

Local Market Update – June 2021

A Research Tool Provided by the Big Sky Country MLS



Greater Big Sky

5CN, 5CS, 5BMT, 5BMV

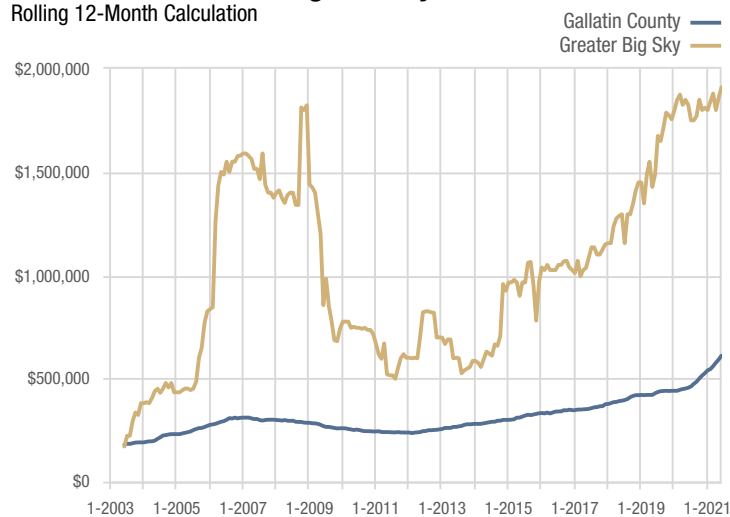
Single Family	June			Year to Date		
Key Metrics	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	19	11	- 42.1%	56	63	+ 12.5%
Pending Sales	14	5	- 64.3%	41	58	+ 41.5%
Closed Sales	1	9	+ 800.0%	29	46	+ 58.6%
Average Days on Market	25	114	+ 356.0%	141	133	- 5.7%
Median Sales Price*	\$413,000	\$3,300,000	+ 699.0%	\$1,752,300	\$2,257,500	+ 28.8%
Average Sales Price*	\$413,000	\$3,467,333	+ 739.5%	\$2,502,790	\$2,503,257	+ 0.0%
Percent of List Price Received*	98.3%	97.2%	- 1.1%	96.0%	94.8%	- 1.3%
Inventory of Homes for Sale	76	37	- 51.3%	—	—	—
Months Supply of Inventory	11.5	2.8	- 75.7%	—	—	—

Condo/Townhouse	June			Year to Date		
Key Metrics	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	31	18	- 41.9%	153	135	- 11.8%
Pending Sales	23	25	+ 8.7%	93	181	+ 94.6%
Closed Sales	9	28	+ 211.1%	68	141	+ 107.4%
Average Days on Market	151	207	+ 37.1%	146	164	+ 12.3%
Median Sales Price*	\$890,000	\$565,000	- 36.5%	\$523,750	\$620,000	+ 18.4%
Average Sales Price*	\$1,429,853	\$806,478	- 43.6%	\$1,023,847	\$946,172	- 7.6%
Percent of List Price Received*	95.2%	100.6%	+ 5.7%	96.4%	99.6%	+ 3.3%
Inventory of Homes for Sale	169	35	- 79.3%	—	—	—
Months Supply of Inventory	11.1	1.1	- 90.1%	—	—	—

* 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.

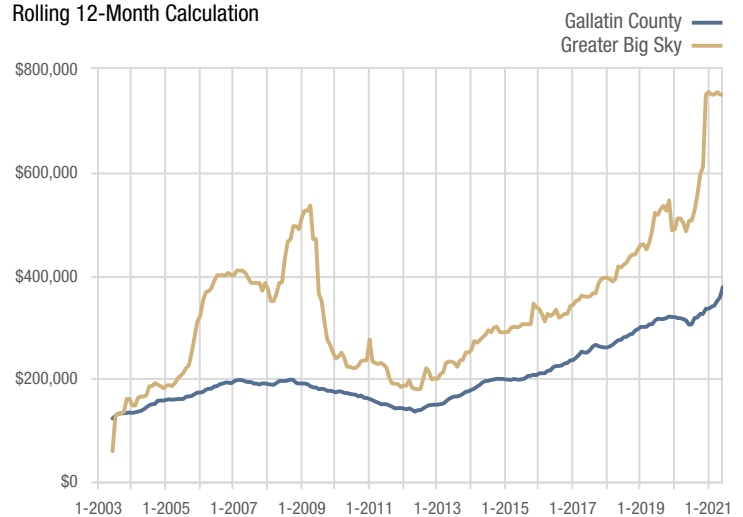
Median Sales Price - Single Family

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.