

Local Market Update – November 2024

A Research Tool Provided by Montana Regional MLS



Cascade County

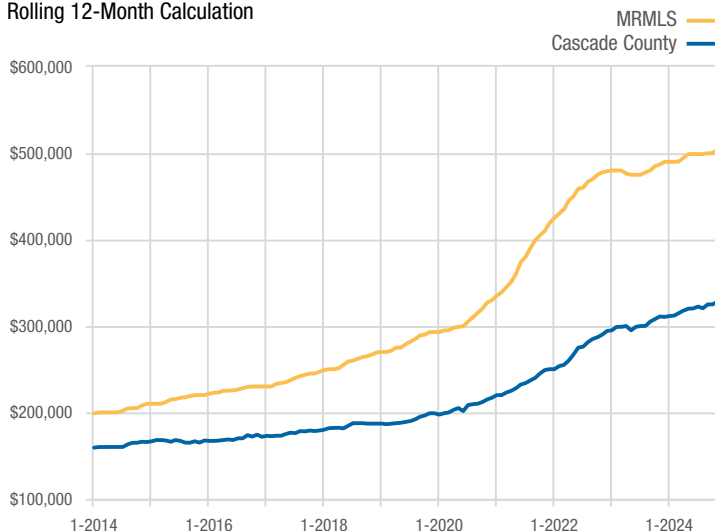
Single-Family Key Metrics	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	65	38	- 41.5%	927	916	- 1.2%
Pending Sales	44	12	- 72.7%	755	704	- 6.8%
Closed Sales	51	61	+ 19.6%	754	750	- 0.5%
Days on Market Until Sale	40	67	+ 67.5%	47	61	+ 29.8%
Median Sales Price*	\$310,000	\$339,900	+ 9.6%	\$315,000	\$332,450	+ 5.5%
Average Sales Price*	\$346,106	\$400,830	+ 15.8%	\$355,061	\$374,244	+ 5.4%
Percent of List Price Received*	99.7%	98.8%	- 0.9%	99.2%	98.6%	- 0.6%
Inventory of Homes for Sale	137	220	+ 60.6%	—	—	—
Months Supply of Inventory	2.1	3.5	+ 66.7%	—	—	—

Townhouse/Condo Key Metrics	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	4	11	+ 175.0%	103	118	+ 14.6%
Pending Sales	3	4	+ 33.3%	93	101	+ 8.6%
Closed Sales	12	12	0.0%	96	100	+ 4.2%
Days on Market Until Sale	54	33	- 38.9%	80	62	- 22.5%
Median Sales Price*	\$295,250	\$385,750	+ 30.7%	\$332,500	\$335,000	+ 0.8%
Average Sales Price*	\$270,301	\$360,333	+ 33.3%	\$306,950	\$320,824	+ 4.5%
Percent of List Price Received*	100.9%	103.6%	+ 2.7%	100.8%	100.5%	- 0.3%
Inventory of Homes for Sale	10	23	+ 130.0%	—	—	—
Months Supply of Inventory	1.2	2.7	+ 125.0%	—	—	—

* 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.

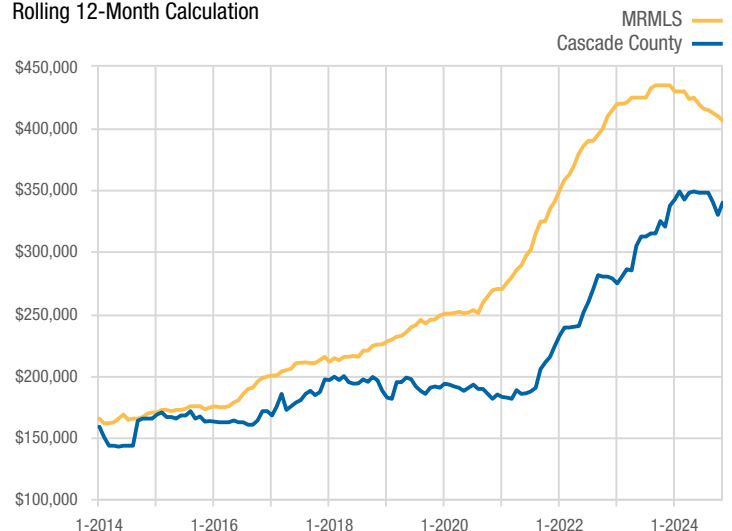
Median Sales Price - Single-Family

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.