

Local Market Update – February 2021

A Research Tool Provided by the Big Sky Country MLS



Bozeman City Limits

1NE, 1NW, 1SM, 1SK

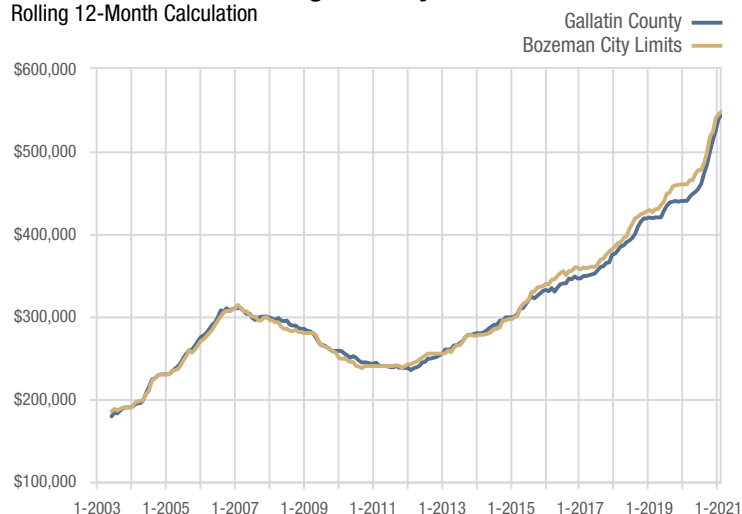
Single Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	29	37	+ 27.6%	76	78	+ 2.6%
Pending Sales	33	31	- 6.1%	80	71	- 11.3%
Closed Sales	32	27	- 15.6%	71	47	- 33.8%
Average Days on Market	66	20	- 69.7%	56	17	- 69.6%
Median Sales Price*	\$484,750	\$605,000	+ 24.8%	\$458,000	\$552,000	+ 20.5%
Average Sales Price*	\$538,938	\$733,804	+ 36.2%	\$524,707	\$701,026	+ 33.6%
Percent of List Price Received*	98.3%	101.1%	+ 2.8%	97.8%	100.6%	+ 2.9%
Inventory of Homes for Sale	71	22	- 69.0%	—	—	—
Months Supply of Inventory	1.4	0.4	- 71.4%	—	—	—

Condo/Townhouse	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	67	37	- 44.8%	124	64	- 48.4%
Pending Sales	45	29	- 35.6%	87	61	- 29.9%
Closed Sales	31	29	- 6.5%	56	62	+ 10.7%
Average Days on Market	79	16	- 79.7%	70	15	- 78.6%
Median Sales Price*	\$292,500	\$385,000	+ 31.6%	\$309,500	\$402,850	+ 30.2%
Average Sales Price*	\$327,258	\$420,059	+ 28.4%	\$340,921	\$421,430	+ 23.6%
Percent of List Price Received*	98.5%	100.5%	+ 2.0%	98.6%	100.3%	+ 1.7%
Inventory of Homes for Sale	131	23	- 82.4%	—	—	—
Months Supply of Inventory	3.3	0.4	- 87.9%	—	—	—

* 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.

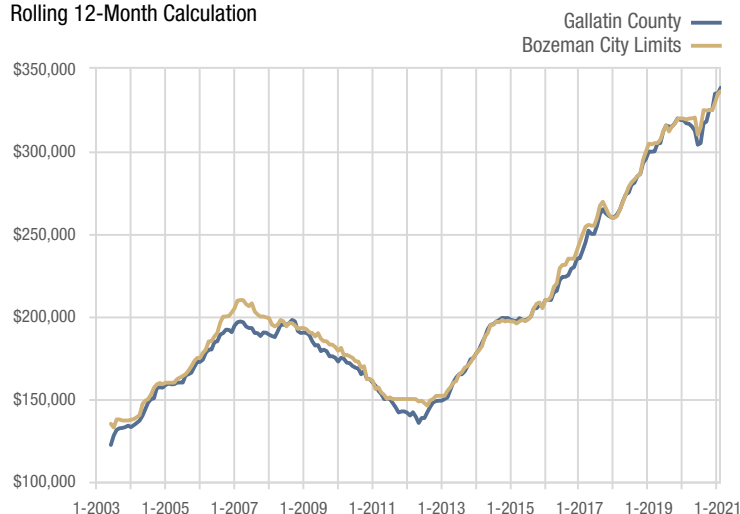
Median Sales Price - Single Family

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.