

Local Market Update – April 2021

A Research Tool Provided by the Big Sky Country MLS



Gallatin County

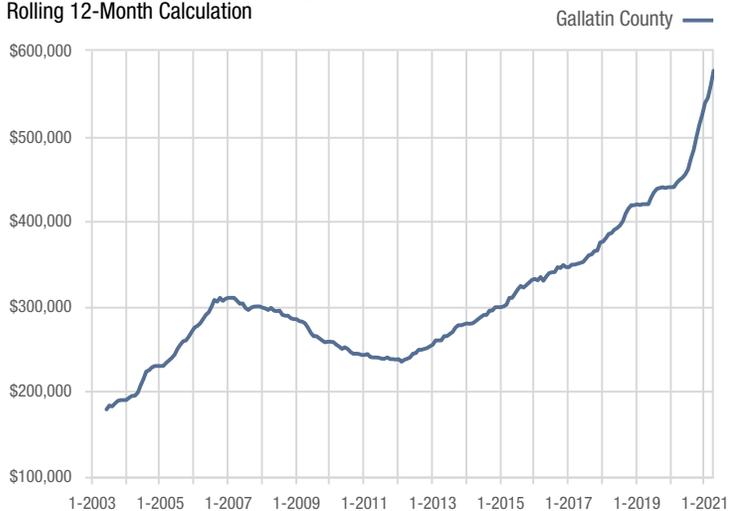
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	132	160	+ 21.2%	546	534	- 2.2%
Pending Sales	118	152	+ 28.8%	450	496	+ 10.2%
Closed Sales	99	135	+ 36.4%	399	397	- 0.5%
Average Days on Market	63	33	- 47.6%	75	36	- 52.0%
Median Sales Price*	\$440,000	\$660,000	+ 50.0%	\$455,000	\$640,000	+ 40.7%
Average Sales Price*	\$668,489	\$949,181	+ 42.0%	\$689,803	\$923,888	+ 33.9%
Percent of List Price Received*	98.8%	100.7%	+ 1.9%	98.5%	100.1%	+ 1.6%
Inventory of Homes for Sale	404	129	- 68.1%	—	—	—
Months Supply of Inventory	3.3	0.8	- 75.8%	—	—	—

Condo/Townhouse	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	94	102	+ 8.5%	414	353	- 14.7%
Pending Sales	63	100	+ 58.7%	299	373	+ 24.7%
Closed Sales	67	83	+ 23.9%	241	278	+ 15.4%
Average Days on Market	56	37	- 33.9%	76	51	- 32.9%
Median Sales Price*	\$314,500	\$385,000	+ 22.4%	\$308,500	\$385,000	+ 24.8%
Average Sales Price*	\$389,052	\$622,607	+ 60.0%	\$440,374	\$593,628	+ 34.8%
Percent of List Price Received*	99.0%	102.1%	+ 3.1%	98.7%	100.7%	+ 2.0%
Inventory of Homes for Sale	340	58	- 82.9%	—	—	—
Months Supply of Inventory	4.8	0.5	- 89.6%	—	—	—

* 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.

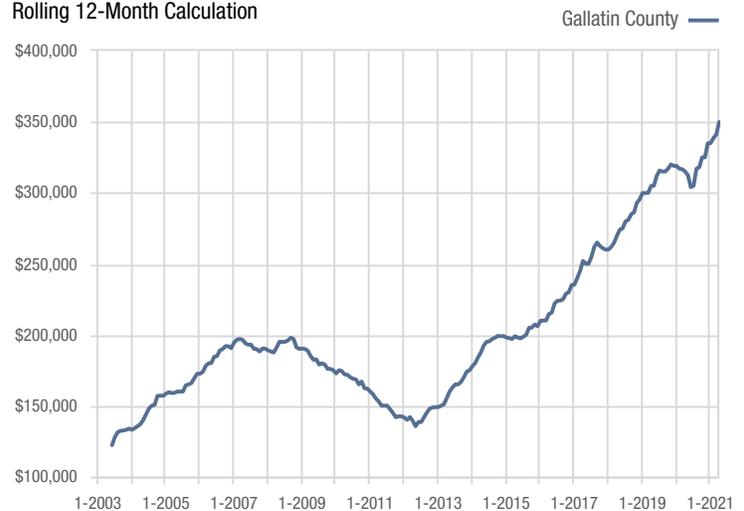
Median Sales Price - Single Family

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.