

# Local Market Update – February 2021

A Research Tool Provided by the Big Sky Country MLS



## Bozeman Areas Outside City Limits

2B, 2FC, 2G, 2N, 2NW, 2T, 2SE, 2SW

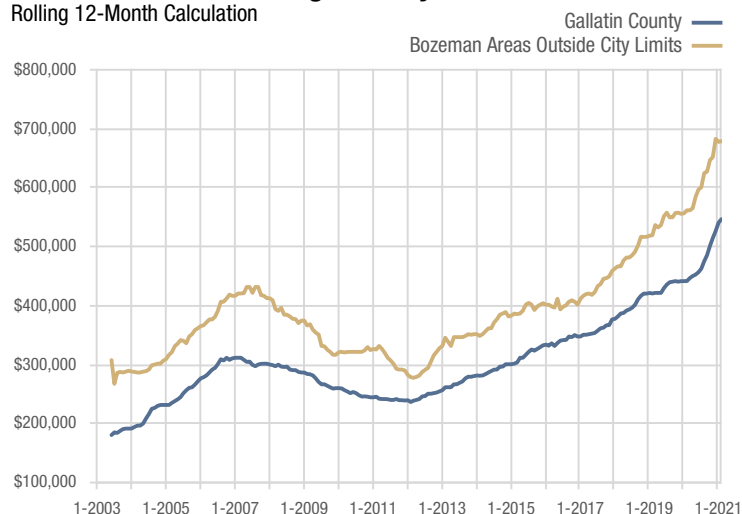
Single Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	51	35	- 31.4%	85	61	- 28.2%
Pending Sales	28	30	+ 7.1%	50	59	+ 18.0%
Closed Sales	15	21	+ 40.0%	42	53	+ 26.2%
Average Days on Market	75	60	- 20.0%	102	42	- 58.8%
Median Sales Price*	\$676,075	\$699,500	+ 3.5%	\$664,500	\$650,000	- 2.2%
Average Sales Price*	\$880,767	\$944,368	+ 7.2%	\$834,813	\$932,503	+ 11.7%
Percent of List Price Received*	102.1%	99.3%	- 2.7%	98.5%	99.8%	+ 1.3%
Inventory of Homes for Sale	130	44	- 66.2%	—	—	—
Months Supply of Inventory	3.9	1.0	- 74.4%	—	—	—

Condo/Townhouse	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	2	0	- 100.0%	9	5	- 44.4%
Pending Sales	5	1	- 80.0%	10	5	- 50.0%
Closed Sales	5	2	- 60.0%	7	5	- 28.6%
Average Days on Market	63	24	- 61.9%	49	12	- 75.5%
Median Sales Price*	\$317,500	\$327,950	+ 3.3%	\$364,900	\$355,000	- 2.7%
Average Sales Price*	\$335,070	\$327,950	- 2.1%	\$353,036	\$336,960	- 4.6%
Percent of List Price Received*	98.5%	97.8%	- 0.7%	98.9%	99.8%	+ 0.9%
Inventory of Homes for Sale	12	2	- 83.3%	—	—	—
Months Supply of Inventory	2.1	0.3	- 85.7%	—	—	—

\* 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.

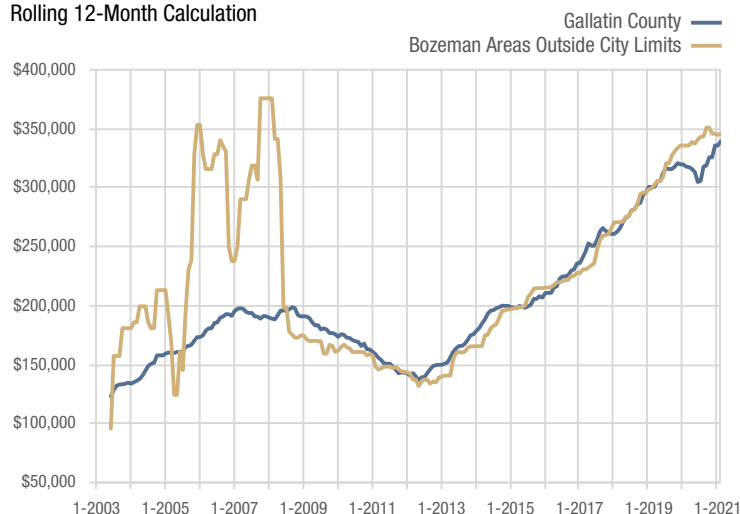
### Median Sales Price - Single Family

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.