

Local Market Update – December 2021

A Research Tool Provided by the Big Sky Country MLS



Gallatin County

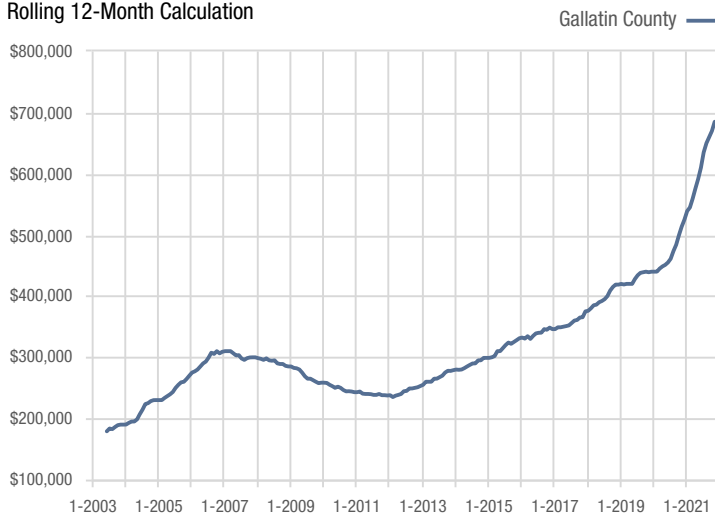
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	67	63	- 6.0%	1,870	1,752	- 6.3%
Pending Sales	82	83	+ 1.2%	1,829	1,557	- 14.9%
Closed Sales	134	116	- 13.4%	1,819	1,570	- 13.7%
Average Days on Market	62	41	- 33.9%	58	28	- 51.7%
Median Sales Price*	\$704,500	\$725,000	+ 2.9%	\$525,000	\$685,000	+ 30.5%
Average Sales Price*	\$1,008,657	\$1,409,508	+ 39.7%	\$781,163	\$997,747	+ 27.7%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.9%	100.1%	+ 1.2%
Inventory of Homes for Sale	143	101	- 29.4%	—	—	—
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—

Condo/Townhouse	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
New Listings	75	53	- 29.3%	1,239	1,066	- 14.0%
Pending Sales	90	56	- 37.8%	1,269	1,063	- 16.2%
Closed Sales	80	74	- 7.5%	1,106	1,113	+ 0.6%
Average Days on Market	51	72	+ 41.2%	63	48	- 23.8%
Median Sales Price*	\$412,200	\$515,450	+ 25.0%	\$335,000	\$445,000	+ 32.8%
Average Sales Price*	\$831,019	\$824,917	- 0.7%	\$512,127	\$678,137	+ 32.4%
Percent of List Price Received*	99.7%	99.9%	+ 0.2%	99.2%	101.0%	+ 1.8%
Inventory of Homes for Sale	123	53	- 56.9%	—	—	—
Months Supply of Inventory	1.2	0.6	- 50.0%	—	—	—

* 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.

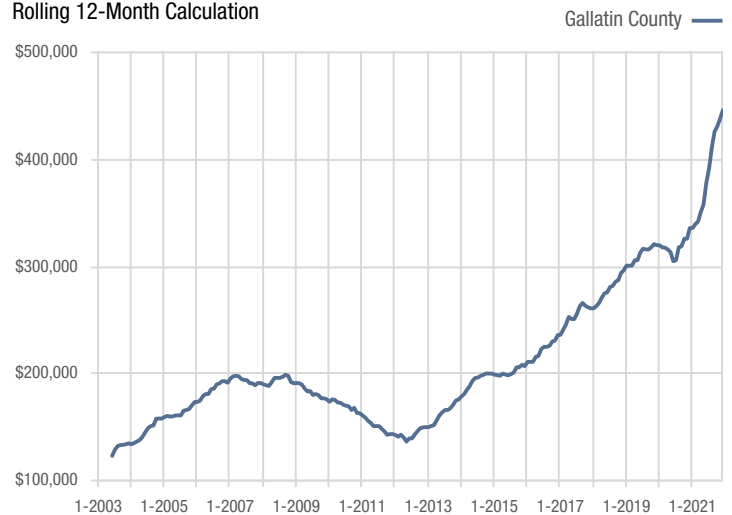
Median Sales Price - Single Family

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.