



Market Trends InfoSparks Rollover February 2022 Statistics

The following market trends and statistics were gathered in March 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 42.7% to \$699,000 since February 2021. Gallatin Valley had a 14.5% new listing count decrease from February 2021 to February 2022. The number of sales closed during the month decreased by 19.2% between February 2021 and February 2022. Overall, residential properties spent an average of 27 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 21.2% to \$685,000 since February 2021. Gallatin Valley had a 23.5% new listing count decrease from February 2021 to February 2022. The number of sales closed during the month decreased by 9.8% between February 2021 and February 2022. Overall, residential properties spent an average of 1 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have increased 80.2% to \$1,749,975 since February 2021. Gallatin Valley had a 29.0% new listing count decrease from February 2021 to February 2022. The number of sales closed during the month decreased by 29.4% between February 2021 and February 2022. Overall, residential properties spent an average of 53 days less on the market in this time frame.

Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 88.8% to \$679,500 since February 2021. Gallatin Valley had a 36.2% new listing count increase from February 2021 to February 2022. The number of sales closed during the month decreased by 18.4% between February 2021 and February 2022. Overall, residential properties spent an average of 47 days less on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have decreased 12.8% to \$205,000 since February 2021. Gallatin Valley had a 65.2% new listing count decrease from February 2021 to February 2022. The number of sales closed during the month decreased by 11.1% between February 2021 and February 2022. Overall, residential properties spent an average of 8 days more on the market in this time frame.

Gallatin Valley Land Over 1 Acre

Median sale prices have decreased 11.2% to \$470,000 since February 2021. Gallatin Valley had a 28.6% new listing count increase from February 2021 to February 2022. The number of sales closed during the month decreased by 64.7% between February 2021 and February 2022. Overall, residential properties spent an average of 3 days more 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

February 2021: \$489,925
January 2021: \$628,000
February 2022: \$699,000
Increase 42.7%

Closed Sales

February 2021: 172
January 2021: 144
February 2022: 139
Decrease 19.2%

% of Listing Price Average

February 2021: 99.2%
January 2021: 98.6%
February 2022: 99.2%
Maintained 0.0%

Sales Price Average

February 2021: \$659,950
January 2021: \$894,171
February 2022: \$1,077,281
Increase 63.2%

Days on Market Median

February 2021: 10
January 2021: 14
February 2022: 7
Decrease 30.0%

Price Per Sq Ft Median

February 2021: \$261
January 2021: \$339
February 2022: \$378
Increase 44.8%

New Listings

February 2021: 214
January 2021: 180
February 2022: 183
Decrease 14.5%

Days on Market Average

February 2021: 63
January 2021: 44
February 2022: 36
Decrease 42.9%

Price Per Sq Ft Average

February 2021: \$302
January 2021: \$477
February 2022: \$437
Increase 44.7%

Homes For Sale

February 2021: 342
January 2021: 252
February 2022: 233
Decrease 31.9%

Months Supply

February 2021: 1.1
January 2021: 1.0
February 2022: 1.0
Decrease 9.1%

Dollar Volume of Closed Sales

Feb 2021: \$113,511,457
Jan 2021: \$128,760,618
Feb 2022: \$149,742,078
Decrease 31.9%

Pending Sales

February 2021: 194
January 2021: 175
February 2022: 176
Decrease 9.3%

% of Listing Price Median

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

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median February 2021: \$565,000 January 2021: \$725,000 February 2022: \$685,000 Increase 21.2%	Closed Sales February 2021: 61 January 2021: 55 February 2022: 55 Decrease 9.8%	% of Listing Price Average February 2021: 99.8% January 2021: 98.6% February 2022: 100.2% Increase 0.4%
Sales Price Average February 2021: \$659,107 January 2021: \$897,305 February 2022: \$944,410 Increase 43.3%	Days on Market Median February 2021: 7 January 2021: 10 February 2022: 6 Decrease 14.3%	Price Per Sq Ft Median February 2021: \$262 January 2021: \$347 February 2022: \$350 Increase 33.6%
New Listings February 2021: 81 January 2021: 65 February 2022: 62 Decrease 23.5%	Days on Market Average February 2021: 20 January 2021: 29 February 2022: 19 Decrease 5.0%	Price Per Sq Ft Average February 2021: \$281 January 2021: \$381 February 2022: \$376 Increase 33.8%
Homes For Sale February 2021: 59 January 2021: 37 February 2022: 31 Decrease 47.5%	Months Supply February 2021: 0.5 January 2021: 0.4 February 2022: 0.3 Decrease 40.0%	Dollar Volume of Closed Sales Feb 2021: \$40,205,551 Jan 2021: \$49,351,770 Feb 2022: \$51,942,530 Increase 29.2%
Pending Sales February 2021: 70 January 2021: 68 February 2022: 66 Decrease 5.7%	% of Listing Price Median February 2021: 100.0% January 2021: 99.6% February 2022: 100.0% Maintained 0.0%	

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median

February 2021: \$970,000
January 2021: \$1,150,000
February 2022: \$1,747,975
Increase 80.2%

Closed Sales

February 2021: 17
January 2021: 17
February 2022: 22
Decrease 29.4%

% of Listing Price Average

February 2021: 97.7%
January 2021: 95.5%
February 2022: 98.0%
Decrease 0.3%

Sales Price Average

February 2021: \$1,390,896
January 2021: \$2,268,353
February 2022: \$2,735,681
Increase 96.7%

Days on Market Median

February 2021: 98
January 2021: 35
February 2022: 52
Decrease 46.9%

Price Per Sq Ft Median

February 2021: \$353
January 2021: \$474
February 2022: \$476
Increase 34.8%

New Listings

February 2021: 31
January 2021: 16
February 2022: 22
Decrease 29.0%

Days on Market Average

February 2021: 110
January 2021: 62
February 2022: 57
Decrease 48.2%

Price Per Sq Ft Average

February 2021: \$429
January 2021: \$1,117
February 2022: \$637
Increase 48.5%

Homes For Sale

February 2021: 72
January 2021: 50
February 2022: 45
Decrease 37.5%

Months Supply

February 2021: 2.1
January 2021: 1.7
February 2022: 1.5
Decrease 28.6%

Dollar Volume of Closed Sales

February 2021: \$23,645,231
January 2021: \$38,562,000
February 2022: \$60,184,990
Increase 154.5%

Pending Sales

February 2021: 26
January 2021: 20
February 2022: 23
Increase 11.5%

% of Listing Price Median

February 2021: 97.6%
January 2021: 97.1%
February 2022: 97.0%
Decrease 0.6%

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median

February 2021: \$360,000
January 2021: \$465,000
February 2022: \$679,500
Increase 88.8%

Closed Sales

February 2021: 49
January 2021: 44
February 2022: 40
Decrease 18.4%

% of Listing Price Average

February 2021: 100.2%
January 2021: 100.9%
February 2022: 101.2%
Increase 1.0%

Sales Price Average

February 2021: \$519,322
January 2021: \$647,540
February 2022: \$705,451
Increase 35.8%

Days on Market Median

February 2021: 3
January 2021: 4
February 2022: 3
Maintained 0.0%

Price Per Sq Ft Median

February 2021: \$252
January 2021: \$329
February 2022: \$399
Increase 58.3%

New Listings

February 2021: 47
January 2021: 63
February 2022: 64
Decrease 36.2%

Days on Market Average

February 2021: 65
January 2021: 22
February 2022: 18
Decrease 72.3%

Price Per Sq Ft Average

February 2021: \$299
January 2021: \$356
February 2022: \$431
Increase 44.1%

Homes For Sale

February 2021: 66
January 2021: 40
February 2022: 48
Decrease 27.3%

Months Supply

February 2021: 0.7
January 2021: 0.5
February 2022: 0.6
Decrease 14.3%

Dollar Volume of Closed Sales

February 2021: \$25,446,775
January 2021: \$28,491,748
February 2022: \$28,218,050
Increase 10.9%

Pending Sales

February 2021: 42
January 2021: 60
February 2022: 54
Decrease 28.6%

% of Listing Price Median

February 2021: 100%
January 2021: 100%
February 2022: 100%
Maintained .0%

Gallatin County: Land - Less than 1 Acre

Sales Price Median February 2021: \$235,000 January 2021: \$335,000 February 2022: \$205,000 Increase 12.8%	Closed Sales February 2021: 9 January 2021: 11 February 2022: 8 Decrease 11.1%	% of Listing Price Average February 2021: 100.5% January 2021: 94.6% February 2022: 95.7% Decrease 4.8%
Sales Price Average February 2021: \$293,333 January 2021: \$350,091 February 2022: \$340,625 Increase 16.1%	Days on Market Median February 2021: 1 January 2021: 64 February 2022: 43 Increase 4,200.0%	Price Per Sq Ft Median February 2021: 123 January 2021: 232 February 2022: 208 Increase 69.1%
New Listings February 2021: 23 January 2021: 4 February 2022: 8 Increase 65.2%	Days on Market Average February 2021: 67 January 2021: 87 February 2022: 75 Increase 11.9%	Price Per Sq Ft Average February 2021: 123 January 2021: 232 February 2022: 208 Increase 69.1%
Homes For Sale February 2021: 23 January 2021: 27 February 2022: 19 Decrease 17.4%	Months Supply February 2021: 1.2 January 2021: 2.2 February 2022: 1.7 Decrease 41.7%	Dollar Volume of Closed Sales February 2021: \$2,640,000 January 2021: \$3,851,000 February 2022: \$2,725,000 Increase 3.2%
Pending Sales February 2021: 21 January 2021: 7 February 2022: 6 Decrease 71.4%	% of Listing Price Median February 2021: 100.6% January 2021: 96.2% February 2022: 97.9% Decrease 2.7%	

Gallatin County: Land - More than 1 Acre

Sales Price Median

February 2021: \$422,500
January 2021: \$330,000
February 2022: \$470,000
Increase 11.2%

Closed Sales

February 2021: 34
January 2021: 17
February 2022: 12
Decrease 64.7%

% of Listing Price Average

February 2021: 97.4%
January 2021: 98.8%
February 2022: 92.7%
Decrease 4.8%

Sales Price Average

February 2021: \$621,526
January 2021: \$500,241
February 2022: \$466,042
Decrease 25.0%

Days on Market Median

February 2021: 49
January 2021: 43
February 2022: 88
Decrease 79.6%

Price Per Sq Ft Median

February 2021: \$306
January 2021: No Data
February 2022: No Data
No Data

New Listings

February 2021: 28
January 2021: 30
February 2022: 20
Decrease 28.6%

Days on Market Average

February 2021: 113
January 2021: 102
February 2022: 116
Increase 2.7%

Price Per Sq Ft Average

February 2021: \$306
January 2021: No Data
February 2022: No Data
No Data

Homes For Sale

February 2021: 116
January 2021: 96
February 2022: 87
Decrease 25.0%

Months Supply

February 2021: 2.8
January 2021: 4.1
February 2022: 3.8
Increase 35.7%

Dollar Volume of Closed Sales

February 2021: \$21,131,900
January 2021: \$8,504,100
February 2022: \$5,592,500
Decrease 73.5%

Pending Sales

February 2021: 30
January 2021: 19
February 2022: 21
Decrease 30.0%

% of Listing Price Median

February 2021: 100.0%
January 2021: 100.0%
February 2022: 94.1%
Decrease 5.9%