

Local Market Update – December 2020

A Research Tool Provided by the Big Sky Country MLS



Gallatin County

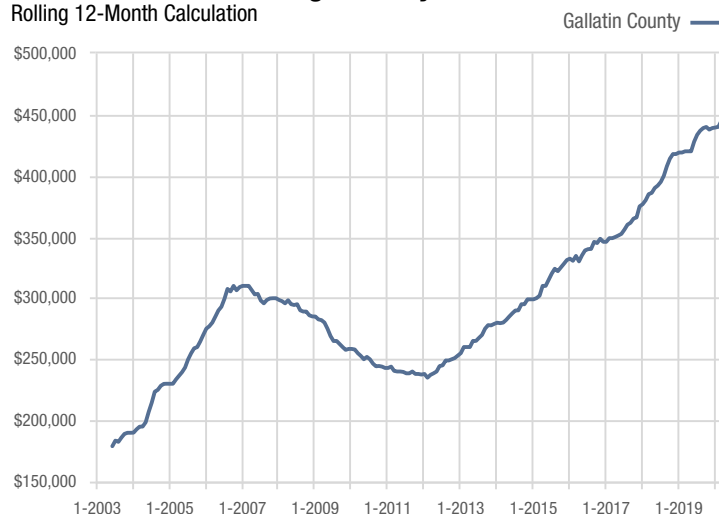
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|-------------|----------|--------------|--------------|----------|
| Key Metrics | 2019 | 2020 | % Change | Thru 12-2019 | Thru 12-2020 | % Change |
| New Listings | 71 | 65 | - 8.5% | 1,992 | 1,881 | - 5.6% |
| Pending Sales | 91 | 84 | - 7.7% | 1,604 | 1,852 | + 15.5% |
| Closed Sales | 97 | 135 | + 39.2% | 1,572 | 1,835 | + 16.7% |
| Average Days on Market | 67 | 62 | - 7.5% | 60 | 58 | - 3.3% |
| Median Sales Price* | \$435,000 | \$699,000 | + 60.7% | \$439,000 | \$524,900 | + 19.6% |
| Average Sales Price* | \$574,766 | \$1,004,890 | + 74.8% | \$609,337 | \$778,514 | + 27.8% |
| Percent of List Price Received* | 98.2% | 99.2% | + 1.0% | 98.4% | 98.9% | + 0.5% |
| Inventory of Homes for Sale | 404 | 132 | - 67.3% | — | — | — |
| Months Supply of Inventory | 3.0 | 0.9 | - 70.0% | — | — | — |

| Condo/Townhouse | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics | 2019 | 2020 | % Change | Thru 12-2019 | Thru 12-2020 | % Change |
| New Listings | 54 | 74 | + 37.0% | 1,079 | 1,227 | + 13.7% |
| Pending Sales | 43 | 92 | + 114.0% | 838 | 1,264 | + 50.8% |
| Closed Sales | 67 | 80 | + 19.4% | 838 | 1,106 | + 32.0% |
| Average Days on Market | 38 | 51 | + 34.2% | 52 | 63 | + 21.2% |
| Median Sales Price* | \$288,000 | \$412,200 | + 43.1% | \$319,000 | \$335,000 | + 5.0% |
| Average Sales Price* | \$370,811 | \$831,019 | + 124.1% | \$414,890 | \$512,127 | + 23.4% |
| Percent of List Price Received* | 98.6% | 99.7% | + 1.1% | 98.6% | 99.2% | + 0.6% |
| Inventory of Homes for Sale | 266 | 87 | - 67.3% | — | — | — |
| Months Supply of Inventory | 3.8 | 0.8 | - 78.9% | — | — | — |

* 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.

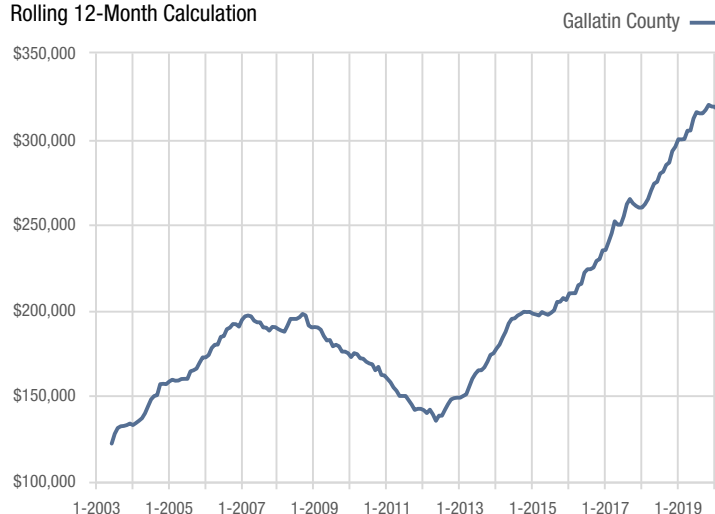
Median Sales Price - Single Family

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.