

Vaughn 59487

ZIP code · MT · Montana > Cascade County > Vaughn

\$127K

MEDIAN SALE PRICE

5

SALES (12 MO)

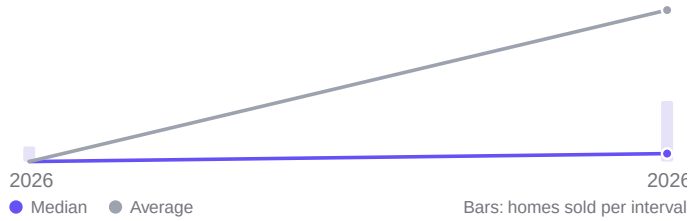
\$405K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

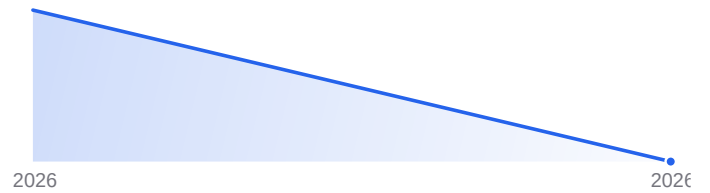
Sale prices

Median \$127K · Average \$277K



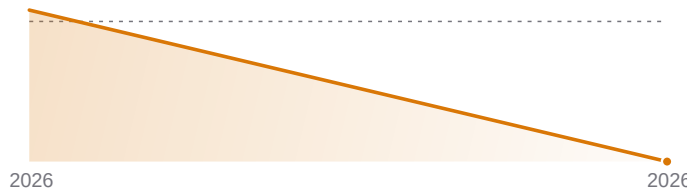
Price per square foot

\$109/ft²



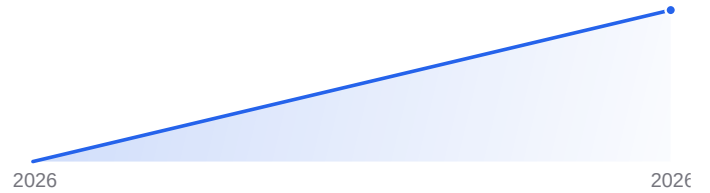
Sale premium vs estimated value

-34.5%



Annual turnover (share of homes sold)

0.8%

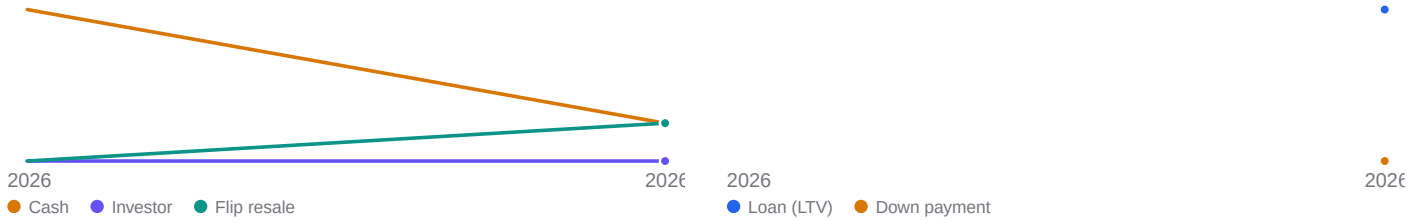


BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 25%

Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	599
Median value (AVM)	\$405K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1977
Single family	6.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.5%
Owner occupied	77%
Company owned	8.7%
Median loan-to-value	37%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	806
Density	15 / mi²
Median household income	\$54K

Average household income	\$73K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	56
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	11.4%
Unemployment	0.7%
Average temp	44°F
Annual precip	13 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.