

Local Market Update – October 2022

A Research Tool Provided by the Big Sky Country MLS



Gallatin County

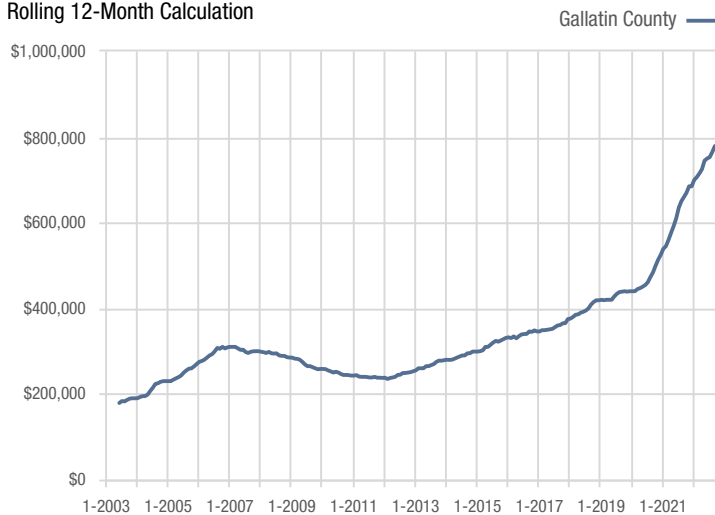
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	104	99	- 4.8%	1,613	1,514	- 6.1%
Pending Sales	121	75	- 38.0%	1,379	987	- 28.4%
Closed Sales	153	100	- 34.6%	1,316	1,005	- 23.6%
Average Days on Market	25	43	+ 72.0%	26	26	0.0%
Median Sales Price*	\$749,000	\$799,950	+ 6.8%	\$675,500	\$800,000	+ 18.4%
Average Sales Price*	\$1,229,299	\$1,200,612	- 2.3%	\$971,298	\$1,140,239	+ 17.4%
Percent of List Price Received*	98.6%	96.5%	- 2.1%	100.4%	99.2%	- 1.2%
Inventory of Homes for Sale	175	360	+ 105.7%	—	—	—
Months Supply of Inventory	1.3	3.7	+ 184.6%	—	—	—

Condo/Townhouse	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	69	47	- 31.9%	986	931	- 5.6%
Pending Sales	89	32	- 64.0%	946	614	- 35.1%
Closed Sales	85	51	- 40.0%	941	606	- 35.6%
Average Days on Market	34	40	+ 17.6%	48	31	- 35.4%
Median Sales Price*	\$534,400	\$510,000	- 4.6%	\$435,000	\$550,000	+ 26.4%
Average Sales Price*	\$775,480	\$794,486	+ 2.5%	\$655,530	\$783,030	+ 19.4%
Percent of List Price Received*	99.9%	98.4%	- 1.5%	101.1%	99.9%	- 1.2%
Inventory of Homes for Sale	102	233	+ 128.4%	—	—	—
Months Supply of Inventory	1.1	3.9	+ 254.5%	—	—	—

* 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.

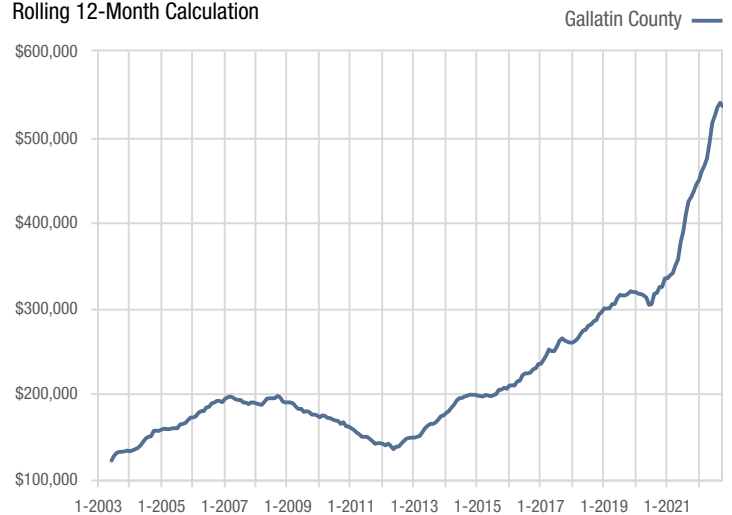
Median Sales Price - Single Family

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.