

# Local Market Update – July 2020

A Research Tool Provided by the Big Sky Country MLS



## Bozeman City Limits

1NE, 1NW, 1SM, 1SK

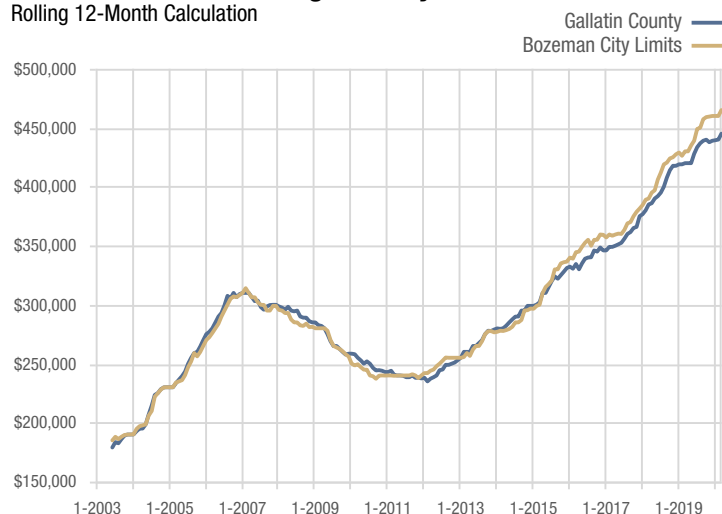
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	82	70	- 14.6%	479	412	- 14.0%
Pending Sales	59	86	+ 45.8%	398	386	- 3.0%
Closed Sales	73	81	+ 11.0%	345	323	- 6.4%
Average Days on Market	37	24	- 35.1%	63	47	- 25.4%
Median Sales Price*	\$530,000	\$510,000	- 3.8%	\$450,000	\$483,000	+ 7.3%
Average Sales Price*	\$524,751	\$542,876	+ 3.5%	\$503,352	\$547,664	+ 8.8%
Percent of List Price Received*	99.4%	99.9%	+ 0.5%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	136	68	- 50.0%	—	—	—
Months Supply of Inventory	2.7	1.4	- 48.1%	—	—	—

Condo/Townhouse	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	61	58	- 4.9%	357	444	+ 24.4%
Pending Sales	47	97	+ 106.4%	287	419	+ 46.0%
Closed Sales	54	74	+ 37.0%	258	292	+ 13.2%
Average Days on Market	23	44	+ 91.3%	41	50	+ 22.0%
Median Sales Price*	\$319,500	\$340,000	+ 6.4%	\$324,950	\$310,000	- 4.6%
Average Sales Price*	\$333,767	\$342,851	+ 2.7%	\$342,278	\$335,678	- 1.9%
Percent of List Price Received*	99.9%	98.9%	- 1.0%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	122	86	- 29.5%	—	—	—
Months Supply of Inventory	3.2	1.8	- 43.8%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

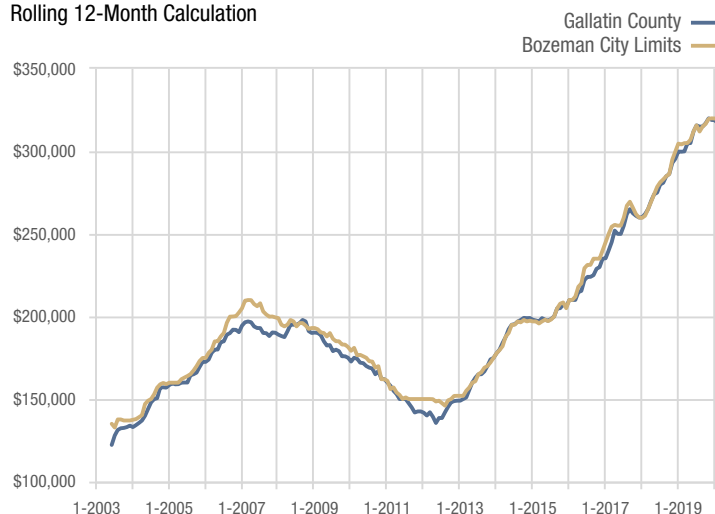
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.