

Market Trends InfoSparks Rollover October 2020 Statistics

The following statistics were gathered in November of 2020 from Big Sky Country Multiple Listing Service (MLS) InfoSparks using Gallatin Valley and class specific filters (listed in each category title) with a one-year rollover.

Gallatin Valley All Residential

Median sale prices have increased 5.4% to \$390,000 since October 2019. Gallatin Valley had a 4.1% new listing count decrease from October 2019 to October 2020. The number of sales closed during the month increased by 19.7% between October 2019 and October 2020. Overall, residential properties spent an average of 3 days more on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 6.3% to \$420,000 since October 2019. Gallatin Valley had a 5.4% new listing count decrease from October 2019 to October 2020. The number of sales closed during the month increased by 10.7% between October 2019 and October 2020. Overall, residential properties spent an average of 9 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have increased 4.0% to \$775,000 since October 2019. Gallatin Valley had a 3.0% new listing count decrease from October 2019 to October 2020. The number of sales closed during the month increased by 21.6% between October 2019 and October 2020. Overall, residential properties spent an average of 13 days more on the market in this time frame.

Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 0.6% to \$317,000 since October 2019. Gallatin Valley had an 9.0% new listing count increase from October 2019 to October 2020. The number of sales closed during the month increased by 30.3% between October 2019 and October 2020. Overall, residential properties spent an average of 4 days more on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have increased 15.4% to \$137,300 since October 2019. Gallatin Valley had a 32.6% new listing count decrease from October 2019 to October 2020. The number of sales closed during the month increased by 7.1% between October 2019 and October 2020. Overall, residential properties spent an average of 47 days more on the market in this time frame.

Gallatin Valley Land Over 1 Acre

Median sale prices have increased 20.0% to \$300,000 since October 2019. Gallatin Valley had a 4.9% new listing count increase from October 2019 to October 2020. The number of sales closed during the month increased by 71.0% between October 2019 and October 2020. Overall, residential properties spent an average of 37 days less on the market in this time frame.

If you are interested in learning how your home fits into these numbers, contact your Broker, they will be excited to hear from you!

Gallatin County: - All Residential

Sales Price Median

October 2019: \$370,000
September 2020: \$388,323
October 2020: \$390,000
Increase 5.4%

Days on Market Median

October 2019: 26
September 2020: 26
October 2020: 24
Decrease 7.7%

Price Per Sq Ft Average

October 2019: \$226
September 2020: \$246
October 2020: \$253
Increase 11.9%

Sales Price Average

October 2019: \$462,040
September 2020: \$497,261
October 2020: \$513,584
Increase 11.2%

Days on Market Average

October 2019: 70
September 2020: 71
October 2020: 73
Increase 4.3%

Dollar Volume of Closed Sales

October 2019: \$1,289,554,226
September 2020:
\$1,579,299,805
October 2020:
\$1,715,372,209
Increase 33.0%

New Listings

October 2019: 3,706
September 2020: 3,528
October 2020: 3,555
Decrease 4.1%

Months Supply

October 2019: 5.30
September 2020: 4.20
October 2020: 3.80
Decrease 28.3%

Homes For Sale

October 2019: 1,234
September 2020: 1,011
October 2020: 937
Decrease 24.1%

% of Listing Price Median

October 2019: 99.1%
September 2020: 99.6%
October 2020: 100.0%
Increase .9%

Pending Sales

October 2019: 2,772
September 2020: 3,496
October 2020: 3,629
Increase 30.9%

% of Listing Price Average

October 2019: 97.9%
September 2020: 98.3%
October 2020: 98.4%
Increase .5%

Closed Sales

October 2019: 2,791
September 2020: 3,176
October 2020: 3,340
Increase 19.7%

Price Per Sq Ft Median

October 2019: \$209
September 2020: \$225
October 2020: \$228
Increase 9.1%

Gallatin County: Residential - Single Family <1 Acre

Sales Price Median October 2019: \$395,000 September 2020: \$412,473 October 2020: \$420,000 Increase 6.3%	Days on Market Median October 2019: 22 September 2020: 17 October 2020: 15 Decrease 31.8%	Price Per Sq Ft Average October 2019: \$215 September 2020: \$231 October 2020: \$235 Increase 9.3%
Sales Price Average October 2019: \$454,886 September 2020: \$490,601 October 2020: \$509,650 Increase 12.0%	Days on Market Average October 2019: 54 September 2020: 46 October 2020: 45 Decrease 16.7%	Dollar Volume of Closed Sales October 2019: \$709,622,511 September 2020: \$822,246,492 October 2020: \$880,166,159 Increase 24.0%
New Listings October 2019: 1,861 September 2020: 1,748 October 2020: 1,760 Decrease 5.4%	Months Supply October 2019: 2.5 September 2020: 2.0 October 2020: 1.8 Decrease 28.0%	
Homes For Sale October 2019: 325 September 2020: 263 October 2020: 238 Decrease 26.8%	% of Listing Price Median October 2019: 99.5% September 2020: 100.0% October 2020: 100.0% Increase .5%	
Pending Sales October 2019: 1,547 September 2020: 1,763 October 2020: 1,813 Increase 17.2%	% of Listing Price Average October 2019: 98.8% September 2020: 99.2% October 2020: 99.4% Increase .6%	
Closed Sales October 2019: 1,560 September 2020: 1,676 October 2020: 1,727 Increase 10.7%	Price Per Sq Ft Median October 2019: \$205 September 2020: \$220 October 2020: \$223 Increase 8.3%	

Gallatin County: Residential - Single Family >1 Acre

Sales Price Median	Days on Market Median	Price Per Sq Ft Average
October 2019: \$745,000	October 2019: 43	October 2019: \$272
September 2020: \$775,000	September 2020: 52	September 2020: \$291
October 2020: \$775,000	October 2020: 52	October 2020: \$304
Increase 4.0%	Increase 20.9%	Increase 11.8%
Sales Price Average	Days on Market Average	Dollar Volume of Closed Sales
October 2019: \$910,975	October 2019: 89	October 2019: \$265,093,794
September 2020: \$1,056,152	September 2020: 98	September 2020:
October 2020: \$1,117,968	October 2020: 102	\$348,530,287
Increase 22.7%	Increase 14.6%	October 2020: \$395,760,686
		Increase 49.3%
New Listings	Months Supply	
October 2019: 471	October 2019: 7.6	
September 2020: 441	September 2020: 6.6	
October 2020: 457	October 2020: 6.2	
Decrease 3.0%	Decrease 18.4%	
Homes For Sale	% of Listing Price Median	
October 2019: 181	October 2019: 97.2%	
September 2020: 171	September 2020: 97.4%	
October 2020: 161	October 2020: 97.4%	
Decrease 11.0%	Increase .2%	
Pending Sales	% of Listing Price Average	
October 2019: 293	October 2019: 96.1%	
September 2020: 375	September 2020: 96.2%	
October 2020: 412	October 2020: 96.4%	
Increase 40.6%	Increase .3%	
Closed Sales	Price Per Sq Ft Median	
October 2019: 291	October 2019: \$233	
September 2020: 330	September 2020: \$255	
October 2020: 354	October 2020: \$255	
Increase 21.6%	Increase 9.4%	

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median October 2019: \$315,000 September 2020: \$310,000 October 2020: \$317,000 Increase .6%	Days on Market Median October 2019: 18 September 2020: 20 October 2020: 17 Decrease 5.6%	Price Per Sq Ft Average October 2019: \$221 September 2020: \$242 October 2020: \$251 Increase 13.6%
Sales Price Average October 2019: \$355,871 September 2020: \$366,008 October 2020: \$377,948 Increase 6.2%	Days on Market Average October 2019: 44 September 2020: 48 October 2020: 48 Increase 9.1%	Dollar Volume of Closed Sales October 2019: \$258,717,950 September 2020: \$337,093,623 October 2020: \$357,917,152 Increase 38.3%
New Listings October 2019: 934 September 2020: 1,004 October 2020: 1,018 Increase 9.0%	Months Supply October 2019: 2.9 September 2020: 2.8 October 2020: 2.5 Decrease 13.8%	
Homes For Sale October 2019: 169 September 2020: 185 October 2020: 170 Increase .6%	% of Listing Price Median October 2019: 100% September 2020: 100% October 2020: 100% Maintained 0.0%	
Pending Sales October 2019: 720 September 2020: 1,028 October 2020: 1,059 Increase 47.1%	% of Listing Price Average October 2019: 98.8% September 2020: 99.1% October 2020: 99.3% Increase .5%	
Closed Sales October 2019: 727 September 2020: 921 October 2020: 947 Increase 30.3%	Price Per Sq Ft Median October 2019: \$204 September 2020: \$221 October 2020: \$226 Increase 10.8%	

Gallatin County: Land - <1 Acre

Sales Price Median October 2019: \$119,000 September 2020: \$136,650 October 2020: \$137,300 Increase 15.4%	Days on Market Median October 2019: 60 September 2020: 63 October 2020: 80 Increase 33.3%	Price Per Sq Ft Average October 2019: \$122 September 2020: \$217 October 2020: \$217 Increase 77.9%
Sales Price Average October 2019: \$144,732 September 2020: \$166,492 October 2020: \$163,523 Increase 13.0%	Days on Market Average October 2019: 106 September 2020: 135 October 2020: 153 Increase 44.3%	Dollar Volume of Closed Sales October 2019: \$34,446,218 September 2020: \$38,626,242 October 2020: \$41,698,342 Increase 21.1%
New Listings October 2019: 322 September 2020: 216 October 2020: 217 Decrease 32.6%	Months Supply October 2019: 8.8 September 2020: 5.9 October 2020: 5.5 Decrease 37.5%	
Homes For Sale October 2019: 173 September 2020: 110 October 2020: 101 Decrease 41.6%	% of Listing Price Median October 2019: 100.0% September 2020: 100.0% October 2020: 100.0% Maintained 0.0%	
Pending Sales October 2019: 237 September 2020: 245 October 2020: 250 Increase 5.5%	% of Listing Price Average October 2019: 97.6% September 2020: 97.3% October 2020: 97.2% Decrease .4%	
Closed Sales October 2019: 238 September 2020: 232 October 2020: 255 Increase 7.1%	Price Per Sq Ft Median October 2019: \$111 September 2020: \$209 October 2020: \$209 Increase 78.6%	

Gallatin County: Land - >1 Acre

Sales Price Median	Days on Market Median	Price Per Sq Ft Average
October 2019: \$250,000	October 2019: 136	October 2019: \$368
September 2020: \$287,000	September 2020: 88	September 2020: \$717
October 2020: \$300,000	October 2020: 78	October 2020: \$650
Increase 20.0%	Decrease 42.6%	Increase 76.6%
Sales Price Average	Days on Market Average	Dollar Volume of Closed Sales
October 2019: \$473,557	October 2019: 205	October 2019: \$102,761,811
September 2020: \$416,814	September 2020: 181	September 2020:
October 2020: \$406,739	October 2020: 168	\$136,715,081
Decrease 14.1%	Decrease 18.0%	October 2020: \$150,899,990
		Increase 46.8%
New Listings	Months Supply	
October 2019: 409	October 2019: 22.7	
September 2020: 435	September 2020: 16.0	
October 2020: 429	October 2020: 14.4	
Increase 4.9%	Decrease 36.6%	
Homes For Sale	% of Listing Price Median	
October 2019: 452	October 2019: 94.4%	
September 2020: 341	September 2020: 96.0%	
October 2020: 319	October 2020: 96.8%	
Decrease 29.4%	Increase 2.5%	
Pending Sales	% of Listing Price Average	
October 2019: 222	October 2019: 92.3%	
September 2020: 413	September 2020: 94.5%	
October 2020: 438	October 2020: 95.0%	
Increase 97.3%	Increase 2.9%	
Closed Sales	Price Per Sq Ft Median	
October 2019: 217	October 2019: \$292	
September 2020: 328	September 2020: \$791	
October 2020: 371	October 2020: \$450	
Increase 71.0%	Increase 54.1%	