

Local Market Update – October 2021

A Research Tool Provided by the Big Sky Country MLS



Bozeman City Limits

1NE, 1NW, 1SM, 1SK

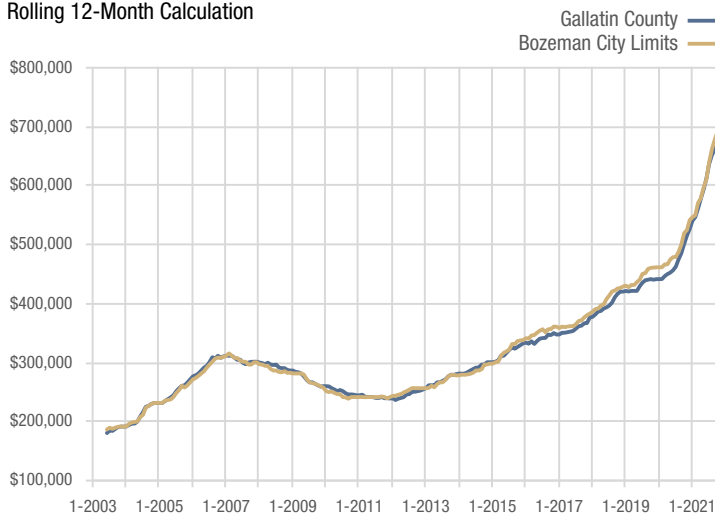
Single Family	October			Year to Date		
	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
Key Metrics						
New Listings	53	31	- 41.5%	581	518	- 10.8%
Pending Sales	48	48	0.0%	555	454	- 18.2%
Closed Sales	70	50	- 28.6%	526	430	- 18.3%
Average Days on Market	26	18	- 30.8%	42	14	- 66.7%
Median Sales Price*	\$589,000	\$680,000	+ 15.4%	\$523,950	\$700,000	+ 33.6%
Average Sales Price*	\$613,818	\$799,637	+ 30.3%	\$572,877	\$784,355	+ 36.9%
Percent of List Price Received*	100.5%	100.1%	- 0.4%	99.4%	101.4%	+ 2.0%
Inventory of Homes for Sale	41	39	- 4.9%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

Condo/Townhouse	October			Year to Date		
	2020	2021	% Change	Thru 10-2020	Thru 10-2021	% Change
Key Metrics						
New Listings	50	38	- 24.0%	602	536	- 11.0%
Pending Sales	52	59	+ 13.5%	607	500	- 17.6%
Closed Sales	72	45	- 37.5%	523	512	- 2.1%
Average Days on Market	44	25	- 43.2%	48	21	- 56.3%
Median Sales Price*	\$330,000	\$455,000	+ 37.9%	\$325,000	\$430,000	+ 32.3%
Average Sales Price*	\$372,441	\$552,746	+ 48.4%	\$345,967	\$509,369	+ 47.2%
Percent of List Price Received*	100.8%	100.1%	- 0.7%	99.7%	101.5%	+ 1.8%
Inventory of Homes for Sale	33	25	- 24.2%	—	—	—
Months Supply of Inventory	0.6	0.5	- 16.7%	—	—	—

* 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.

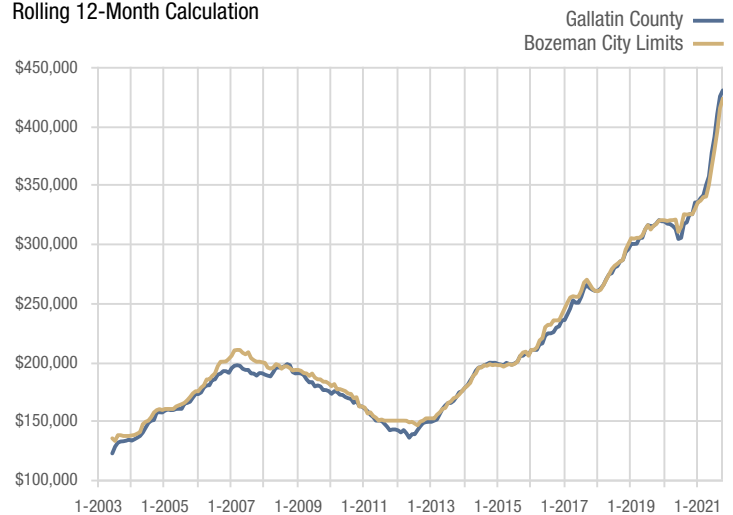
Median Sales Price - Single Family

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.