

Local Market Update – September 2021

A Research Tool Provided by the Big Sky Country MLS



Gallatin County

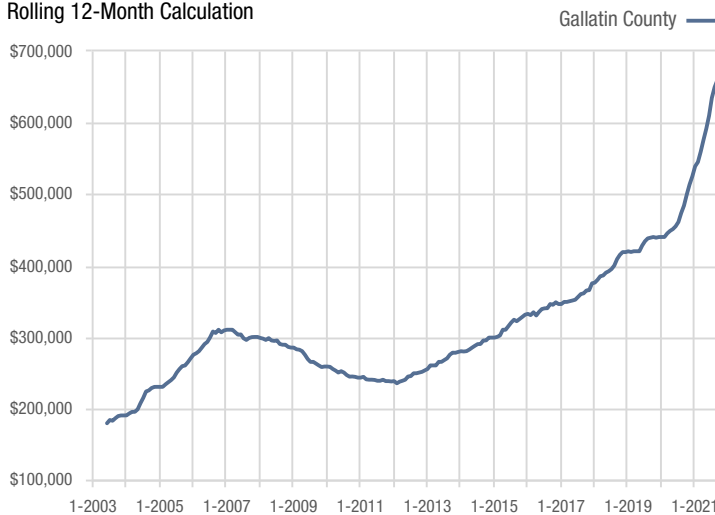
Single Family	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	165	154	- 6.7%	1,560	1,504	- 3.6%
Pending Sales	167	167	0.0%	1,497	1,269	- 15.2%
Closed Sales	190	158	- 16.8%	1,328	1,161	- 12.6%
Average Days on Market	59	20	- 66.1%	59	27	- 54.2%
Median Sales Price*	\$554,500	\$690,000	+ 24.4%	\$495,000	\$670,000	+ 35.4%
Average Sales Price*	\$976,586	\$1,004,363	+ 2.8%	\$717,372	\$938,149	+ 30.8%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	98.8%	100.6%	+ 1.8%
Inventory of Homes for Sale	227	201	- 11.5%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

Condo/Townhouse	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	74	111	+ 50.0%	994	902	- 9.3%
Pending Sales	112	97	- 13.4%	999	868	- 13.1%
Closed Sales	147	118	- 19.7%	789	852	+ 8.0%
Average Days on Market	63	38	- 39.7%	59	49	- 16.9%
Median Sales Price*	\$326,000	\$466,000	+ 42.9%	\$320,000	\$430,250	+ 34.5%
Average Sales Price*	\$504,821	\$779,108	+ 54.3%	\$449,843	\$644,307	+ 43.2%
Percent of List Price Received*	100.2%	100.0%	- 0.2%	99.1%	101.3%	+ 2.2%
Inventory of Homes for Sale	172	100	- 41.9%	—	—	—
Months Supply of Inventory	1.8	1.1	- 38.9%	—	—	—

* 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.

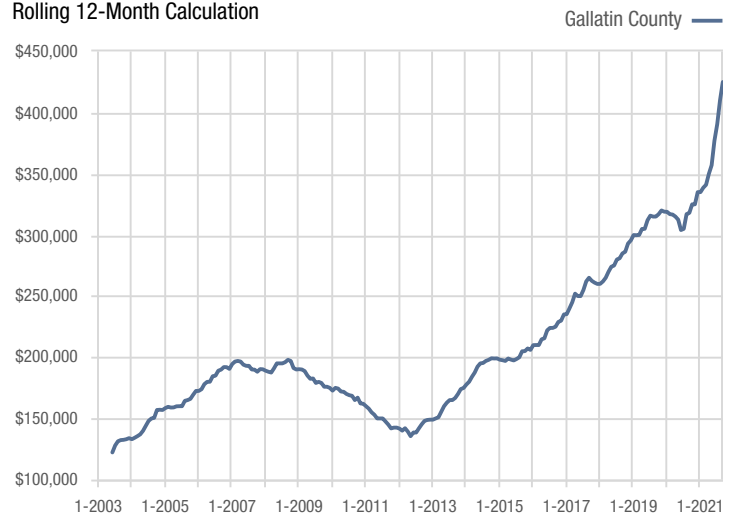
Median Sales Price - Single Family

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.