

# Great Falls 59401

ZIP code · MT · Montana > Cascade County > Great Falls

**\$278K**

MEDIAN SALE PRICE

**55**

SALES (12 MO)

**\$286K**

MEDIAN VALUE (AVM)

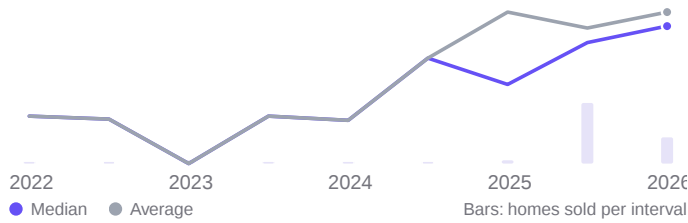
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$276K · Average \$295K

Growth (year over year)

Price +31.3% · Sales +200.0%



Price per square foot

\$189/ft²

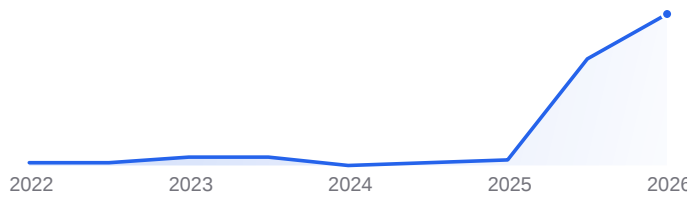
Sale premium vs estimated value

-2.6%



Annual turnover (share of homes sold)

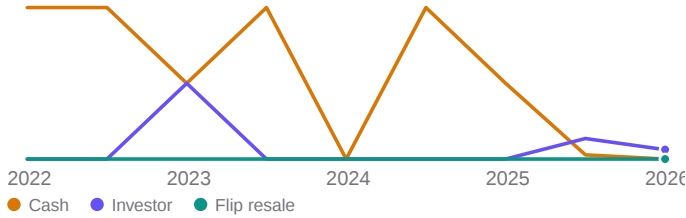
1.2%



## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 6.3% · Flip resale 0%

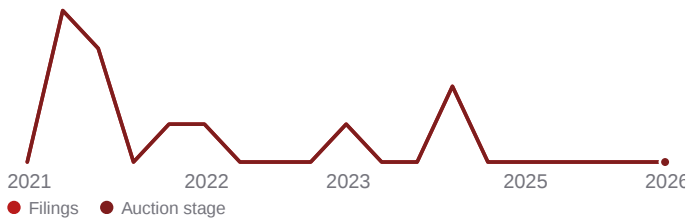


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,416     |
| Median value (AVM) | \$286K    |
| Median size        | 1,136 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1930      |
| Single family      | 85%       |
| Condos             | 4.9%      |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 64%     |
| Underwater (LTV 125% or more) | 1.3%    |
| Owner occupied                | 81%     |
| Company owned                 | 11%     |
| Median loan-to-value          | 40%     |
| Typical ownership tenure      | 8.6 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 13,474      |
| Density                          | 3,643 / mi² |
| Median household income          | \$55K       |
| Average household income         | \$67K       |
| Crime index (US avg 100)         | 122         |
| Air pollution index (US avg 100) | 103         |
| Earthquake index (US avg 100)    | 46          |
| Homes occupied                   | 90%         |
| Bachelor's or higher             | 15%         |
| Poverty rate                     | 22.9%       |
| Unemployment                     | 0.9%        |
| Average temp                     | 45°F        |
| Annual precip                    | 14 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.