

# Local Market Update – November 2024

A Research Tool Provided by Montana Regional MLS



## Great Falls

Cascade County

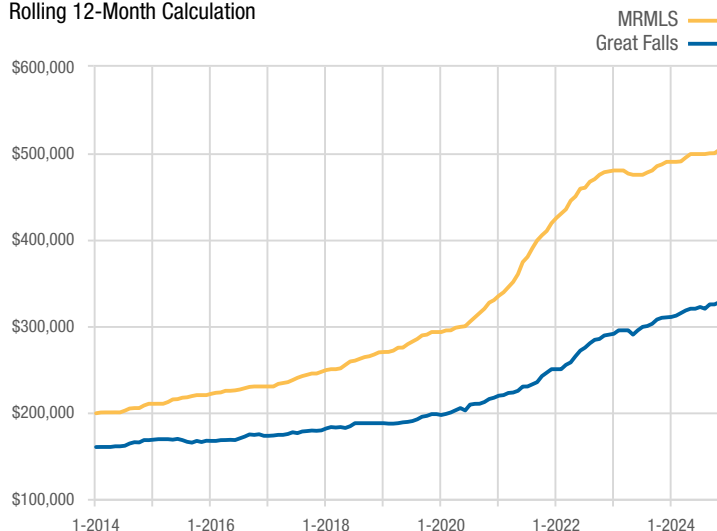
Single-Family Key Metrics	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	61	36	- 41.0%	830	798	- 3.9%
Pending Sales	41	11	- 73.2%	680	648	- 4.7%
Closed Sales	49	51	+ 4.1%	679	688	+ 1.3%
Days on Market Until Sale	41	60	+ 46.3%	45	57	+ 26.7%
Median Sales Price*	\$310,000	<b>\$339,900</b>	+ 9.6%	\$312,000	<b>\$330,000</b>	+ 5.8%
Average Sales Price*	\$331,337	<b>\$383,671</b>	+ 15.8%	\$352,143	<b>\$362,438</b>	+ 2.9%
Percent of List Price Received*	99.7%	<b>99.2%</b>	- 0.5%	99.4%	<b>98.9%</b>	- 0.5%
Inventory of Homes for Sale	115	<b>165</b>	+ 43.5%	—	—	—
Months Supply of Inventory	1.9	<b>2.8</b>	+ 47.4%	—	—	—

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	<b>\$385,750</b>	+ 30.7%	\$332,500	<b>\$335,000</b>	+ 0.8%
Average Sales Price*	\$270,301	<b>\$360,333</b>	+ 33.3%	\$306,950	<b>\$320,824</b>	+ 4.5%
Percent of List Price Received*	100.9%	<b>103.6%</b>	+ 2.7%	100.8%	<b>100.5%</b>	- 0.3%
Inventory of Homes for Sale	10	23	+ 130.0%	—	—	—
Months Supply of Inventory	1.2	<b>2.7</b>	+ 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.

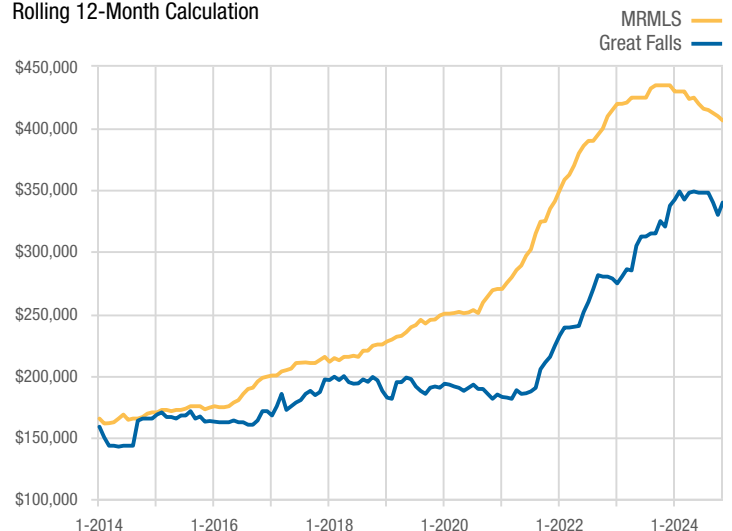
### Median Sales Price - Single-Family

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.