

# Local Market Update – December 2020

A Research Tool Provided by the Big Sky Country MLS



## Greater Big Sky

5CN, 5CS, 5BMT, 5BMV

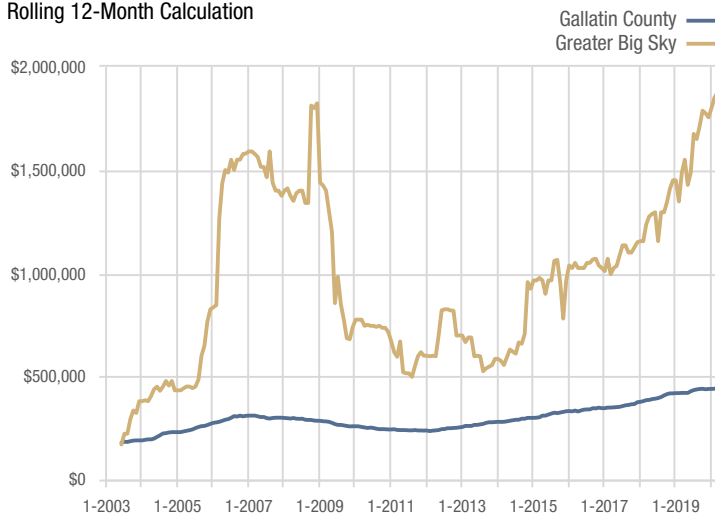
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
<b>Key Metrics</b>						
New Listings	13	6	- 53.8%	118	142	+ 20.3%
Pending Sales	6	6	0.0%	71	139	+ 95.8%
Closed Sales	1	18	+ 1,700.0%	74	138	+ 86.5%
Average Days on Market	23	154	+ 569.6%	155	146	- 5.8%
Median Sales Price*	\$1,700,000	\$1,995,000	+ 17.4%	\$1,755,000	\$1,811,500	+ 3.2%
Average Sales Price*	\$1,700,000	\$2,523,444	+ 48.4%	\$2,206,003	\$2,462,931	+ 11.6%
Percent of List Price Received*	97.1%	95.2%	- 2.0%	96.1%	95.9%	- 0.2%
Inventory of Homes for Sale	76	43	- 43.4%	—	—	—
Months Supply of Inventory	11.8	3.4	- 71.2%	—	—	—

Condo/Townhouse	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
<b>Key Metrics</b>						
New Listings	6	13	+ 116.7%	267	286	+ 7.1%
Pending Sales	9	23	+ 155.6%	193	284	+ 47.2%
Closed Sales	24	29	+ 20.8%	195	246	+ 26.2%
Average Days on Market	34	112	+ 229.4%	88	129	+ 46.6%
Median Sales Price*	\$285,000	\$875,000	+ 207.0%	\$487,000	\$750,000	+ 54.0%
Average Sales Price*	\$420,333	\$1,614,741	+ 284.2%	\$706,233	\$1,110,824	+ 57.3%
Percent of List Price Received*	98.4%	98.1%	- 0.3%	97.2%	97.6%	+ 0.4%
Inventory of Homes for Sale	114	61	- 46.5%	—	—	—
Months Supply of Inventory	7.1	2.6	- 63.4%	—	—	—

\* 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.

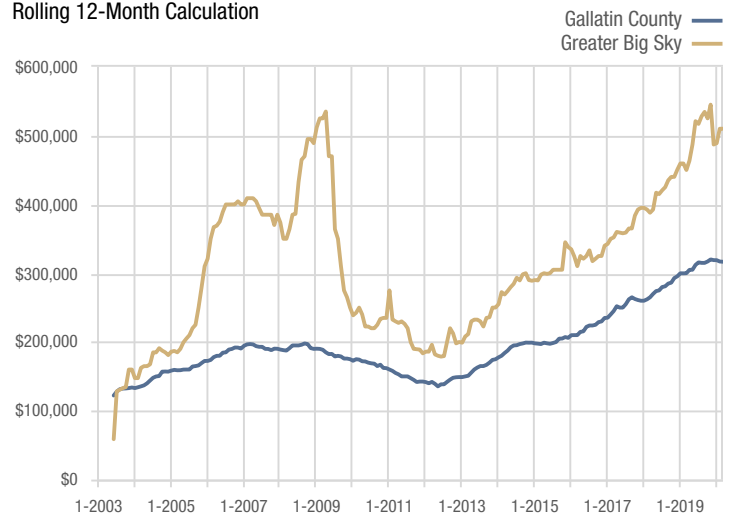
### Median Sales Price - Single Family

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.