

Cascade County, MT

County · MT · Montana

SELLER'S MARKET

\$339K

MEDIAN SALE PRICE

+352.3%

1-YR CHANGE

393

SALES (12 MO)

\$342K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

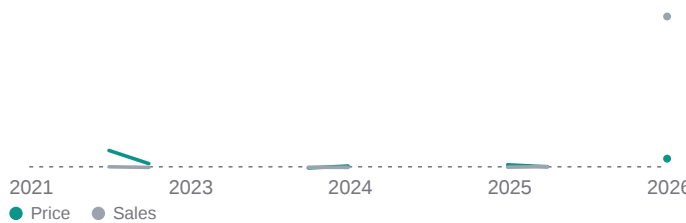
Market temperature (0–100)

74 / 100



Growth (year over year)

Price +352.3% · Sales +6450.0%



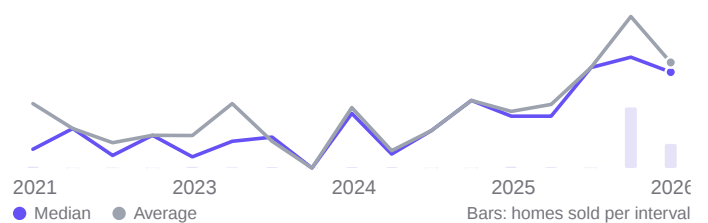
Sale premium vs estimated value

-4.9%



Sale prices

Median \$312K · Average \$338K



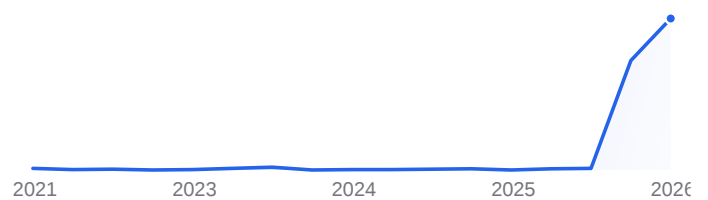
Price per square foot

\$256/ft²



Annual turnover (share of homes sold)

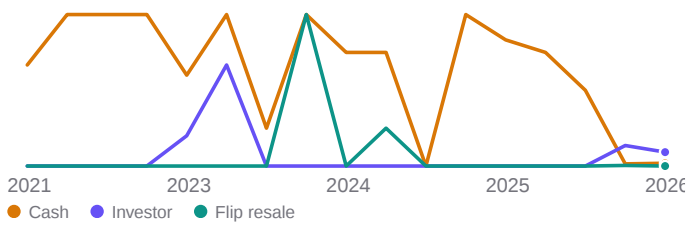
1.3%



BUYERS & OUTCOMES

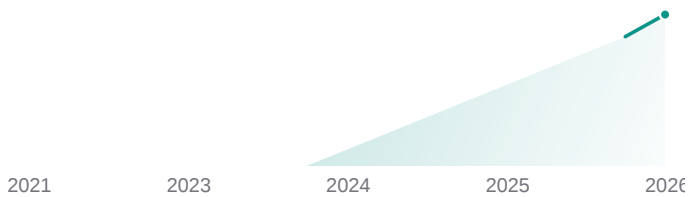
Buyer mix

Cash 1.8% · Investor 9.2% · Flip resale 0%



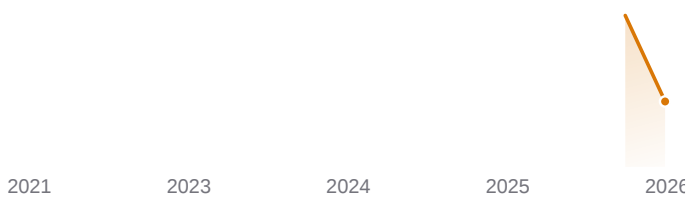
Sellers who sold at a gain

100%

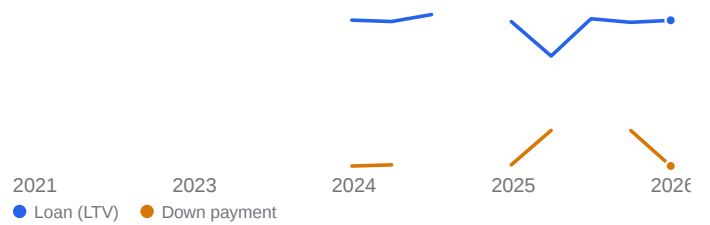


Median annualized return at resale

+8.1%

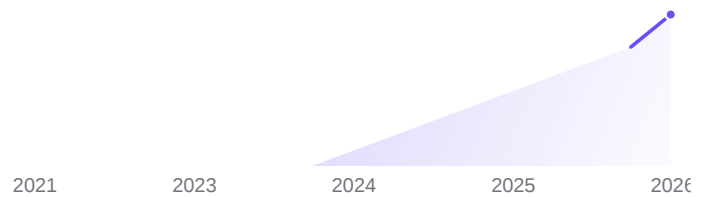


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



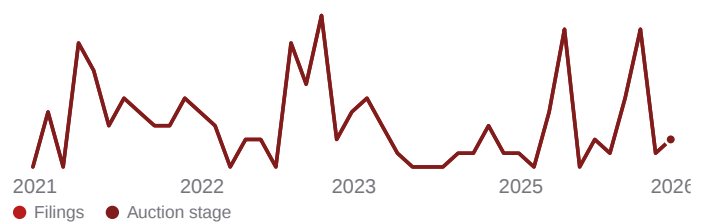
Typical hold before selling

13.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	31,436
Median value (AVM)	\$342K
Median size	1,231 ft²
Median bedrooms	3
Median year built	1965
Single family	57%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.1%
Owner occupied	79%
Company owned	9.1%
Median loan-to-value	39%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	84,995
Density	32 / mi²
Median household income	\$62K
Average household income	\$81K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	54
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	14.4%
Unemployment	0.8%
Average temp	45°F
Annual precip	15 in
Sunshine	61%

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