

Local Market Update – October 2021

A Research Tool Provided by the Big Sky Country MLS



Bozeman Areas Outside City Limits

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

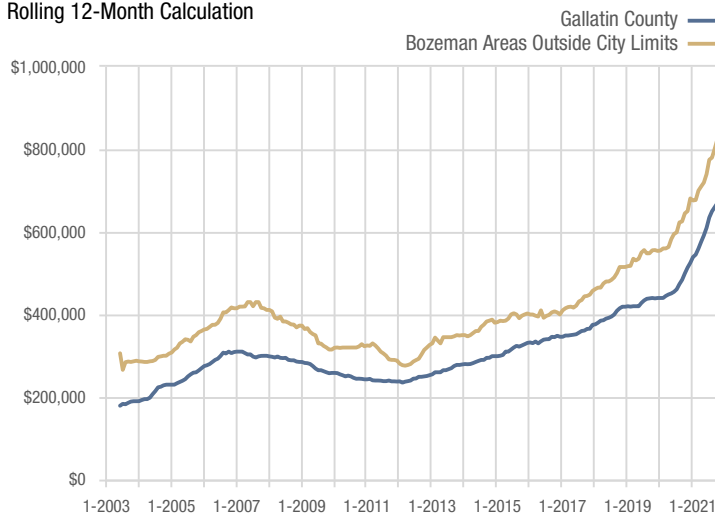
Single Family	October			Year to Date		
	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
Key Metrics						
New Listings	43	35	- 18.6%	519	477	- 8.1%
Pending Sales	51	37	- 27.5%	476	395	- 17.0%
Closed Sales	56	42	- 25.0%	434	380	- 12.4%
Average Days on Market	69	28	- 59.4%	69	26	- 62.3%
Median Sales Price*	\$769,500	\$1,437,500	+ 86.8%	\$655,000	\$837,000	+ 27.8%
Average Sales Price*	\$1,090,243	\$1,834,783	+ 68.3%	\$895,218	\$1,200,679	+ 34.1%
Percent of List Price Received*	98.8%	97.4%	- 1.4%	98.5%	100.1%	+ 1.6%
Inventory of Homes for Sale	70	57	- 18.6%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Condo/Townhouse	October			Year to Date		
	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
Key Metrics						
New Listings	8	4	- 50.0%	77	66	- 14.3%
Pending Sales	12	5	- 58.3%	76	53	- 30.3%
Closed Sales	8	5	- 37.5%	62	62	0.0%
Average Days on Market	33	24	- 27.3%	45	23	- 48.9%
Median Sales Price*	\$384,950	\$530,000	+ 37.7%	\$345,000	\$465,450	+ 34.9%
Average Sales Price*	\$395,812	\$494,860	+ 25.0%	\$375,952	\$476,658	+ 26.8%
Percent of List Price Received*	99.7%	99.2%	- 0.5%	99.3%	101.2%	+ 1.9%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	0.9	1.5	+ 66.7%	—	—	—

* 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.

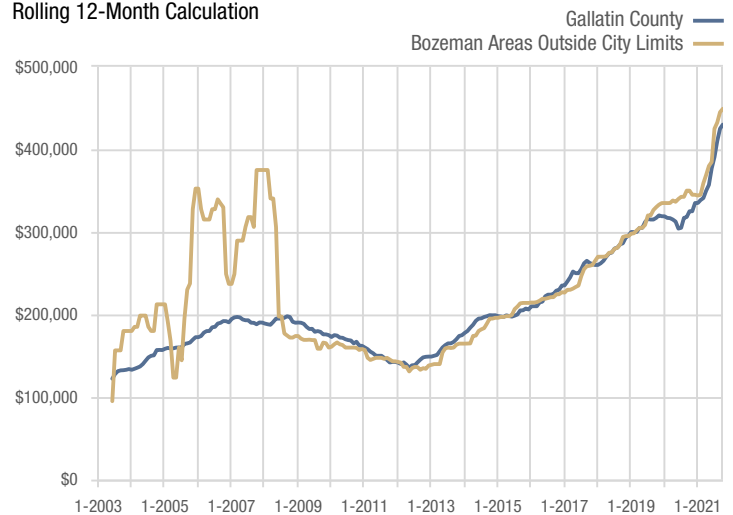
Median Sales Price - Single Family

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.