

Monarch 59463

ZIP code · MT · Montana > Cascade County > Monarch

\$574K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$433K

MEDIAN VALUE (AVM)

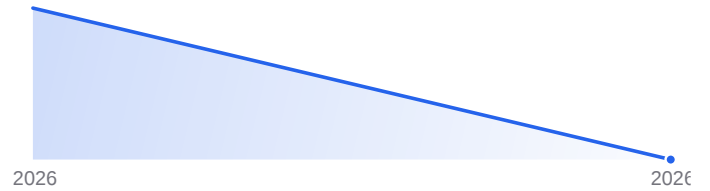
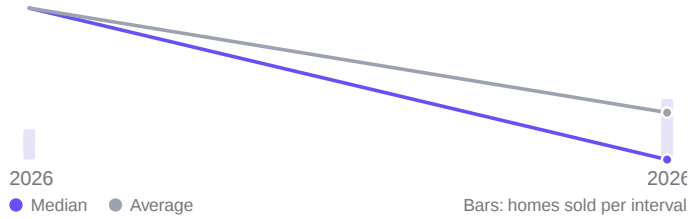
MARKET TRENDS (5 YEARS)

Sale prices

Median \$127K · Average \$404K

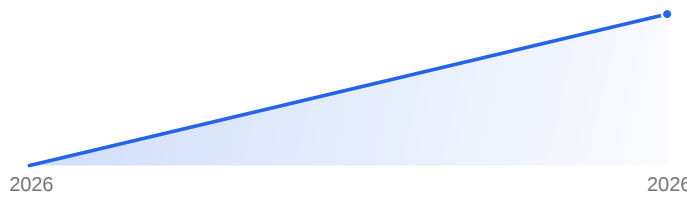
Price per square foot

\$241/ft²



Annual turnover (share of homes sold)

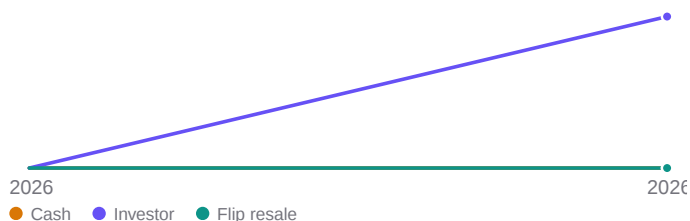
0.9%



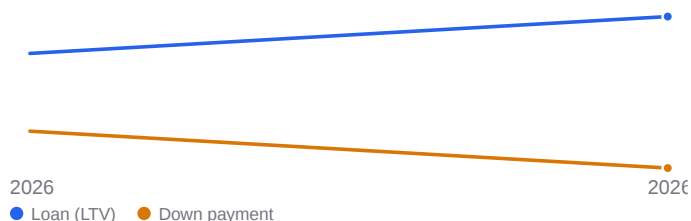
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 50% · Flip resale 0%



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



HOUSING STOCK

Homes	337
Median value (AVM)	\$433K
Median size	1,044 ft²
Median bedrooms	2
Median year built	1969
Single family	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	0.6%
Owner occupied	13%
Company owned	13%
Median loan-to-value	13%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	520
Density	2 / mi²
Median household income	\$84K
Average household income	\$133K
Crime index (US avg 100)	168
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	68
Homes occupied	58%
Bachelor's or higher	25%

Poverty rate	8.8%
Unemployment	0.9%
Average temp	40°F
Annual precip	18 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.