

Local Market Update – January 2025

A Research Tool Provided by Montana Regional MLS



Great Falls

Cascade County

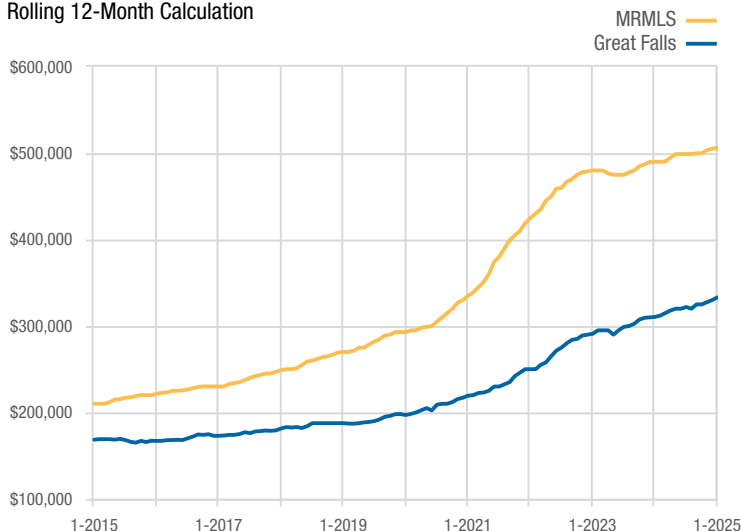
Single-Family Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	43	44	+ 2.3%	43	44	+ 2.3%
Pending Sales	52	14	- 73.1%	52	14	- 73.1%
Closed Sales	53	38	- 28.3%	53	38	- 28.3%
Days on Market Until Sale	58	77	+ 32.8%	58	77	+ 32.8%
Median Sales Price*	\$308,400	\$320,000	+ 3.8%	\$308,400	\$320,000	+ 3.8%
Average Sales Price*	\$337,914	\$358,424	+ 6.1%	\$337,914	\$358,424	+ 6.1%
Percent of List Price Received*	97.6%	98.6%	+ 1.0%	97.6%	98.6%	+ 1.0%
Inventory of Homes for Sale	77	119	+ 54.5%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

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	\$420,000	+ 11.1%	\$377,868	\$420,000	+ 11.1%
Average Sales Price*	\$367,603	\$354,825	- 3.5%	\$367,603	\$354,825	- 3.5%
Percent of List Price Received*	103.5%	102.2%	- 1.3%	103.5%	102.2%	- 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.

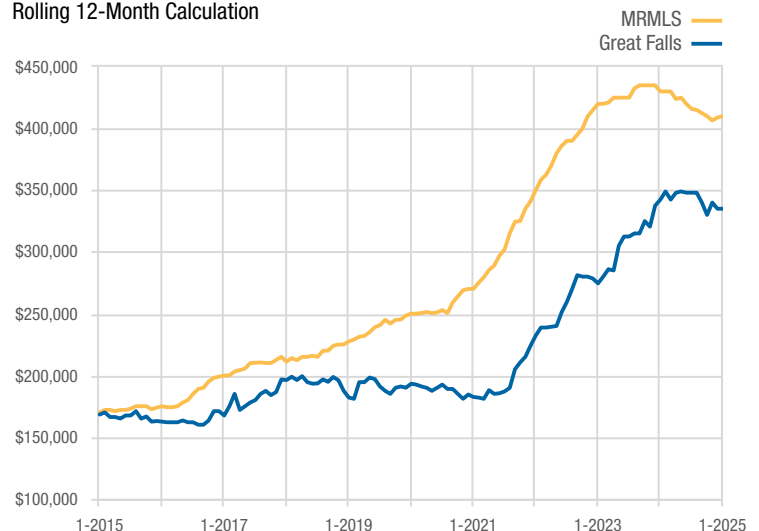
Median Sales Price - Single-Family

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.