

Local Market Update – June 2021

A Research Tool Provided by the Big Sky Country MLS



Bozeman Areas Outside City Limits

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

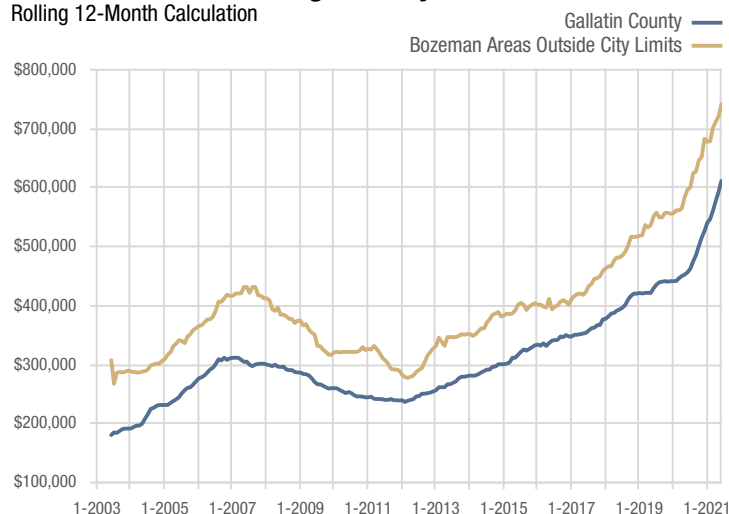
Single Family	June			Year to Date		
Key Metrics	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	68	68	0.0%	311	279	- 10.3%
Pending Sales	76	38	- 50.0%	244	220	- 9.8%
Closed Sales	51	39	- 23.5%	185	199	+ 7.6%
Average Days on Market	49	15	- 69.4%	71	29	- 59.2%
Median Sales Price*	\$588,400	\$865,000	+ 47.0%	\$626,000	\$802,041	+ 28.1%
Average Sales Price*	\$755,102	\$962,904	+ 27.5%	\$787,971	\$1,074,383	+ 36.3%
Percent of List Price Received*	97.9%	103.6%	+ 5.8%	98.4%	101.2%	+ 2.8%
Inventory of Homes for Sale	128	69	- 46.1%	—	—	—
Months Supply of Inventory	3.5	1.6	- 54.3%	—	—	—

Condo/Townhouse	June			Year to Date		
Key Metrics	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	7	11	+ 57.1%	47	35	- 25.5%
Pending Sales	12	8	- 33.3%	37	25	- 32.4%
Closed Sales	8	5	- 37.5%	23	27	+ 17.4%
Average Days on Market	17	3	- 82.4%	36	34	- 5.6%
Median Sales Price*	\$337,250	\$460,000	+ 36.4%	\$339,900	\$464,900	+ 36.8%
Average Sales Price*	\$331,563	\$470,000	+ 41.8%	\$343,254	\$440,841	+ 28.4%
Percent of List Price Received*	98.4%	104.6%	+ 6.3%	99.1%	101.6%	+ 2.5%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	2.8	1.5	- 46.4%	—	—	—

* 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.

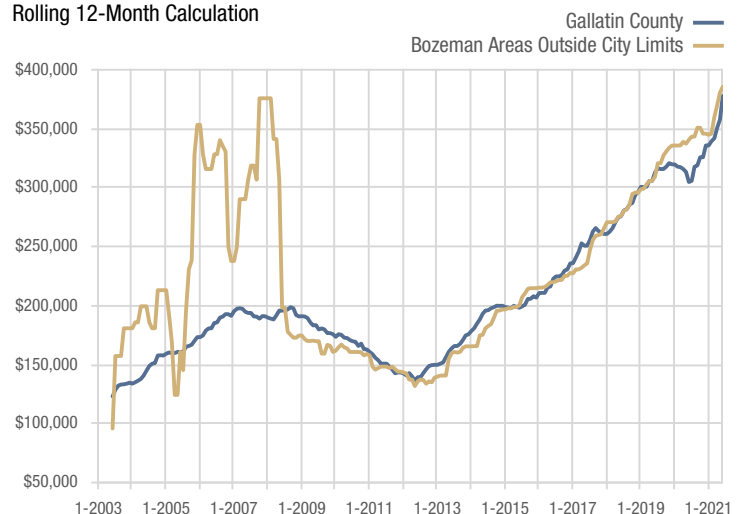
Median Sales Price - Single Family

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.