



Market Trends InfoSparks Rollover January 2022 Statistics

The following market trends and statistics were gathered in February of 2022 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 Housing Market Trends

Median sale prices have increased 36.3% to \$620,000 since January 2021. Gallatin Valley had a 38.1% new listing count decrease from January 2021 to January 2022. The number of sales closed during the month decreased by 37.4% between January 2021 and January 2022. Overall, residential properties spent an average of 16 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 40.0% to \$689,000 since January 2021. Gallatin Valley had a 33.0% new listing count decrease from January 2021 to January 2022. The number of sales closed during the month decreased by 28.6% between January 2021 and January 2022. Overall, residential properties spent an average of 11 days more on the market in this time frame.

Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have increased 56.3% to \$1,599,000 since January 2021. Gallatin Valley had a 53.8% new listing count decrease from January 2021 to January 2022. The number of sales closed during the month decreased by 25.0% between January 2021 and January 2022. Overall, residential properties spent an average of 9 days less on the market in this time frame.

Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 29.7% to \$460,500 since January 2021. Gallatin Valley had a 26.4% new listing count decrease from January 2021 to January 2022. The number of sales closed during the month decreased by 29.8% between January 2021 and January 2022. Overall, residential properties spent an average of 23 days less on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have increased 21.8% to \$335,000 since January 2021. Gallatin Valley had a 73.3% new listing count decrease from January 2021 to January 2022. The number of sales closed during the month decreased by 22.2% between January 2021 and January 2022. Overall, residential properties spent an average of 61 days more on the market in this time frame.

Gallatin Valley Land Over 1 Acre

Median sale prices have decreased 22.5% to \$318,000 since January 2021. Gallatin Valley had a 38.6% new listing count increase from January 2021 to January 2022. The number of sales closed during the month decreased by 66.7% between January 2021 and January 2022. Overall, residential properties spent an average of 66 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

Sales Price Median

January 2021: \$455,000
December 2021: \$607,500
January 2022: \$620,000
Increase 36.3%

Closed Sales

January 2021: 187
December 2021: 216
January 2022: 117
Decrease 37.4%

% of Listing Price Average

January 2021: 99.2%
December 2021: 98.9%
January 2022: 98.7%
Decrease 0.5%

Sales Price Average

January 2021: \$620,399
December 2021: \$1,014,888
January 2022: \$911,104
Increase 46.9%

Days on Market Median

January 2021: 6
December 2021: 17
January 2022: 10
Increase 66.7%

Price Per Sq Ft Median

January 2021: \$263
December 2021: \$329
January 2022: \$339
Increase 28.9%

New Listings

January 2021: 223
December 2021: 129
January 2022: 138
Decrease 38.1%

Days on Market Average

January 2021: 55
December 2021: 39
January 2022: 39
Decrease 29.1%

Price Per Sq Ft Average

January 2021: \$286
December 2021: \$404
January 2022: \$489
Increase 71.0%

Homes For Sale

January 2021: 3850
December 2021: 276
January 2022: No Data
No Data

Months Supply

January 2021: 1.1
December 2021: 1.1
January 2022: No Data
No Data

Dollar Volume of Closed Sales

Jan 2021: \$116,014,645
Dec 2021: \$219,215,709
Jan 2022: \$106,599,169
Decrease 8.1%

Pending Sales

January 2021: 231
December 2021: 169
January 2022: 155
Decrease 32.9%

% of Listing Price Median

January 2021: 100.0%
December 2021: 100.0%
January 2022: 100.0%
Maintained 0.0%

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median January 2021: \$492,065 December 2021: \$628,000 January 2022: \$689,000 Increase 40.0%	Closed Sales January 2021: 77 December 2021: 108 January 2022: 55 Decrease 28.6%	% of Listing Price Average January 2021: 100.3% December 2021: 99.7% January 2022: 99.0% Decrease 1.3%
Sales Price Average January 2021: \$543,910 December 2021: \$780,116 January 2022: \$799,943 Increase 47.1%	Days on Market Median January 2021: 3 December 2021: 13 January 2022: 6 Increase 100.0%	Price Per Sq Ft Median January 2021: \$232 December 2021: \$320 January 2022: \$336 Increase 44.8%
New Listings January 2021: 94 December 2021: 56 January 2022: 63 Decrease 33.0%	Days on Market Average January 2021: 16 December 2021: 29 January 2022: 27 Decrease 68.8%	Price Per Sq Ft Average January 2021: \$249 December 2021: \$341 January 2022: \$367 Increase 47.4%
Homes For Sale January 2021: 61 December 2021: 49 January 2022: No Data No Data	Months Supply January 2021: 0.4 December 2021: 0.4 January 2022: No Data No Data	Dollar Volume of Closed Sales Jan 2021: \$41,881,052 Dec 2021: \$84,252,553 Jan 2022: \$43,996,870 Increase 5.1%
Pending Sales January 2021: 89 December 2021: 73 January 2022: 67 Decrease 24.7%	% of Listing Price Median January 2021: 100.0% December 2021: 100.0% January 2022: 100.0% Maintained 0.0%	

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median

January 2021: \$1,023,000
December 2021: \$1,250,000
January 2022: \$1,599,000
Increase 56.3%

Closed Sales

January 2021: 20
December 2021: 35
January 2022: 15
Decrease 25.0%

% of Listing Price Average

January 2021: 98.3%
December 2021: 97.6%
January 2022: 95.6%
Decrease 2.7%

Sales Price Average

January 2021: \$1,281,819
December 2021: \$2,542,004
January 2022: \$2,474,800
Increase 93.1%

Days on Market Median

January 2021: 21
December 2021: 30
January 2022: 35
Decrease 66.7%

Price Per Sq Ft Median

January 2021: \$310
December 2021: \$494
January 2022: \$474
Increase 52.9%

New Listings

January 2021: 26
December 2021: 12
January 2022: 12
Decrease 53.8%

Days on Market Average

January 2021: 60
December 2021: 58
January 2022: 51
Decrease 15.0%

Price Per Sq Ft Average

January 2021: \$346
December 2021: \$599
January 2022: \$1,175
Increase 239.6%

Homes For Sale

January 2021: 82
December 2021: 60
January 2022: No Data
No Data

Months Supply

January 2021: 2.3
December 2021: 1.9
January 2022: No Data
No Data

Dollar Volume of Closed Sales

December2020: \$25,636,371
December 2021:
\$88,970,156
December2021: \$37,122,000
Increase 44.8%

Pending Sales

January 2021: 20
December 2021: 21
January 2022: 14
Increase 30.0%

% of Listing Price Median

January 2021: 100.0%
December 2021: 97.6%
January 2022: 97.2%
Decrease 2.8%

Gallatin County: Residential - Condominiums & Townhomes

<p>Sales Price Median January 2021: \$355,000 December 2021: \$469,900 January 2022: \$460,500 Increase 29.7%</p>	<p>Closed Sales January 2021: 57 December 2021: 59 January 2022: 40 Decrease 29.8%</p>	<p>% of Listing Price Average January 2021: 100.1% December 2021: 100.1% January 2022: 100.8% Increase 0.7%</p>
<p>Sales Price Average January 2021: \$441,395 December 2021: \$658,657 January 2022: \$649,995 Increase 47.3%</p>	<p>Days on Market Median January 2021: 4 December 2021: 10 January 2022: 4 Maintained 0.0%</p>	<p>Price Per Sq Ft Median January 2021: \$283 December 2021: \$334 January 2022: \$331 Increase 17.0%</p>
<p>New Listings January 2021: 53 December 2021: 40 January 2022: 39 Decrease 26.4%</p>	<p>Days on Market Average January 2021: 47 December 2021: 30 January 2022: 24 Decrease 48.9%</p>	<p>Price Per Sq Ft Average January 2021: \$298 December 2021: \$382 January 2022: \$358 Increase 20.1%</p>
<p>Homes For Sale January 2021: 63 December 2021: 37 January 2022: No Data No Data</p>	<p>Months Supply January 2021: 0.7 December 2021: 0.5 January 2022: No Data No Data</p>	<p>Dollar Volume of Closed Sales December2020: \$25,159,542 December 2021: \$38,860,750 December2021: \$25,999,799 Increase 3.3%</p>
<p>Pending Sales January 2021: 62 December 2021: 40 January 2022: 53 Decrease 14.5%</p>	<p>% of Listing Price Median January 2021: 100% December 2021: 100% January 2022: 100% Maintained .0%</p>	

Gallatin County: Land - Less than 1 Acre

Sales Price Median January 2021: \$275,000 December 2021: \$335,000 January 2022: \$335,000 Increase 21.8%	Closed Sales January 2021: 9 December 2021: 14 January 2022: 7 Decrease 22.2%	% of Listing Price Average January 2021: 98.3% December 2021: 96.7% January 2022: 94.4% Decrease 4.0%
Sales Price Average January 2021: \$304,167 December 2021: \$348,875 January 2022: \$356,286 Increase 17.1%	Days on Market Median January 2021: 2 December 2021: 24 January 2022: 56 Decrease 2,700.0%	Price Per Sq Ft Median January 2021: No Data December 2021: No Data January 2022: 232 Maintained No Data
New Listings January 2021: 15 December 2021: 6 January 2022: 4 Increase 73.3%	Days on Market Average January 2021: 23 December 2021: 44 January 2022: 84 Decrease 265.2%	Price Per Sq Ft Average January 2021: No Data December 2021: No Data January 2022: 232 Maintained No Data
Homes For Sale January 2021: 21 December 2021: 32 January 2022: No Data No Data	Months Supply January 2021: 1.1 December 2021: 2.5 January 2022: No Data No Data	Dollar Volume of Closed Sales December 2020: \$2,737,500 December 2021: \$4,884,250 January 2022: \$2,494,000 Decrease 8.9%
Pending Sales January 2021: 10 December 2021: 19 January 2022: 13 Increase 30.0%	% of Listing Price Median January 2021: 97.4% December 2021: 97.5% January 2022: 96.2% Decrease 1.2%	

Gallatin County: Land - More than 1 Acre

Sales Price Median

January 2021: \$425,000
December 2021: \$420,000
January 2022: \$318,000
Increase 25.2%

Closed Sales

January 2021: 39
December 2021: 18
January 2022: 13
Decrease 66.7%

% of Listing Price Average

January 2021: 96.9%
December 2021: 95.7%
January 2022: 99.3%
Increase 2.5%

Sales Price Average

January 2021: \$671,328
December 2021: \$692,114
January 2022: \$396,854
Decrease 40.9%

Days on Market Median

January 2021: 73
December 2021: 53
January 2022: 12
Decrease 83.6%

Price Per Sq Ft Median

January 2021: \$337
December 2021: \$308
January 2022: No Data
No Data

New Listings

January 2021: 44
December 2021: 24
January 2022: 27
Increase 38.6%

Days on Market Average

January 2021: 140
December 2021: 75
January 2022: 74
Decrease 47.1%

Price Per Sq Ft Average

January 2021: \$337
December 2021: \$308
January 2022: No Data
No Data

Homes For Sale

January 2021: 129
December 2021: 102
January 2022: No Data
No Data

Months Supply

January 2021: 3.2
December 2021: 3.8
January 2022: No Data
No Data

Dollar Volume of Closed Sales

January 2021: \$26,181,800
December 2021:
\$12,458,050
January 2022: \$5,159,100
Decrease 80.3%

Pending Sales

January 2021: 58
December 2021: 20
January 2022: 19
Decrease 67.2%

% of Listing Price Median

January 2021: 100.0%
December 2021: 98.0%
January 2022: 100.0%
Maintained 0.0%