

Local Market Update – October 2022

A Research Tool Provided by the Big Sky Country MLS



Bozeman Areas Outside City Limits

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

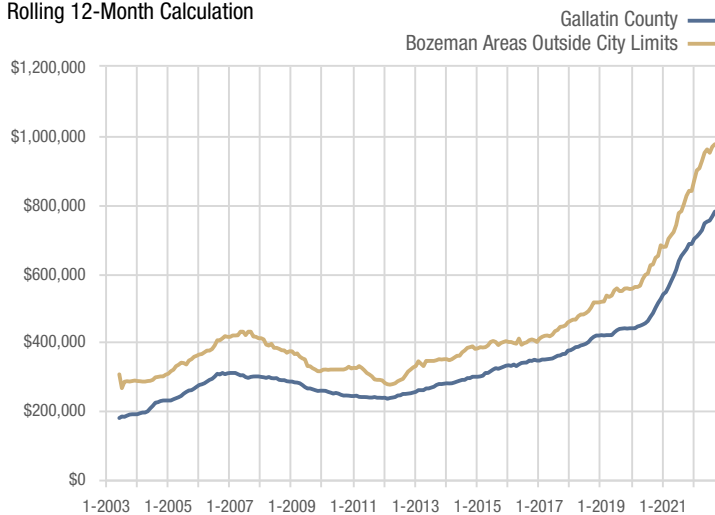
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	36	31	- 13.9%	478	491	+ 2.7%
Pending Sales	33	32	- 3.0%	393	303	- 22.9%
Closed Sales	42	33	- 21.4%	379	298	- 21.4%
Average Days on Market	28	47	+ 67.9%	26	29	+ 11.5%
Median Sales Price*	\$1,437,500	\$1,000,000	- 30.4%	\$835,000	\$1,000,000	+ 19.8%
Average Sales Price*	\$1,834,783	\$1,285,645	- 29.9%	\$1,200,827	\$1,408,991	+ 17.3%
Percent of List Price Received*	97.4%	96.2%	- 1.2%	100.1%	98.7%	- 1.4%
Inventory of Homes for Sale	60	144	+ 140.0%	—	—	—
Months Supply of Inventory	1.6	4.9	+ 206.3%	—	—	—

Condo/Townhouse	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	5	10	+ 100.0%	67	86	+ 28.4%
Pending Sales	5	4	- 20.0%	52	65	+ 25.0%
Closed Sales	5	4	- 20.0%	62	63	+ 1.6%
Average Days on Market	24	50	+ 108.3%	23	23	0.0%
Median Sales Price*	\$530,000	\$585,000	+ 10.4%	\$465,450	\$575,000	+ 23.5%
Average Sales Price*	\$494,860	\$568,000	+ 14.8%	\$476,658	\$642,695	+ 34.8%
Percent of List Price Received*	99.2%	97.8%	- 1.4%	101.2%	99.5%	- 1.7%
Inventory of Homes for Sale	11	20	+ 81.8%	—	—	—
Months Supply of Inventory	1.9	3.2	+ 68.4%	—	—	—

* 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.

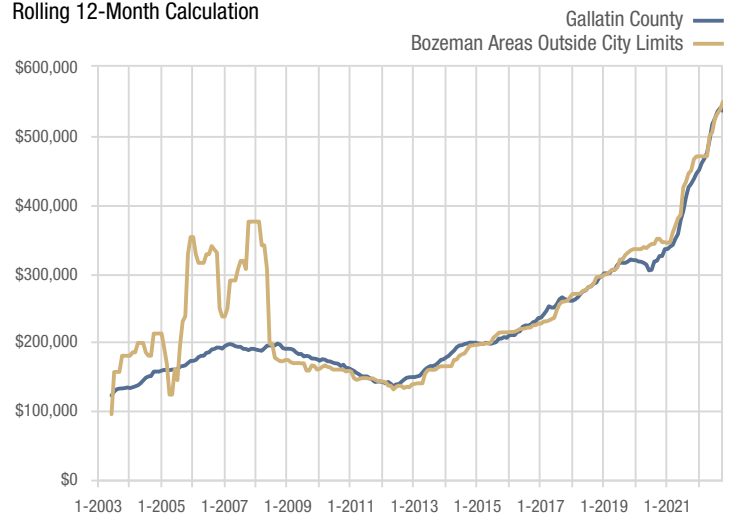
Median Sales Price - Single Family

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.