

Local Market Update – December 2020

A Research Tool Provided by Montana Regional MLS



Cascade County

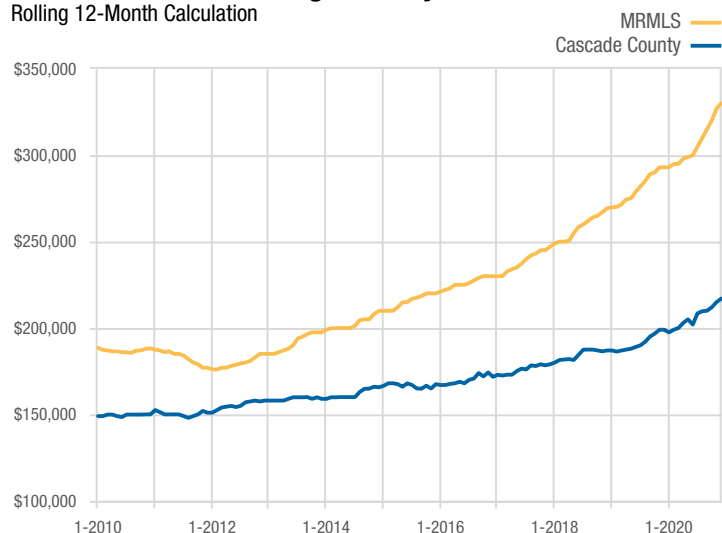
Single-Family	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	56	44	- 21.4%	1,404	1,252	- 10.8%
Pending Sales	67	65	- 3.0%	1,082	1,215	+ 12.3%
Closed Sales	70	87	+ 24.3%	1,045	1,213	+ 16.1%
Days on Market Until Sale	63	40	- 36.5%	54	46	- 14.8%
Median Sales Price*	\$186,000	\$215,000	+ 15.6%	\$199,000	\$217,000	+ 9.0%
Average Sales Price*	\$211,007	\$237,702	+ 12.7%	\$222,850	\$241,471	+ 8.4%
Percent of List Price Received*	97.6%	98.2%	+ 0.6%	98.1%	98.9%	+ 0.8%
Inventory of Homes for Sale	221	55	- 75.1%	—	—	—
Months Supply of Inventory	2.5	0.5	- 80.0%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	4	8	+ 100.0%	104	126	+ 21.2%
Pending Sales	4	9	+ 125.0%	95	124	+ 30.5%
Closed Sales	9	11	+ 22.2%	101	116	+ 14.9%
Days on Market Until Sale	45	46	+ 2.2%	65	64	- 1.5%
Median Sales Price*	\$133,500	\$260,000	+ 94.8%	\$190,000	\$184,500	- 2.9%
Average Sales Price*	\$152,922	\$223,945	+ 46.4%	\$195,794	\$203,213	+ 3.8%
Percent of List Price Received*	97.7%	97.1%	- 0.6%	98.7%	98.5%	- 0.2%
Inventory of Homes for Sale	17	3	- 82.4%	—	—	—
Months Supply of Inventory	2.1	0.3	- 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.

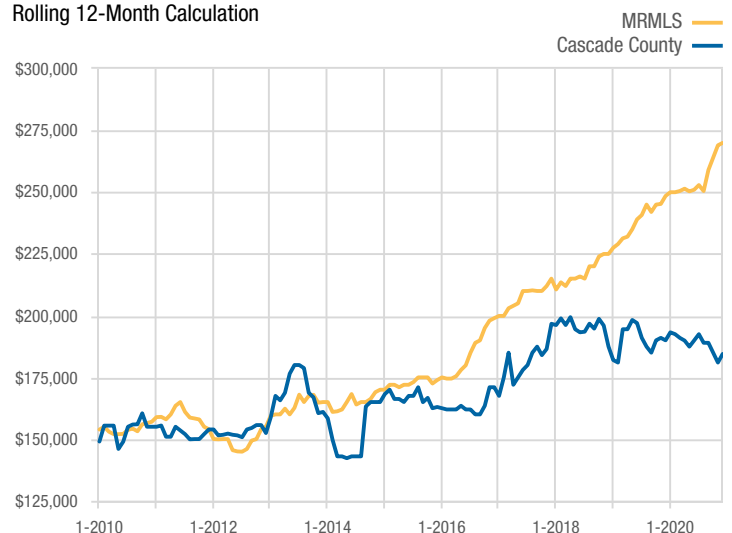
Median Sales Price - Single-Family

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