

Local Market Update – January 2021

A Research Tool Provided by the Big Sky Country MLS



Gallatin County

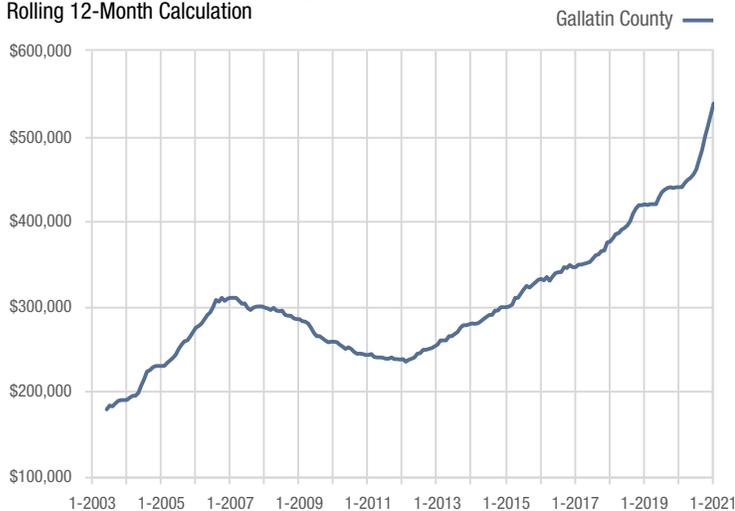
Single Family	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	105	100	- 4.8%	105	100	- 4.8%
Pending Sales	120	108	- 10.0%	120	108	- 10.0%
Closed Sales	101	77	- 23.8%	101	77	- 23.8%
Average Days on Market	75	28	- 62.7%	75	28	- 62.7%
Median Sales Price*	\$450,000	\$560,000	+ 24.4%	\$450,000	\$560,000	+ 24.4%
Average Sales Price*	\$602,023	\$778,385	+ 29.3%	\$602,023	\$778,385	+ 29.3%
Percent of List Price Received*	97.5%	99.7%	+ 2.3%	97.5%	99.7%	+ 2.3%
Inventory of Homes for Sale	364	121	- 66.8%	—	—	—
Months Supply of Inventory	2.7	0.8	- 70.4%	—	—	—

Condo/Townhouse	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	100	68	- 32.0%	100	68	- 32.0%
Pending Sales	85	80	- 5.9%	85	80	- 5.9%
Closed Sales	47	64	+ 36.2%	47	64	+ 36.2%
Average Days on Market	77	54	- 29.9%	77	54	- 29.9%
Median Sales Price*	\$338,000	\$368,500	+ 9.0%	\$338,000	\$368,500	+ 9.0%
Average Sales Price*	\$470,795	\$542,446	+ 15.2%	\$470,795	\$542,446	+ 15.2%
Percent of List Price Received*	98.2%	99.9%	+ 1.7%	98.2%	99.9%	+ 1.7%
Inventory of Homes for Sale	278	78	- 71.9%	—	—	—
Months Supply of Inventory	3.8	0.7	- 81.6%	—	—	—

* 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.

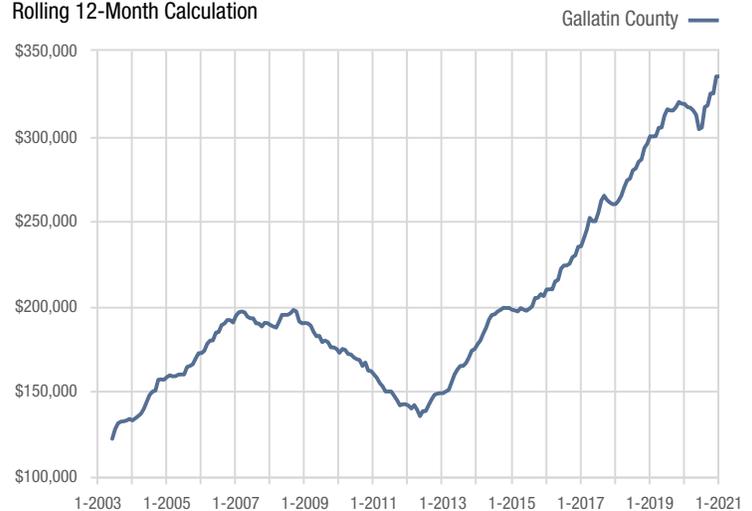
Median Sales Price - Single Family

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.