

Local Market Update – February 2020

A Research Tool Provided by Montana Regional MLS



Cascade County

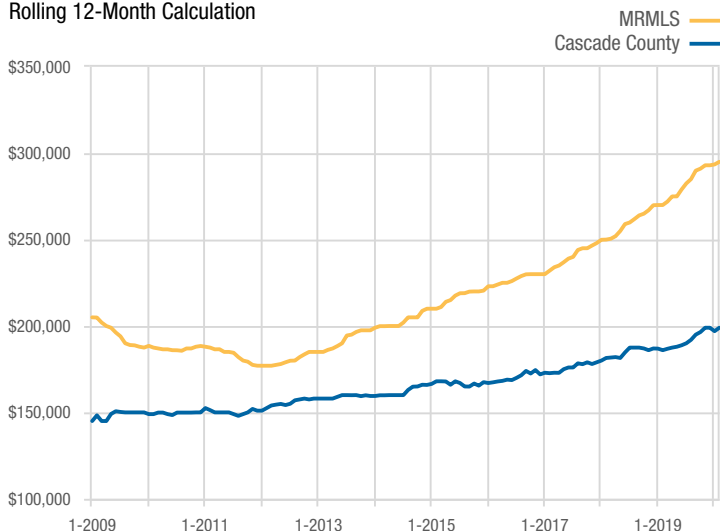
Single-Family Key Metrics	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	70	101	+ 44.3%	165	183	+ 10.9%
Pending Sales	67	42	- 37.3%	140	107	- 23.6%
Closed Sales	51	58	+ 13.7%	97	140	+ 44.3%
Days on Market Until Sale	68	70	+ 2.9%	58	63	+ 8.6%
Median Sales Price*	\$181,000	\$203,000	+ 12.2%	\$187,000	\$192,900	+ 3.2%
Average Sales Price*	\$187,799	\$230,757	+ 22.9%	\$209,022	\$224,456	+ 7.4%
Percent of List Price Received*	97.1%	99.1%	+ 2.1%	98.2%	98.8%	+ 0.6%
Inventory of Homes for Sale	250	248	- 0.8%	—	—	—
Months Supply of Inventory	3.0	2.8	- 6.7%	—	—	—

Townhouse/Condo Key Metrics	February			Year to Date		
	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	3	10	+ 233.3%	14	19	+ 35.7%
Pending Sales	3	3	0.0%	13	7	- 46.2%
Closed Sales	6	4	- 33.3%	12	10	- 16.7%
Days on Market Until Sale	102	5	- 95.1%	99	44	- 55.6%
Median Sales Price*	\$140,500	\$241,087	+ 71.6%	\$137,400	\$249,015	+ 81.2%
Average Sales Price*	\$166,203	\$232,736	+ 40.0%	\$153,022	\$227,989	+ 49.0%
Percent of List Price Received*	96.4%	103.3%	+ 7.2%	97.1%	103.1%	+ 6.2%
Inventory of Homes for Sale	25	26	+ 4.0%	—	—	—
Months Supply of Inventory	3.4	3.4	0.0%	—	—	—

* 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.

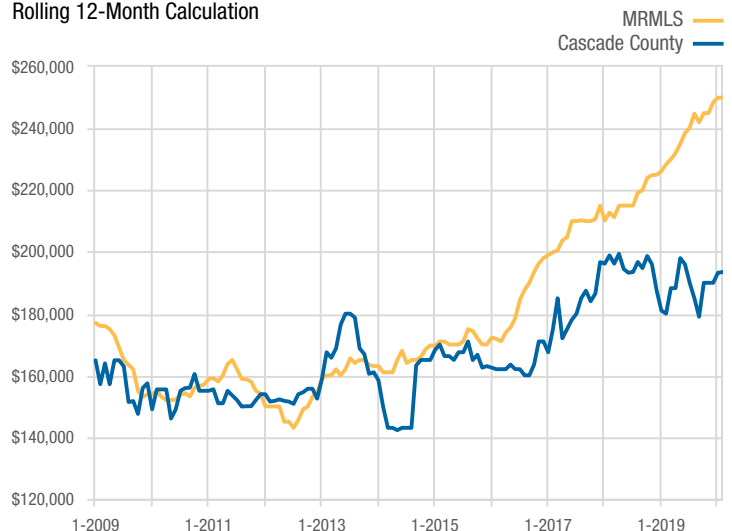
Median Sales Price - Single-Family

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