

Local Market Update – March 2020

A Research Tool Provided by Montana Regional MLS



Cascade County

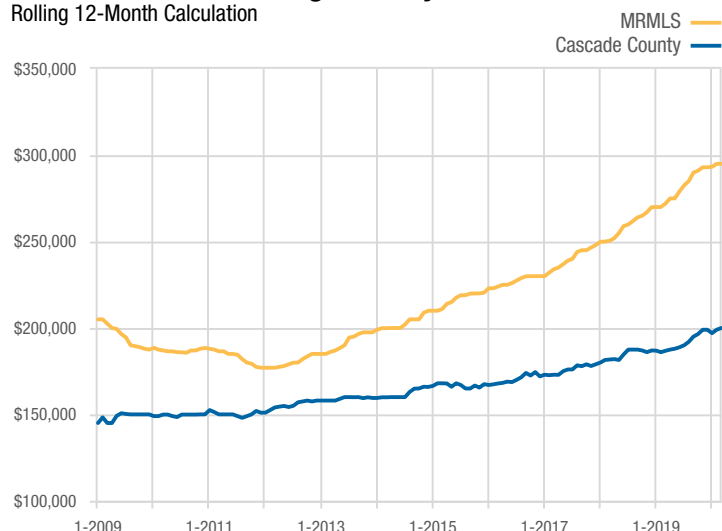
Single-Family	March			Year to Date		
Key Metrics	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
New Listings	83	104	+ 25.3%	248	288	+ 16.1%
Pending Sales	69	54	- 21.7%	209	209	0.0%
Closed Sales	83	101	+ 21.7%	180	243	+ 35.0%
Days on Market until Sale	83	42	- 49.4%	70	54	- 22.9%
Median Sales Price*	\$187,500	\$200,000	+ 6.7%	\$187,250	\$199,000	+ 6.3%
Average Sales Price*	\$202,234	\$220,224	+ 8.9%	\$205,892	\$223,033	+ 8.3%
Percent of List Price Received*	97.3%	99.2%	+ 2.0%	97.8%	98.9%	+ 1.1%
Inventory of Homes for Sale	231	240	+ 3.9%	—	—	—
Months Supply of Inventory	2.8	2.7	- 3.6%	—	—	—

Townhouse/Condo	March			Year to Date		
Key Metrics	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
New Listings	6	13	+ 116.7%	20	32	+ 60.0%
Pending Sales	9	9	0.0%	22	17	- 22.7%
Closed Sales	9	4	- 55.6%	21	15	- 28.6%
Days on Market until Sale	47	50	+ 6.4%	77	69	- 10.4%
Median Sales Price*	\$251,000	\$164,500	- 34.5%	\$173,000	\$192,500	+ 11.3%
Average Sales Price*	\$206,554	\$171,000	- 17.2%	\$175,964	\$206,286	+ 17.2%
Percent of List Price Received*	100.3%	98.5%	- 1.8%	98.5%	101.8%	+ 3.4%
Inventory of Homes for Sale	22	28	+ 27.3%	—	—	—
Months Supply of Inventory	2.9	3.7	+ 27.6%	—	—	—

* 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.

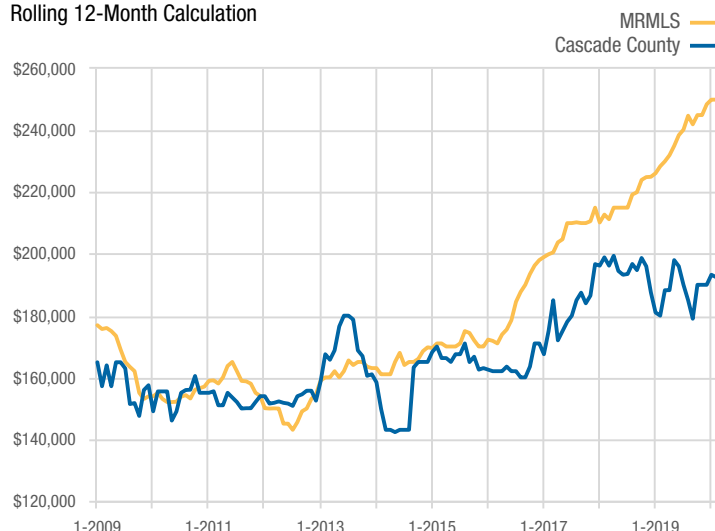
Median Sales Price - Single-Family

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