

# Local Market Update – March 2021

A Research Tool Provided by Montana Regional MLS



## Cascade County

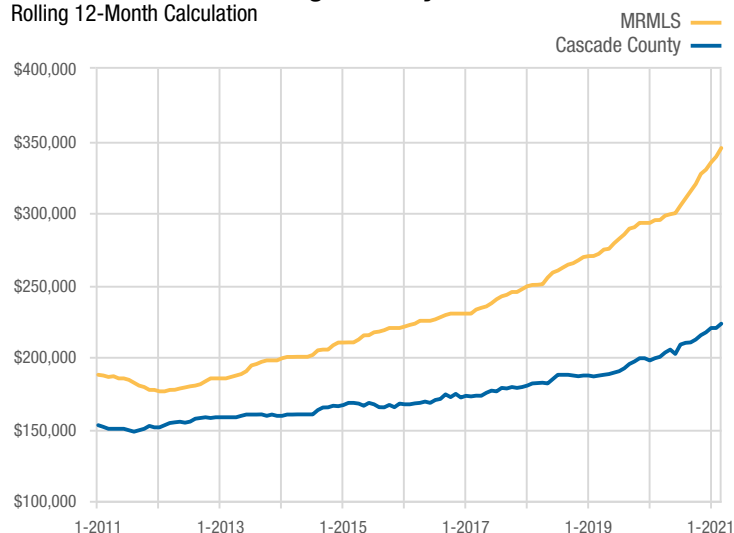
Single-Family	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	104	116	+ 11.5%	289	260	- 10.0%
Pending Sales	99	108	+ 9.1%	267	258	- 3.4%
Closed Sales	103	83	- 19.4%	245	218	- 11.0%
Days on Market Until Sale	42	30	- 28.6%	54	36	- 33.3%
Median Sales Price*	\$200,000	\$235,000	+ 17.5%	\$199,000	\$229,500	+ 15.3%
Average Sales Price*	\$220,069	\$298,802	+ 35.8%	\$222,945	\$276,998	+ 24.2%
Percent of List Price Received*	99.3%	100.1%	+ 0.8%	99.0%	99.2%	+ 0.2%
Inventory of Homes for Sale	186	48	- 74.2%	—	—	—
Months Supply of Inventory	2.0	0.5	- 75.0%	—	—	—

Townhouse/Condo	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	13	10	- 23.1%	32	33	+ 3.1%
Pending Sales	13	10	- 23.1%	21	31	+ 47.6%
Closed Sales	4	11	+ 175.0%	15	24	+ 60.0%
Days on Market Until Sale	50	12	- 76.0%	69	26	- 62.3%
Median Sales Price*	\$164,500	\$174,000	+ 5.8%	\$192,500	\$163,250	- 15.2%
Average Sales Price*	\$171,000	\$225,779	+ 32.0%	\$206,286	\$188,582	- 8.6%
Percent of List Price Received*	98.5%	98.2%	- 0.3%	101.8%	98.7%	- 3.0%
Inventory of Homes for Sale	26	3	- 88.5%	—	—	—
Months Supply of Inventory	3.3	0.3	- 90.9%	—	—	—

\* 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.

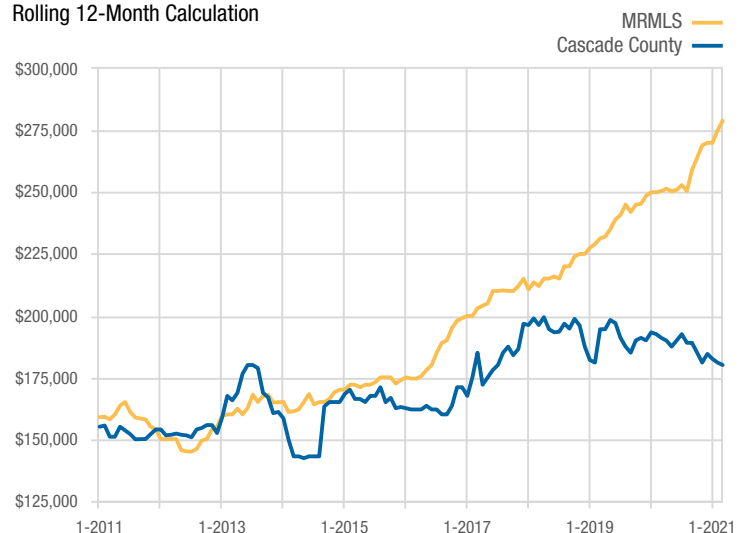
### Median Sales Price - Single-Family

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