

Sun River

Community · MT · Montana > Cascade County

\$1.9M MEDIAN SALE PRICE	1 SALES (12 MO)	\$433K MEDIAN VALUE (AVM)
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HOUSING STOCK

Homes	179
Median value (AVM)	\$433K
Median size	1,409 ft²
Median bedrooms	3
Median year built	1973
Single family	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.7%
Owner occupied	80%
Company owned	7.8%
Median loan-to-value	30%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	33
Density	18 / mi²
Median household income	\$50K
Average household income	\$71K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	56
Homes occupied	92%
Bachelor's or higher	6%
Poverty rate	11.3%
Unemployment	0.7%
Average temp	45°F
Annual precip	13 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.