

# Local Market Update – April 2021

A Research Tool Provided by Montana Regional MLS



## Cascade County

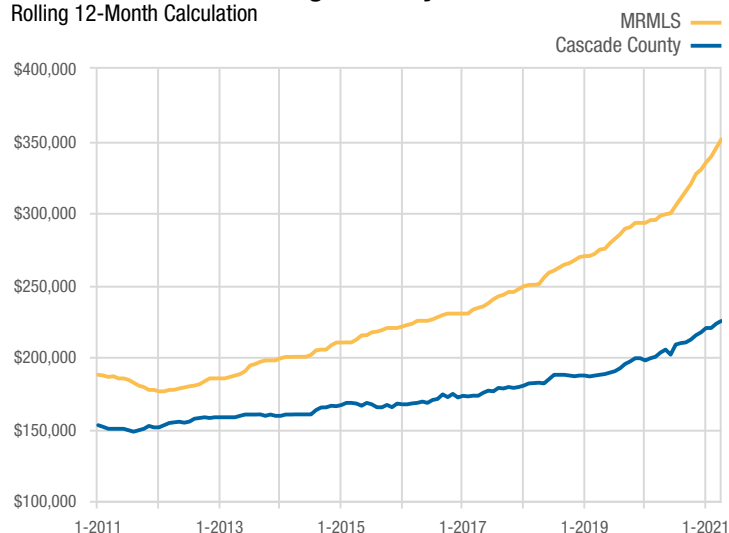
Single-Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	99	111	+ 12.1%	388	372	- 4.1%
Pending Sales	78	123	+ 57.7%	345	367	+ 6.4%
Closed Sales	84	71	- 15.5%	329	289	- 12.2%
Days on Market Until Sale	51	23	- 54.9%	53	33	- 37.7%
Median Sales Price*	\$214,900	\$225,000	+ 4.7%	\$200,000	\$226,000	+ 13.0%
Average Sales Price*	\$246,146	\$265,145	+ 7.7%	\$228,887	\$274,086	+ 19.7%
Percent of List Price Received*	98.2%	101.1%	+ 3.0%	98.8%	99.6%	+ 0.8%
Inventory of Homes for Sale	195	43	- 77.9%	—	—	—
Months Supply of Inventory	2.1	0.4	- 81.0%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	9	13	+ 44.4%	41	46	+ 12.2%
Pending Sales	9	13	+ 44.4%	30	43	+ 43.3%
Closed Sales	10	5	- 50.0%	25	30	+ 20.0%
Days on Market Until Sale	82	3	- 96.3%	75	21	- 72.0%
Median Sales Price*	\$156,250	\$290,000	+ 85.6%	\$176,000	\$188,500	+ 7.1%
Average Sales Price*	\$156,906	\$260,460	+ 66.0%	\$186,534	\$204,459	+ 9.6%
Percent of List Price Received*	95.6%	105.8%	+ 10.7%	99.3%	100.2%	+ 0.9%
Inventory of Homes for Sale	25	5	- 80.0%	—	—	—
Months Supply of Inventory	3.2	0.4	- 87.5%	—	—	—

\* 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.

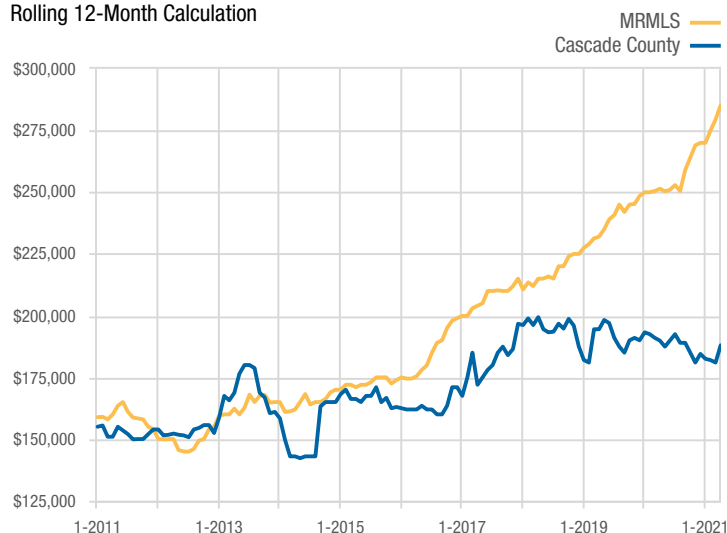
### Median Sales Price - Single-Family

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