

Local Market Update – May 2020

A Research Tool Provided by Montana Regional MLS



Cascade County

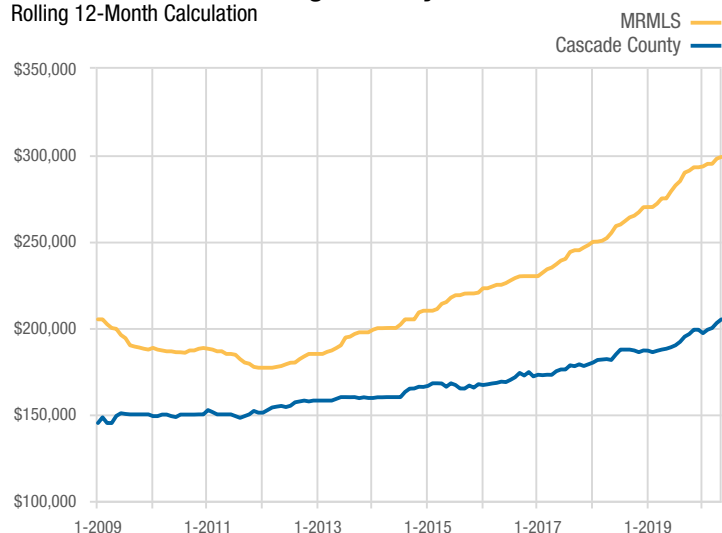
Single-Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	166	130	- 21.7%	563	517	- 8.2%
Pending Sales	120	63	- 47.5%	415	392	- 5.5%
Closed Sales	91	73	- 19.8%	335	402	+ 20.0%
Days on Market Until Sale	62	53	- 14.5%	65	53	- 18.5%
Median Sales Price*	\$201,000	\$215,000	+ 7.0%	\$190,000	\$203,000	+ 6.8%
Average Sales Price*	\$224,972	\$243,806	+ 8.4%	\$212,336	\$231,603	+ 9.1%
Percent of List Price Received*	99.5%	98.3%	- 1.2%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	295	267	- 9.5%	—	—	—
Months Supply of Inventory	3.7	3.0	- 18.9%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	20	8	- 60.0%	51	49	- 3.9%
Pending Sales	10	9	- 10.0%	41	39	- 4.9%
Closed Sales	11	10	- 9.1%	37	35	- 5.4%
Days on Market Until Sale	87	128	+ 47.1%	80	90	+ 12.5%
Median Sales Price*	\$230,000	\$207,000	- 10.0%	\$200,000	\$183,000	- 8.5%
Average Sales Price*	\$237,089	\$250,896	+ 5.8%	\$192,417	\$204,923	+ 6.5%
Percent of List Price Received*	100.7%	98.6%	- 2.1%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	32	22	- 31.3%	—	—	—
Months Supply of Inventory	4.2	2.8	- 33.3%	—	—	—

* 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.

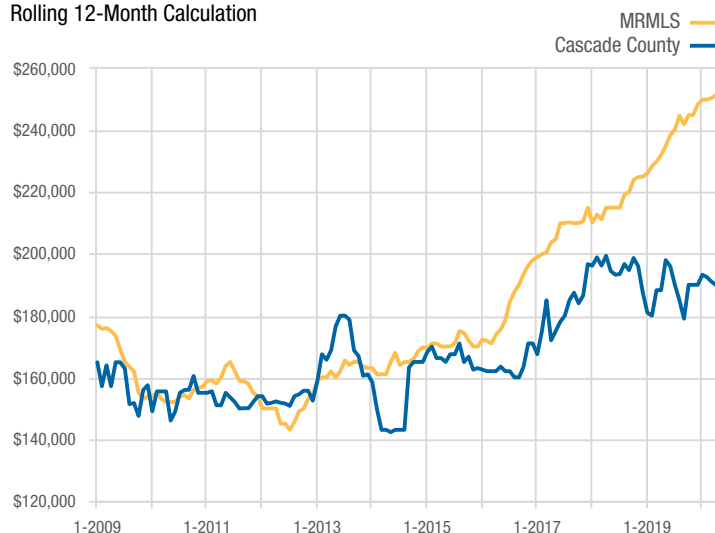
Median Sales Price - Single-Family

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