

Local Market Update – June 2021

A Research Tool Provided by the Big Sky Country MLS



Gallatin County

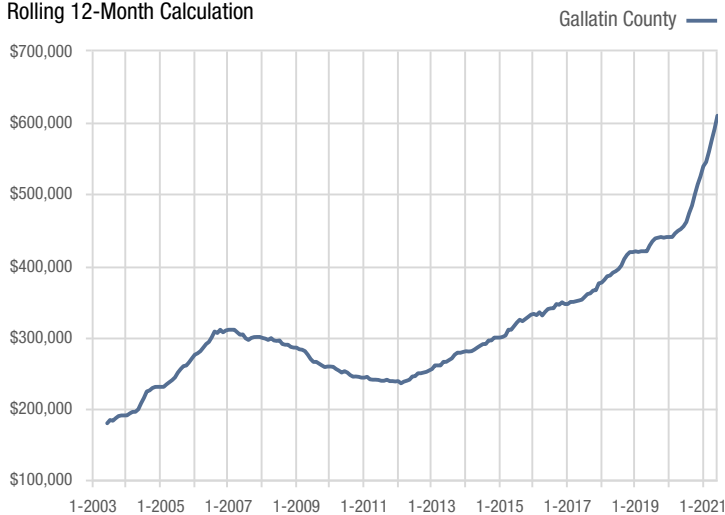
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	235	241	+ 2.6%	987	948	- 4.0%
Pending Sales	227	164	- 27.8%	867	783	- 9.7%
Closed Sales	170	164	- 3.5%	686	688	+ 0.3%
Average Days on Market	56	24	- 57.1%	66	32	- 51.5%
Median Sales Price*	\$456,325	\$702,000	+ 53.8%	\$459,500	\$655,000	+ 42.5%
Average Sales Price*	\$562,984	\$950,399	+ 68.8%	\$644,141	\$908,385	+ 41.0%
Percent of List Price Received*	98.4%	102.4%	+ 4.1%	98.5%	100.9%	+ 2.4%
Inventory of Homes for Sale	373	216	- 42.1%	—	—	—
Months Supply of Inventory	2.9	1.5	- 48.3%	—	—	—

Condo/Townhouse	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	147	123	- 16.3%	694	567	- 18.3%
Pending Sales	158	106	- 32.9%	569	569	0.0%
Closed Sales	99	127	+ 28.3%	406	493	+ 21.4%
Average Days on Market	42	51	+ 21.4%	66	55	- 16.7%
Median Sales Price*	\$285,000	\$420,000	+ 47.4%	\$299,000	\$410,000	+ 37.1%
Average Sales Price*	\$388,021	\$539,209	+ 39.0%	\$434,488	\$578,981	+ 33.3%
Percent of List Price Received*	98.6%	102.7%	+ 4.2%	98.6%	101.6%	+ 3.0%
Inventory of Homes for Sale	340	84	- 75.3%	—	—	—
Months Supply of Inventory	4.2	0.8	- 81.0%	—	—	—

* 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.

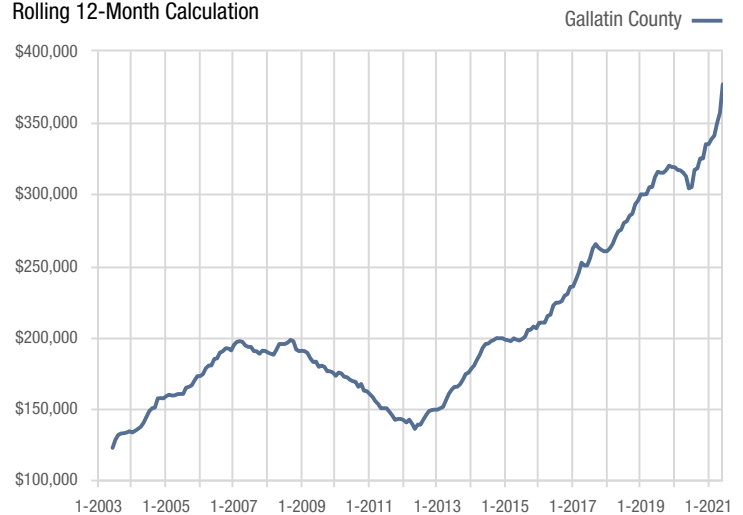
Median Sales Price - Single Family

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.