

# Local Market Update – February 2021

A Research Tool Provided by the Big Sky Country MLS



## Greater Big Sky

5CN, 5CS, 5BMT, 5BMV

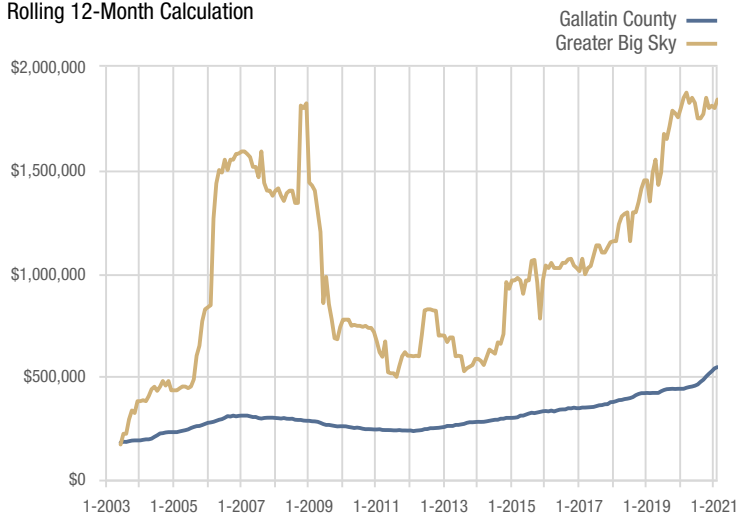
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	7	<b>11</b>	+ 57.1%	13	<b>22</b>	+ 69.2%
Pending Sales	6	<b>10</b>	+ 66.7%	17	<b>25</b>	+ 47.1%
Closed Sales	5	<b>9</b>	+ 80.0%	8	<b>12</b>	+ 50.0%
Average Days on Market	64	<b>104</b>	+ 62.5%	123	<b>112</b>	- 8.9%
Median Sales Price*	\$1,725,000	<b>\$2,850,000</b>	+ 65.2%	\$2,237,500	<b>\$2,557,500</b>	+ 14.3%
Average Sales Price*	\$2,289,000	<b>\$2,775,444</b>	+ 21.3%	\$2,341,250	<b>\$2,583,667</b>	+ 10.4%
Percent of List Price Received*	94.9%	<b>94.8%</b>	- 0.1%	93.2%	<b>94.8%</b>	+ 1.7%
Inventory of Homes for Sale	71	<b>36</b>	- 49.3%	—	—	—
Months Supply of Inventory	10.6	<b>2.7</b>	- 74.5%	—	—	—

Condo/Townhouse	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
<b>Key Metrics</b>						
New Listings	30	<b>16</b>	- 46.7%	54	<b>44</b>	- 18.5%
Pending Sales	20	<b>35</b>	+ 75.0%	35	<b>66</b>	+ 88.6%
Closed Sales	9	<b>17</b>	+ 88.9%	22	<b>35</b>	+ 59.1%
Average Days on Market	279	<b>191</b>	- 31.5%	200	<b>174</b>	- 13.0%
Median Sales Price*	\$375,550	<b>\$339,000</b>	- 9.7%	\$470,000	<b>\$450,000</b>	- 4.3%
Average Sales Price*	\$1,219,005	<b>\$750,382</b>	- 38.4%	\$977,214	<b>\$850,814</b>	- 12.9%
Percent of List Price Received*	99.5%	<b>97.6%</b>	- 1.9%	97.5%	<b>98.0%</b>	+ 0.5%
Inventory of Homes for Sale	135	<b>44</b>	- 67.4%	—	—	—
Months Supply of Inventory	8.5	<b>1.7</b>	- 80.0%	—	—	—

\* 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.

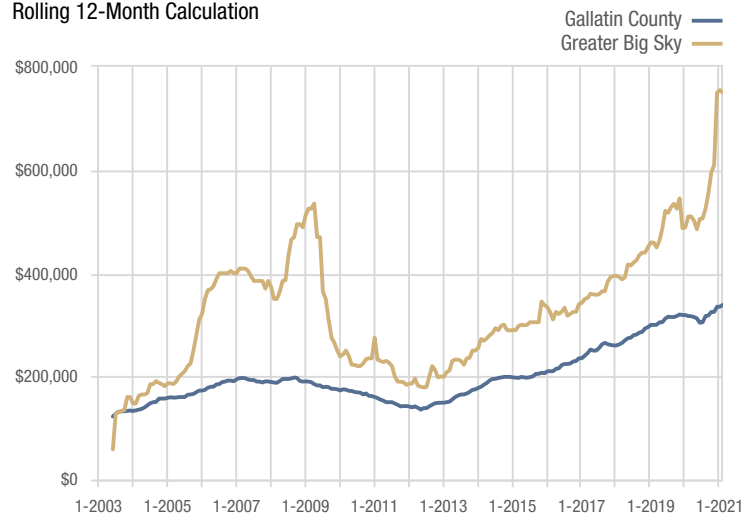
### Median Sales Price - Single Family

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.