

Great Falls 59405

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

SELLER'S MARKET

\$322K

MEDIAN SALE PRICE

+329.9%

1-YR CHANGE

138

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

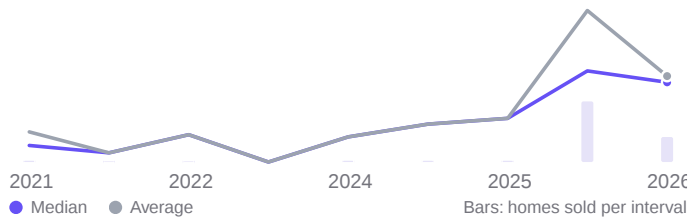
MARKET TRENDS (5 YEARS)

Sale prices

Median \$298K · Average \$317K

Growth (year over year)

Price +329.9% · Sales +6800.0%

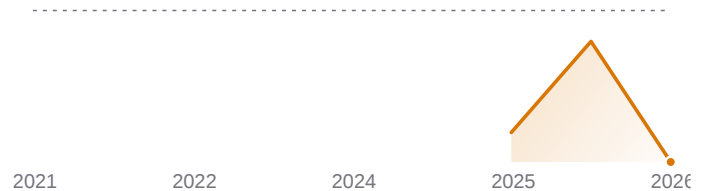
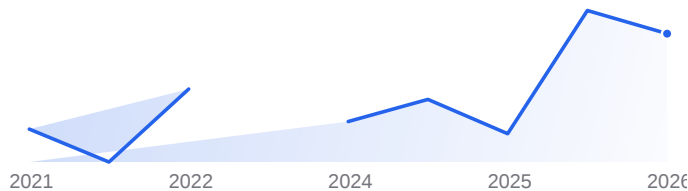


Price per square foot

\$258/ft²

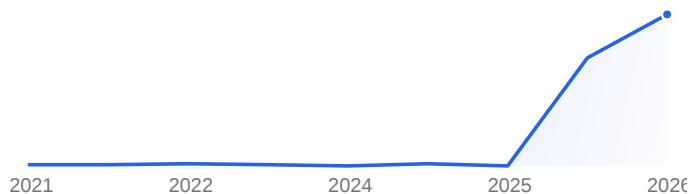
Sale premium vs estimated value

-4.1%



Annual turnover (share of homes sold)

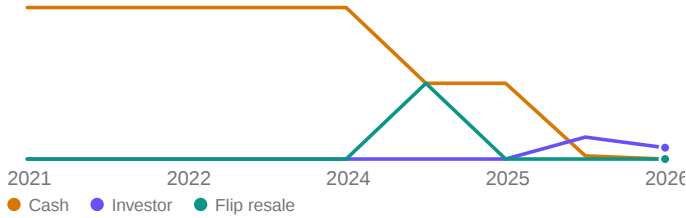
1.4%



BUYERS & OUTCOMES

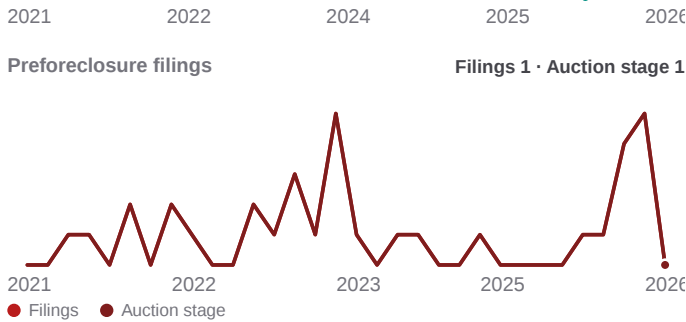
Buyer mix

Cash 0% · Investor 7.5% · Flip resale 0%

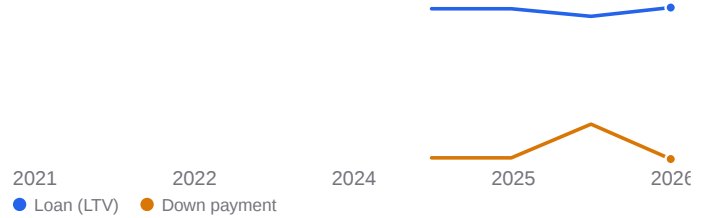


Sellers who sold at a gain

100%



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



Typical hold before selling

9.4 yrs



HOUSING STOCK

Homes	9,923
Median value (AVM)	\$319K
Median size	1,157 ft²
Median bedrooms	3
Median year built	1961
Single family	67%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.1%
Owner occupied	82%
Company owned	8.5%
Median loan-to-value	40%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	32,971
Density	88 / mi²
Median household income	\$55K
Average household income	\$70K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	54
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	16.6%
Unemployment	0.7%
Average temp	43°F
Annual precip	17 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.