

Simms 59477

ZIP code · MT · Montana › Cascade County › Simms

\$199K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$330K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	177
Median value (AVM)	\$330K
Median size	1,294 ft²
Median bedrooms	3
Median year built	1954
Single family	6.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0%
Owner occupied	69%
Company owned	7.9%
Median loan-to-value	22%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	92
Density	8 / mi²
Median household income	\$84K
Average household income	\$95K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	71
Homes occupied	91%
Bachelor's or higher	20%
Poverty rate	11.3%
Unemployment	0.8%
Average temp	45°F
Annual precip	13 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.