

Local Market Update – October 2022

A Research Tool Provided by the Big Sky Country MLS



Greater Big Sky

5CN, 5CS, 5BMT, 5BMV

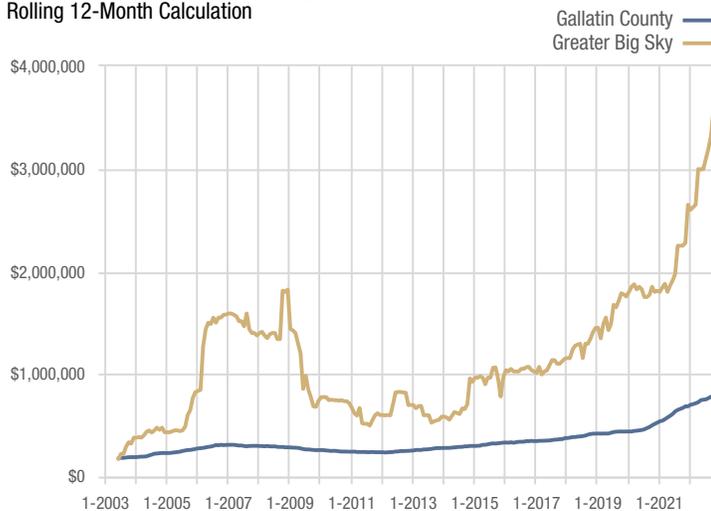
Single Family	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	10	2	- 80.0%	104	94	- 9.6%
Pending Sales	6	1	- 83.3%	95	47	- 50.5%
Closed Sales	12	7	- 41.7%	83	53	- 36.1%
Average Days on Market	49	81	+ 65.3%	108	70	- 35.2%
Median Sales Price*	\$1,937,500	\$3,900,000	+ 101.3%	\$2,522,400	\$3,343,078	+ 32.5%
Average Sales Price*	\$3,039,979	\$4,554,857	+ 49.8%	\$2,707,969	\$3,923,890	+ 44.9%
Percent of List Price Received*	97.2%	96.0%	- 1.2%	95.9%	97.3%	+ 1.5%
Inventory of Homes for Sale	30	42	+ 40.0%	—	—	—
Months Supply of Inventory	3.4	8.7	+ 155.9%	—	—	—

Condo/Townhouse	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
Key Metrics						
New Listings	13	6	- 53.8%	235	245	+ 4.3%
Pending Sales	16	3	- 81.3%	271	132	- 51.3%
Closed Sales	23	13	- 43.5%	237	125	- 47.3%
Average Days on Market	56	42	- 25.0%	136	72	- 47.1%
Median Sales Price*	\$975,000	\$1,525,000	+ 56.4%	\$850,000	\$1,268,000	+ 49.2%
Average Sales Price*	\$1,487,548	\$1,488,707	+ 0.1%	\$1,189,491	\$1,580,211	+ 32.8%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	99.6%	98.0%	- 1.6%
Inventory of Homes for Sale	44	100	+ 127.3%	—	—	—
Months Supply of Inventory	1.7	7.6	+ 347.1%	—	—	—

* 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.

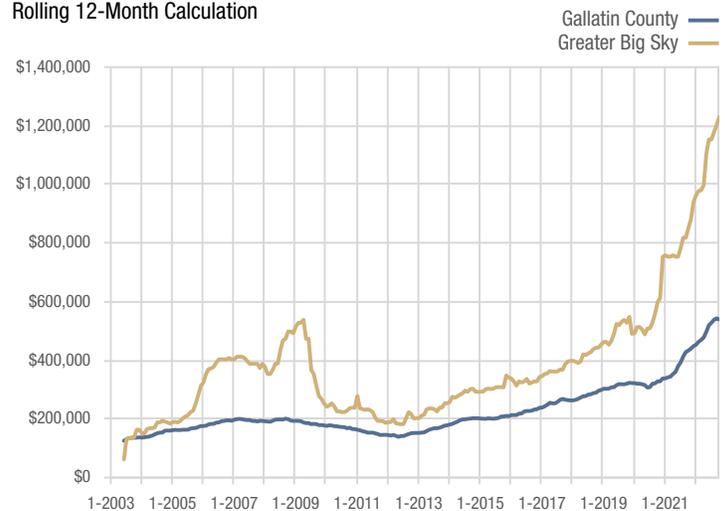
Median Sales Price - Single Family

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.