

Local Market Update – May 2021

A Research Tool Provided by Montana Regional MLS



Cascade County

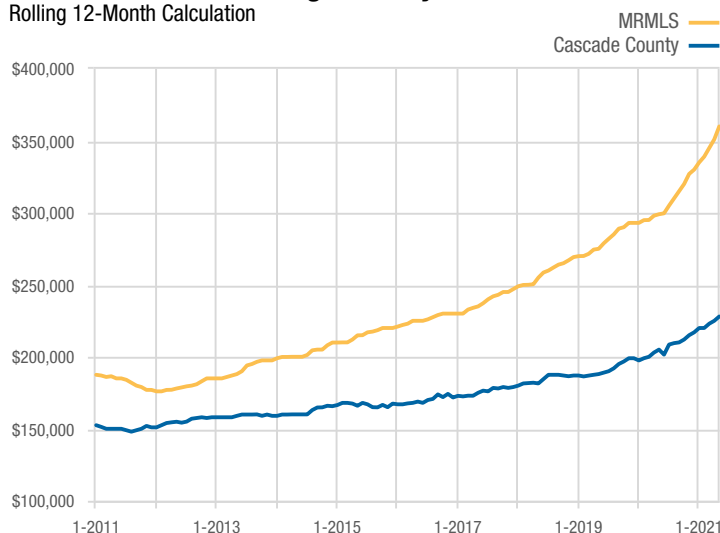
Single-Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	128	122	- 4.7%	516	496	- 3.9%
Pending Sales	112	120	+ 7.1%	457	475	+ 3.9%
Closed Sales	75	82	+ 9.3%	404	373	- 7.7%
Days on Market Until Sale	56	14	- 75.0%	54	29	- 46.3%
Median Sales Price*	\$211,000	\$256,125	+ 21.4%	\$202,900	\$235,000	+ 15.8%
Average Sales Price*	\$239,960	\$297,223	+ 23.9%	\$230,948	\$279,270	+ 20.9%
Percent of List Price Received*	98.3%	101.2%	+ 3.0%	98.7%	100.0%	+ 1.3%
Inventory of Homes for Sale	202	54	- 73.3%	—	—	—
Months Supply of Inventory	2.2	0.5	- 77.3%	—	—	—

Townhouse/Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	8	7	- 12.5%	49	53	+ 8.2%
Pending Sales	11	10	- 9.1%	41	53	+ 29.3%
Closed Sales	10	8	- 20.0%	35	38	+ 8.6%
Days on Market Until Sale	128	24	- 81.3%	90	22	- 75.6%
Median Sales Price*	\$207,000	\$167,450	- 19.1%	\$183,000	\$188,500	+ 3.0%
Average Sales Price*	\$250,896	\$186,425	- 25.7%	\$204,923	\$200,663	- 2.1%
Percent of List Price Received*	98.6%	100.3%	+ 1.7%	99.1%	100.2%	+ 1.1%
Inventory of Homes for Sale	21	2	- 90.5%	—	—	—
Months Supply of Inventory	2.6	0.2	- 92.3%	—	—	—

* 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.

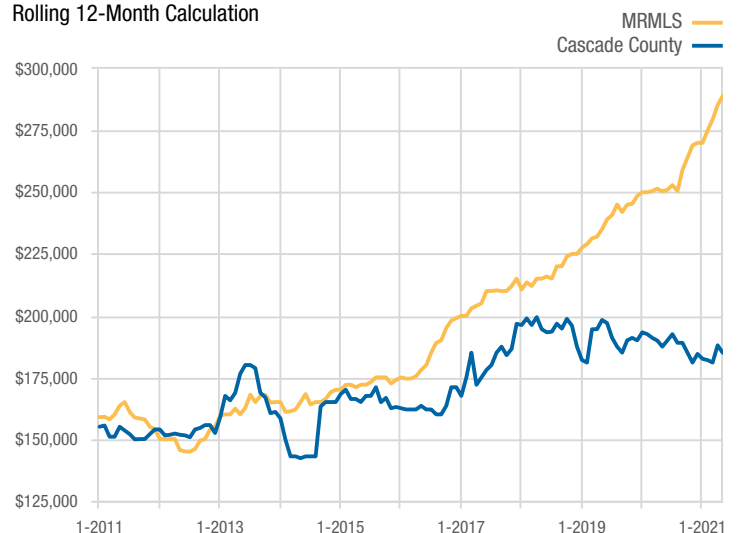
Median Sales Price - Single-Family

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 June 5, 2021. All data from Montana Regional MLS. Report © 2021 ShowingTime.