

Local Market Update – November 2020

A Research Tool Provided by the Big Sky Country MLS



Gallatin County

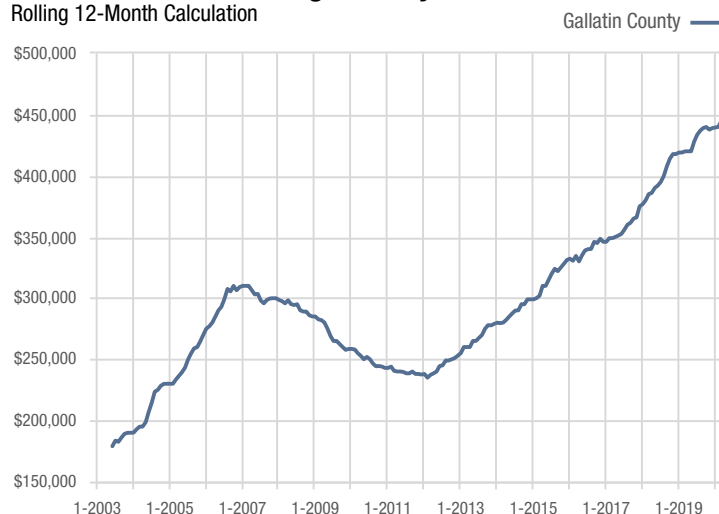
Single Family	November			Year to Date		
Key Metrics	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	75	91	+ 21.3%	1,921	1,813	- 5.6%
Pending Sales	89	106	+ 19.1%	1,513	1,775	+ 17.3%
Closed Sales	110	153	+ 39.1%	1,475	1,700	+ 15.3%
Average Days on Market	41	47	+ 14.6%	60	58	- 3.3%
Median Sales Price*	\$420,000	\$615,000	+ 46.4%	\$439,900	\$515,000	+ 17.1%
Average Sales Price*	\$541,186	\$886,487	+ 63.8%	\$611,611	\$760,537	+ 24.3%
Percent of List Price Received*	97.9%	99.2%	+ 1.3%	98.4%	98.9%	+ 0.5%
Inventory of Homes for Sale	467	156	- 66.6%	—	—	—
Months Supply of Inventory	3.5	1.0	- 71.4%	—	—	—

Condo/Townhouse	November			Year to Date		
Key Metrics	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	43	72	+ 67.4%	1,022	1,145	+ 12.0%
Pending Sales	65	72	+ 10.8%	795	1,169	+ 47.0%
Closed Sales	69	96	+ 39.1%	771	1,024	+ 32.8%
Average Days on Market	60	54	- 10.0%	54	63	+ 16.7%
Median Sales Price*	\$330,000	\$344,975	+ 4.5%	\$321,000	\$329,500	+ 2.6%
Average Sales Price*	\$479,247	\$570,033	+ 18.9%	\$418,721	\$487,584	+ 16.4%
Percent of List Price Received*	98.3%	99.3%	+ 1.0%	98.6%	99.2%	+ 0.6%
Inventory of Homes for Sale	281	105	- 62.6%	—	—	—
Months Supply of Inventory	4.1	1.0	- 75.6%	—	—	—

* 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.

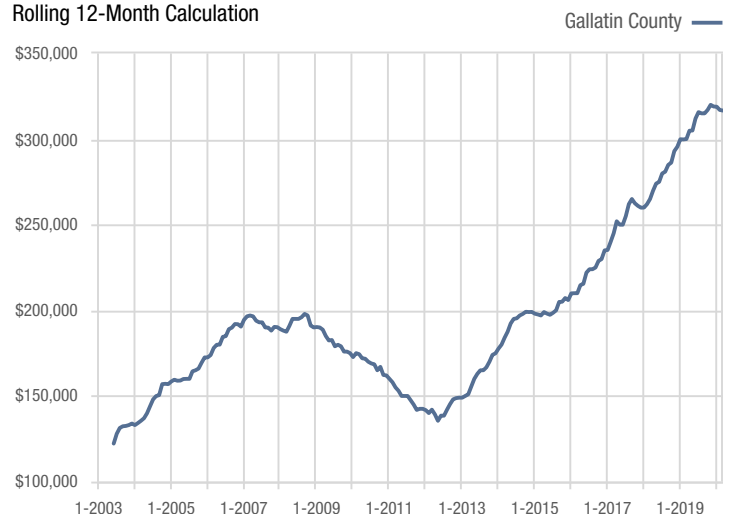
Median Sales Price - Single Family

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.