

Local Market Update – February 2021

A Research Tool Provided by the Big Sky Country MLS



Gallatin County

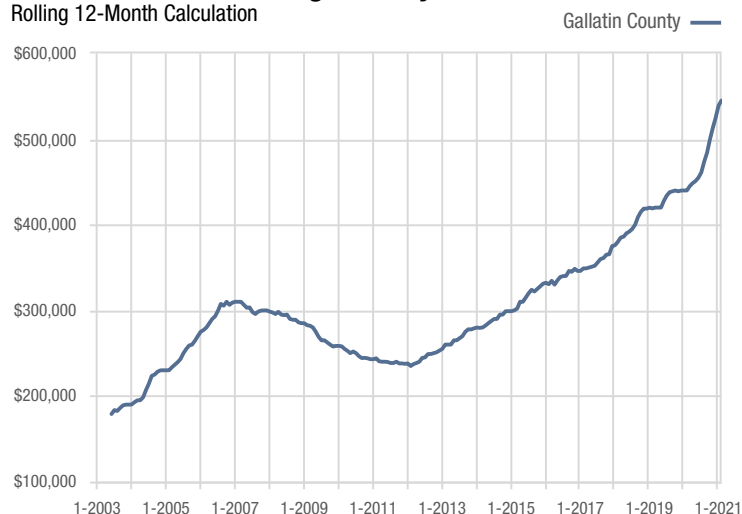
Single Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	137	116	- 15.3%	242	217	- 10.3%
Pending Sales	105	99	- 5.7%	225	203	- 9.8%
Closed Sales	80	82	+ 2.5%	181	159	- 12.2%
Average Days on Market	75	42	- 44.0%	75	35	- 53.3%
Median Sales Price*	\$447,950	\$602,500	+ 34.5%	\$450,000	\$576,000	+ 28.0%
Average Sales Price*	\$649,335	\$942,534	+ 45.2%	\$622,934	\$863,040	+ 38.5%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	98.0%	99.4%	+ 1.4%
Inventory of Homes for Sale	374	132	- 64.7%	—	—	—
Months Supply of Inventory	2.8	0.9	- 67.9%	—	—	—

Condo/Townhouse	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	112	58	- 48.2%	212	126	- 40.6%
Pending Sales	83	69	- 16.9%	168	147	- 12.5%
Closed Sales	56	56	0.0%	103	120	+ 16.5%
Average Days on Market	109	64	- 41.3%	95	59	- 37.9%
Median Sales Price*	\$294,000	\$354,825	+ 20.7%	\$310,000	\$359,825	+ 16.1%
Average Sales Price*	\$461,708	\$498,103	+ 7.9%	\$465,854	\$521,753	+ 12.0%
Percent of List Price Received*	98.9%	99.7%	+ 0.8%	98.6%	99.8%	+ 1.2%
Inventory of Homes for Sale	305	70	- 77.0%	—	—	—
Months Supply of Inventory	4.2	0.7	- 83.3%	—	—	—

* 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.

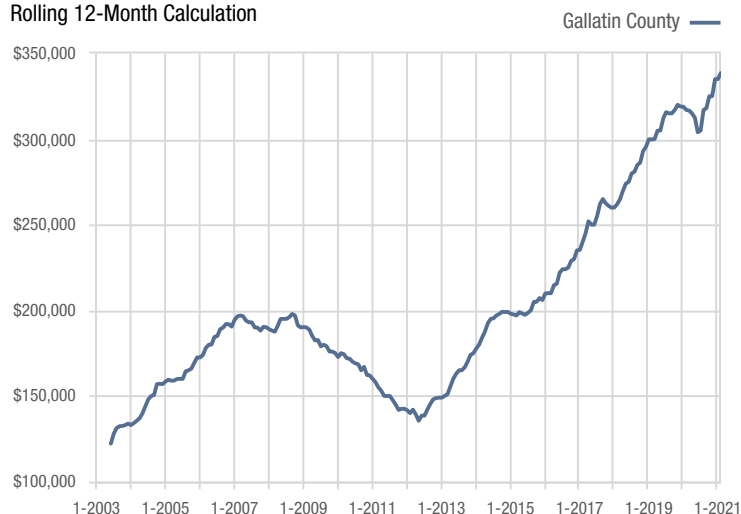
Median Sales Price - Single Family

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.