

Black Eagle 59414

ZIP code · MT · Montana > Cascade County > Black Eagle

\$329K

MEDIAN SALE PRICE

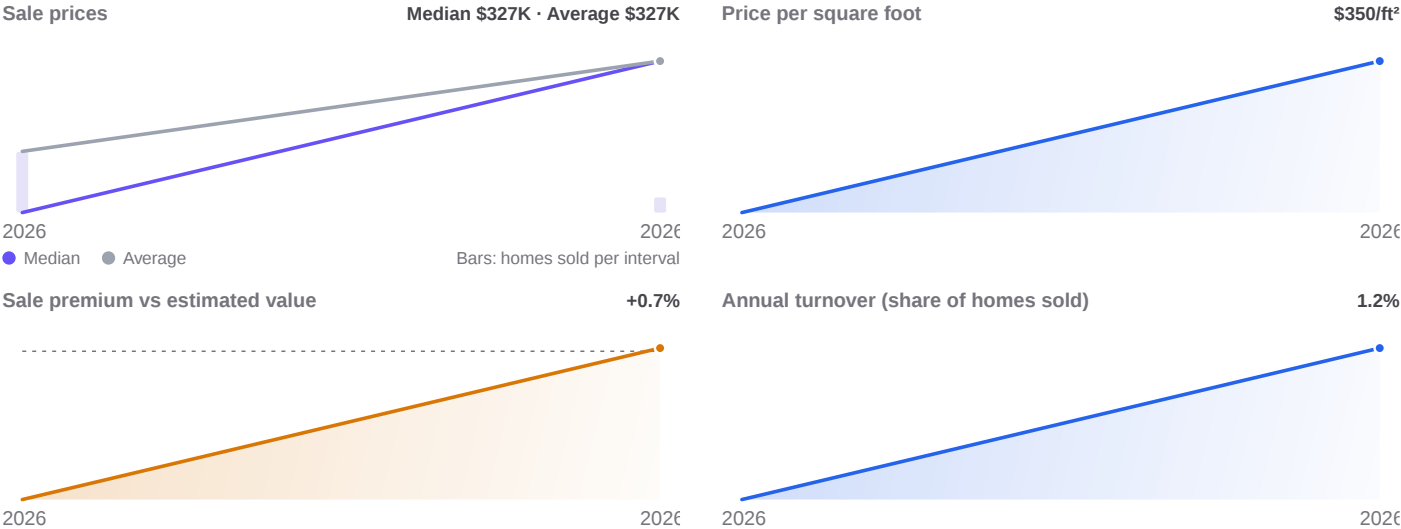
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SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · 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	419
Median value (AVM)	\$265K
Median size	1,053 ft²
Median bedrooms	3
Median year built	1940
Single family	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.4%
Owner occupied	72%
Company owned	7.2%
Median loan-to-value	30%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	791
Density	456 / mi²
Median household income	\$46K

Average household income	\$52K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	46
Homes occupied	91%
Bachelor's or higher	6%
Poverty rate	10.8%
Unemployment	1.1%
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.