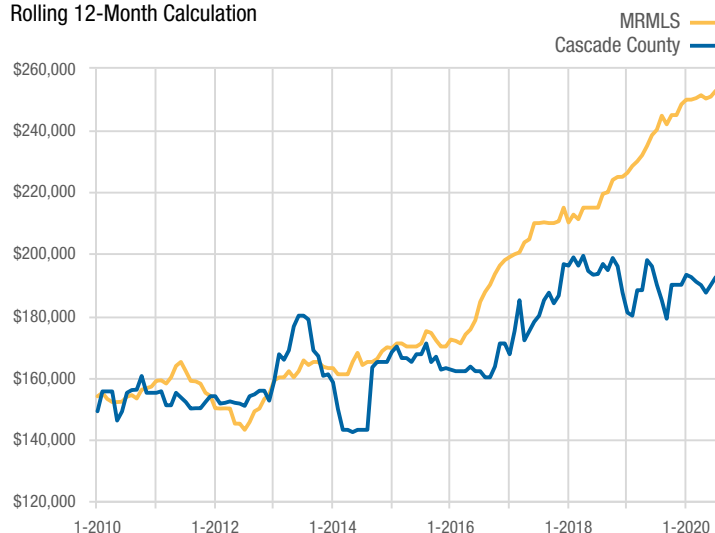
Median Sales Price - Single-Family

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.