

Local Market Update – December 2024

A Research Tool Provided by Montana Regional MLS



Cascade County

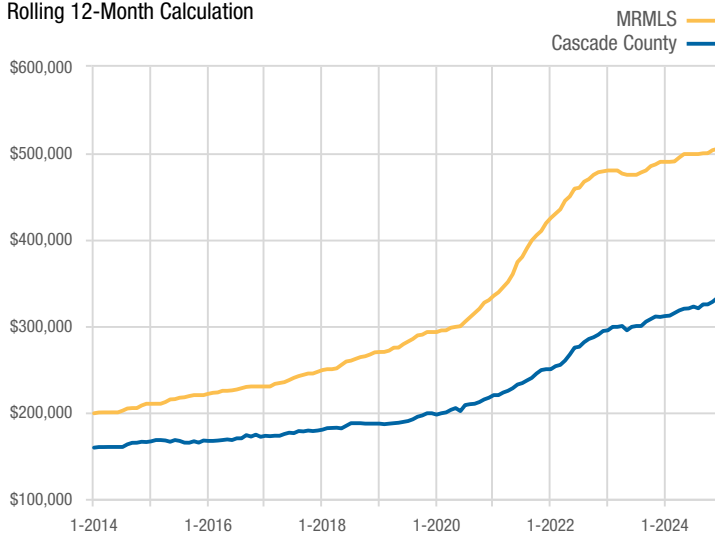
| Single-Family Key Metrics | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 47 | 39 | - 17.0% | 974 | 955 | - 2.0% |
| Pending Sales | 50 | 10 | - 80.0% | 805 | 771 | - 4.2% |
| Closed Sales | 37 | 74 | + 100.0% | 791 | 824 | + 4.2% |
| Days on Market Until Sale | 54 | 80 | + 48.1% | 47 | 62 | + 31.9% |
| Median Sales Price* | \$268,000 | \$332,450 | + 24.0% | \$310,501 | \$332,450 | + 7.1% |
| Average Sales Price* | \$284,059 | \$369,757 | + 30.2% | \$351,740 | \$373,841 | + 6.3% |
| Percent of List Price Received* | 97.6% | 98.2% | + 0.6% | 99.1% | 98.5% | - 0.6% |
| Inventory of Homes for Sale | 118 | 167 | + 41.5% | — | — | — |
| Months Supply of Inventory | 1.8 | 2.6 | + 44.4% | — | — | — |

| Townhouse/Condo Key Metrics | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 12-2023 | Thru 12-2024 | % Change |
| New Listings | 5 | 8 | + 60.0% | 108 | 126 | + 16.7% |
| Pending Sales | 1 | 6 | + 500.0% | 94 | 111 | + 18.1% |
| Closed Sales | 2 | 11 | + 450.0% | 98 | 111 | + 13.3% |
| Days on Market Until Sale | 142 | 58 | - 59.2% | 81 | 61 | - 24.7% |
| Median Sales Price* | \$408,058 | \$217,140 | - 46.8% | \$337,500 | \$335,000 | - 0.7% |
| Average Sales Price* | \$408,058 | \$285,361 | - 30.1% | \$309,013 | \$317,310 | + 2.7% |
| Percent of List Price Received* | 99.6% | 98.6% | - 1.0% | 100.8% | 100.3% | - 0.5% |
| Inventory of Homes for Sale | 13 | 17 | + 30.8% | — | — | — |
| Months Supply of Inventory | 1.7 | 1.8 | + 5.9% | — | — | — |

* 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.

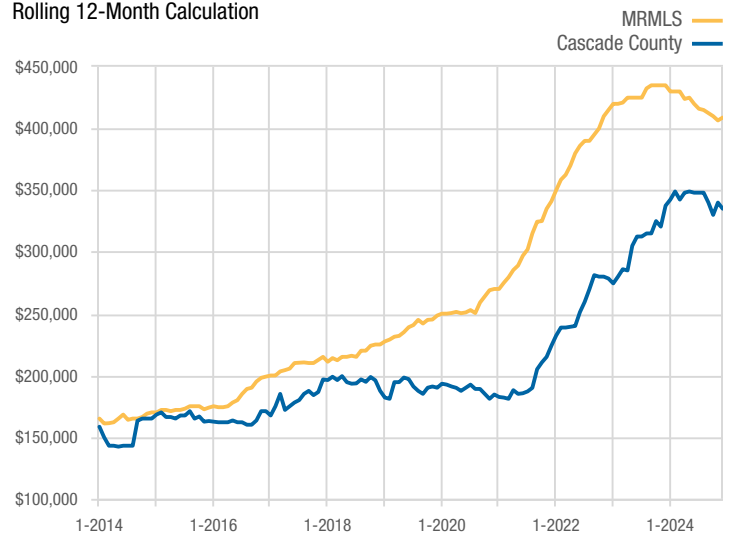
Median Sales Price - Single-Family

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.