

Local Market Update – December 2024

A Research Tool Provided by Montana Regional MLS



Great Falls

Cascade County

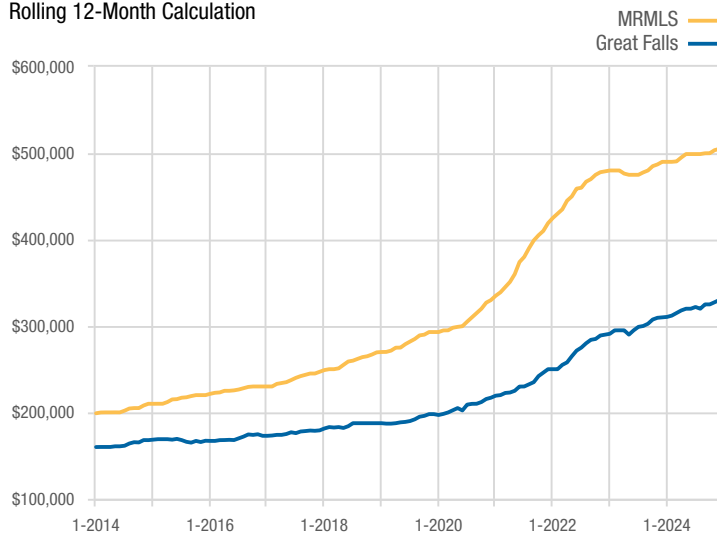
Single-Family Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	43	34	- 20.9%	873	832	- 4.7%
Pending Sales	48	10	- 79.2%	728	705	- 3.2%
Closed Sales	35	64	+ 82.9%	714	752	+ 5.3%
Days on Market Until Sale	56	76	+ 35.7%	45	58	+ 28.9%
Median Sales Price*	\$268,000	\$332,450	+ 24.0%	\$310,000	\$330,000	+ 6.5%
Average Sales Price*	\$285,863	\$377,111	+ 31.9%	\$348,894	\$363,687	+ 4.2%
Percent of List Price Received*	97.4%	98.3%	+ 0.9%	99.3%	98.8%	- 0.5%
Inventory of Homes for Sale	96	127	+ 32.3%	—	—	—
Months Supply of Inventory	1.6	2.2	+ 37.5%	—	—	—

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.

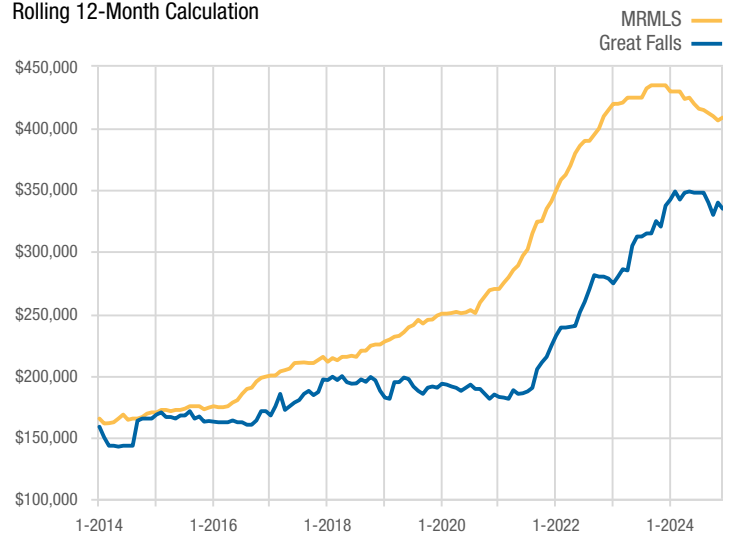
Median Sales Price - Single-Family

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.