

# Local Market Update – January 2025

A Research Tool Provided by Montana Regional MLS



## Cascade County

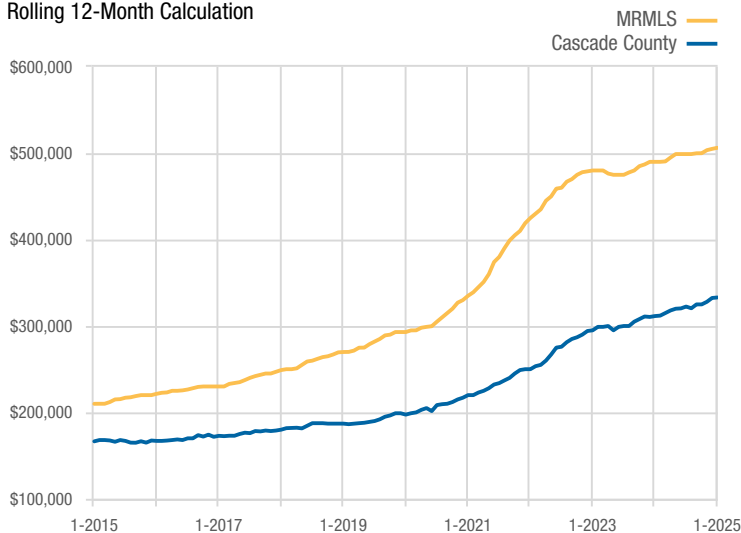
Single-Family Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	48	49	+ 2.1%	48	49	+ 2.1%
Pending Sales	54	16	- 70.4%	54	16	- 70.4%
Closed Sales	57	41	- 28.1%	57	41	- 28.1%
Days on Market Until Sale	63	74	+ 17.5%	63	74	+ 17.5%
Median Sales Price*	\$308,400	<b>\$319,500</b>	+ 3.6%	\$308,400	<b>\$319,500</b>	+ 3.6%
Average Sales Price*	\$339,463	<b>\$347,307</b>	+ 2.3%	\$339,463	<b>\$347,307</b>	+ 2.3%
Percent of List Price Received*	97.8%	<b>98.2%</b>	+ 0.4%	97.8%	<b>98.2%</b>	+ 0.4%
Inventory of Homes for Sale	100	157	+ 57.0%	—	—	—
Months Supply of Inventory	1.5	2.5	+ 66.7%	—	—	—

Townhouse/Condo Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	9	8	- 11.1%	9	8	- 11.1%
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	3	11	+ 266.7%	3	11	+ 266.7%
Days on Market Until Sale	99	60	- 39.4%	99	60	- 39.4%
Median Sales Price*	\$377,868	<b>\$420,000</b>	+ 11.1%	\$377,868	<b>\$420,000</b>	+ 11.1%
Average Sales Price*	\$367,603	<b>\$354,825</b>	- 3.5%	\$367,603	<b>\$354,825</b>	- 3.5%
Percent of List Price Received*	103.5%	<b>102.2%</b>	- 1.3%	103.5%	<b>102.2%</b>	- 1.3%
Inventory of Homes for Sale	18	15	- 16.7%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

\* 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.

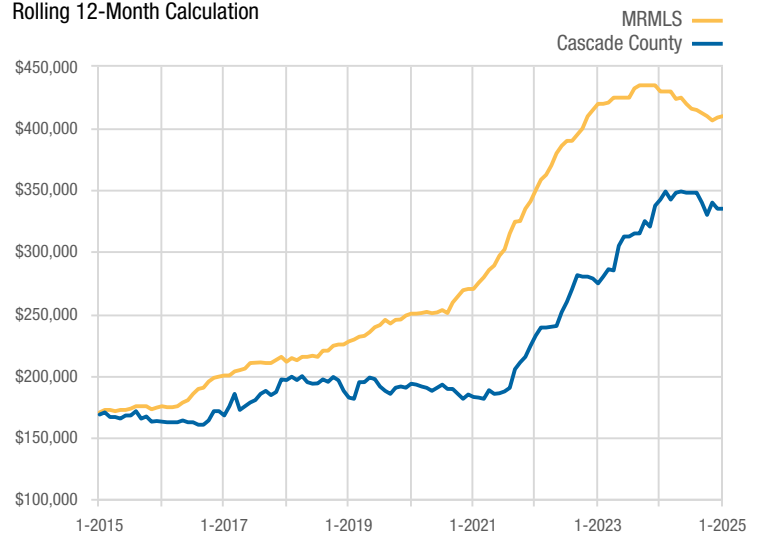
### Median Sales Price - Single-Family

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 February 5, 2025. All data from Montana Regional MLS. Report © 2025 ShowingTime Plus, LLC.