

Local Market Update – October 2020

A Research Tool Provided by Montana Regional MLS



Cascade County

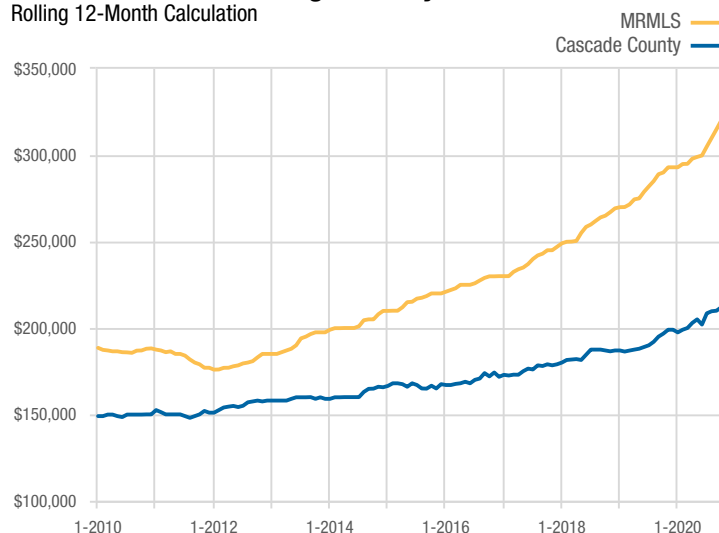
Single-Family	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	106	86	- 18.9%	1,273	1,134	- 10.9%
Pending Sales	86	101	+ 17.4%	938	1,076	+ 14.7%
Closed Sales	106	151	+ 42.5%	875	1,019	+ 16.5%
Days on Market Until Sale	55	39	- 29.1%	53	48	- 9.4%
Median Sales Price*	\$208,500	\$219,000	+ 5.0%	\$200,000	\$215,000	+ 7.5%
Average Sales Price*	\$225,483	\$242,599	+ 7.6%	\$222,892	\$240,626	+ 8.0%
Percent of List Price Received*	97.9%	99.7%	+ 1.8%	98.1%	98.9%	+ 0.8%
Inventory of Homes for Sale	325	107	- 67.1%	—	—	—
Months Supply of Inventory	3.7	1.1	- 70.3%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	8	12	+ 50.0%	96	112	+ 16.7%
Pending Sales	6	13	+ 116.7%	86	106	+ 23.3%
Closed Sales	9	17	+ 88.9%	87	97	+ 11.5%
Days on Market Until Sale	74	53	- 28.4%	70	69	- 1.4%
Median Sales Price*	\$284,500	\$169,900	- 40.3%	\$192,000	\$185,000	- 3.6%
Average Sales Price*	\$259,311	\$209,271	- 19.3%	\$197,897	\$204,554	+ 3.4%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	98.6%	98.6%	0.0%
Inventory of Homes for Sale	20	9	- 55.0%	—	—	—
Months Supply of Inventory	2.4	0.9	- 62.5%	—	—	—

* 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.

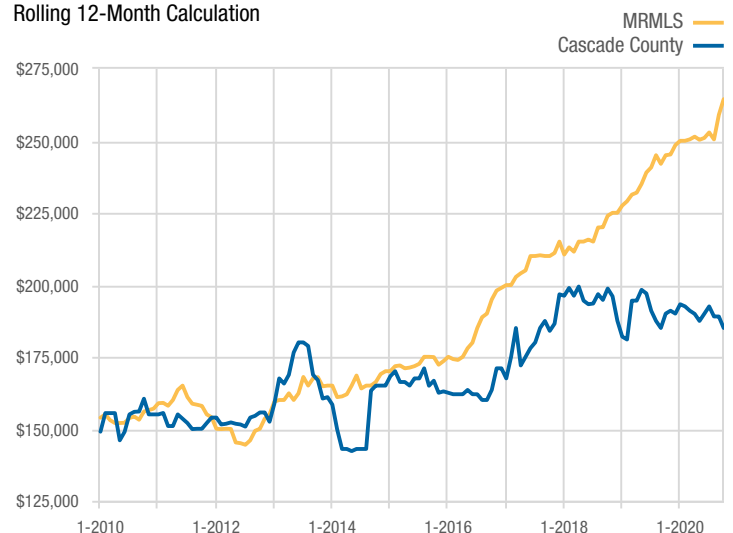
Median Sales Price - Single-Family

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 November 16, 2020. All data from Montana Regional MLS. Report © 2020 ShowingTime.