

# Local Market Update – May 2021

A Research Tool Provided by Montana Regional MLS



## Great Falls

Cascade County

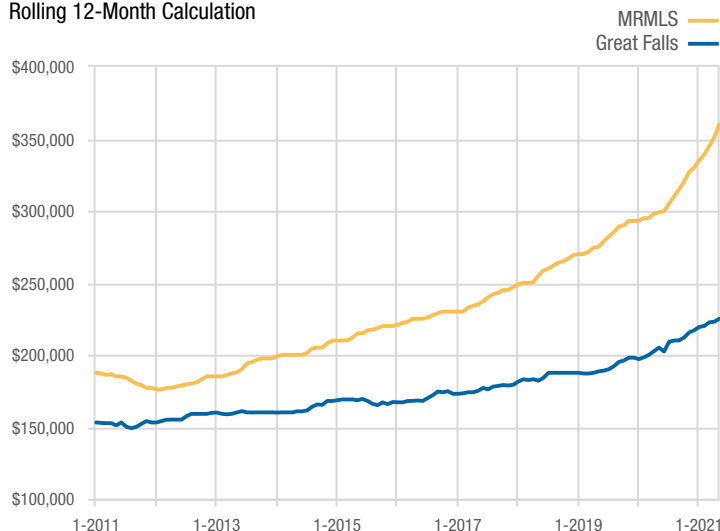
Single-Family	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	106	110	+ 3.8%	460	444	- 3.5%
Pending Sales	101	112	+ 10.9%	414	426	+ 2.9%
Closed Sales	68	71	+ 4.4%	370	322	- 13.0%
Days on Market Until Sale	50	12	- 76.0%	49	24	- 51.0%
Median Sales Price*	\$216,500	\$250,000	+ 15.5%	\$203,000	\$229,900	+ 13.3%
Average Sales Price*	\$248,575	\$271,427	+ 9.2%	\$230,207	\$266,095	+ 15.6%
Percent of List Price Received*	98.5%	101.4%	+ 2.9%	98.8%	100.2%	+ 1.4%
Inventory of Homes for Sale	149	38	- 74.5%	—	—	—
Months Supply of Inventory	1.7	0.4	- 76.5%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	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.

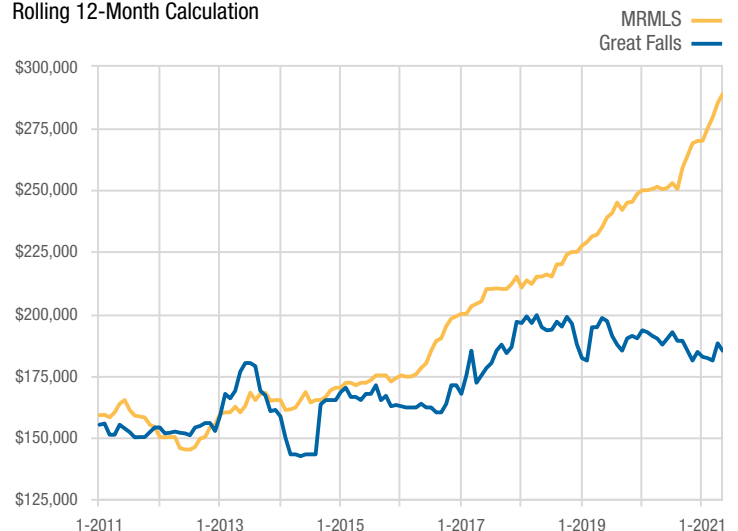
### Median Sales Price - Single-Family

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.