



Market Trends InfoSparks Rollover March 2022 Statistics

The following market trends and statistics were gathered in April 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 42.3% to \$672,500 since March 2021. Gallatin Valley had a 17.6% new listing count decrease from March 2021 to March 2022. The number of sales closed during the month decreased by 24.3% between March 2021 and March 2022. Overall, these properties spent an average of 21 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 20.9% to \$600,000 since March 2021. Gallatin Valley had a 14.8% new listing count decrease from March 2021 to March 2022. The number of sales closed during the month decreased by 4.0% between March 2021 and March 2022. Overall, these residential properties spent the same average number of days on the market in this time frame.

Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have increased 27.0% to \$1,600,000 since March 2021. Gallatin Valley had a 51.6% new listing count decrease from March 2021 to March 2022. The number of sales closed during the month decreased by 28.0% between March 2021 and March 2022. Overall, these residential properties spent an average of 59 days less on the market in this time frame.

Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 30.8% to \$518,000 since March 2021. Gallatin Valley had a 2.2% new listing count decrease from March 2021 to March 2022. The number of sales closed during the month decreased by 20.3% between March 2021 and March 2022. Overall, these residential properties spent an average of 38 days less on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have decreased 35.2% to \$200,000 since March 2021. Gallatin Valley had a 15.4% new listing count decrease from March 2021 to March 2022. The number of sales closed during the month decreased by 38.9% between March 2021 and March 2022. Overall, these land 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 33.3% to \$532,000 since March 2021. Gallatin Valley had a 15.4% new listing count decrease from March 2021 to March 2022. The number of sales closed during the month decreased by 54.9% between March 2021 and March 2022. Overall, these land properties spent an average of 14 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

March 2021: \$472,500
February 2021: \$699,000
March 2022: \$672,500
Increase 42.3%

Closed Sales

March 2021: 230
February 2021: 142
March 2022: 174
Decrease 24.3%

% of Listing Price Average

March 2021: 100.5%
February 2021: 99.3%
March 2022: 100.8%
Increase 0.3%

Sales Price Average

March 2021: \$752,122
February 2021: \$1,066,958
March 2022: \$854,865
Increase 13.7%

Days on Market Median

March 2021: 7
February 2021: 8
March 2022: 5
Decrease 28.6%

Price Per Sq Ft Median

March 2021: \$285
February 2021: \$378
March 2022: \$369
Increase 29.5%

New Listings

March 2021: 296
February 2021: 190
March 2022: 244
Decrease 17.6%

Days on Market Average

March 2021: 55
February 2021: 37
March 2022: 34
Decrease 38.2%

Price Per Sq Ft Average

March 2021: \$311
February 2021: \$435
March 2022: \$415
Increase 33.4%

Homes For Sale

March 2021: 313
February 2021: 259
March 2022: 260
Decrease 16.9%

Months Supply

March 2021: 1.0
February 2021: 1.1
March 2022: 1.1
Decrease 10.0%

Dollar Volume of Closed Sales

Mar 2021: \$172,988,134
Feb 2021: \$151,508,078
Mar 2022: \$148,746,542
Decrease 14.0%

Pending Sales

March 2021: 293
February 2021: 164
March 2022: 226
Decrease 22.9%

% of Listing Price Median

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

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
March 2021: \$620,340	March 2021: 75	March 2021: 101.5%
February 2021: \$690,500	February 2021: 56	February 2021: 100.1%
March 2022: \$750,000	March 2022: 72	March 2022: 102.3%
Increase 20.9%	Decrease 4.0%	Increase 0.8%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
March 2021: \$736,453	March 2021: 5	March 2021: \$281
February 2021: \$943,545	February 2021: 6	February 2021: \$355
March 2022: \$780,071	March 2022: 4	March 2022: \$357
Increase 5.9%	Decrease 20.0%	Increase 27.0%
New Listings	Days on Market Average	Price Per Sq Ft Average
March 2021: 122	March 2021: 15	March 2021: \$279
February 2021: 64	February 2021: 20	February 2021: \$377
March 2022: 104	March 2022: 15	March 2022: \$363
Decrease 104%	Maintained 0.0%	Increase 30.1%
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
March 2021: 66	March 2021: 0.6	Mar 2021: \$55,233,993
February 2021: 38	February 2021: 0.4	Feb 2021: \$52,838,538
March 2022: 57	March 2022: 0.6	Mar 2022: \$56,165,130
Decrease 13.6%	Maintained 0.0%	Increase 1.7%
Pending Sales	% of Listing Price Median	
March 2021: 110	March 2021: 100.3%	
February 2021: 62	February 2021: 100.0%	
March 2022: 82	March 2022: 100.5%	
Decrease 25.5%	Increase 0.2%	

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
March 2021: \$1,260,000	March 2021: 25	March 2021: 97.2%
February 2021: \$1,747,975	February 2021: 52	February 2021: 98.0%
March 2022: \$1,600,000	March 2022: 18	March 2022: 100.3%
Increase 27.0%	Decrease 28.0%	Increase 3.2%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
March 2021: \$1,493,908	March 2021: 51	March 2021: \$400
February 2021: \$2,735,681	February 2021: 52	February 2021: \$476
March 2022: \$2,219,724	March 2022: 15	March 2022: \$507
Increase 48.6%	Decrease 70.6%	Increase 26.8%
New Listings	Days on Market Average	Price Per Sq Ft Average
March 2021: 31	March 2021: 103	March 2021: \$410
February 2021: 24	February 2021: 57	February 2021: \$637
March 2022: 15	March 2022: 44	March 2022: \$622
Decrease 51.6%	Decrease 57.3%	Increase 51.7%
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
March 2021: 62	March 2021: 1.8	March 2021: \$37,347,700
February 2021: 50	February 2021: 1.7	February 2021: \$60,184,990
March 2022: 47	March 2022: 1.7	March 2022: \$39,955,025
Decrease 24.2%	Decrease 5.6%	Increase 7.0%
Pending Sales	% of Listing Price Median	
March 2021: 32	March 2021: 98.8%	
February 2021: 21	February 2021: 97.0%	
March 2022: 14	March 2022: 100.0%	
Increase 56.3%	Increase 1.2%	

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median

March 2021: \$396,100
February 2021: \$660,000
March 2022: \$518,000
Increase 30.8%

Closed Sales

March 2021: 59
February 2021: 41
March 2022: 47
Decrease 20.3%

% of Listing Price Average

March 2021: 101.5%
February 2021: 101.3%
March 2022: 103.2%
Increase 1.7%

Sales Price Average

March 2021: \$486,119
February 2021: \$699,587
March 2022: \$662,083
Increase 36.2%

Days on Market Median

March 2021: 4
February 2021: 2
March 2022: 3
Decrease 25.0%

Price Per Sq Ft Median

March 2021: \$266
February 2021: \$396
March 2022: \$373
Increase 40.2%

New Listings

March 2021: 98
February 2021: 66
March 2022: 86
Decrease 2.2%

Days on Market Average

March 2021: 57
February 2021: 17
March 2022: 19
Decrease 66.7%

Price Per Sq Ft Average

March 2021: \$291
February 2021: \$426
March 2022: \$423
Increase 45.4%

Homes For Sale

March 2021: 57
February 2021: 54
March 2022: 57
Maintained 0.0%

Months Supply

March 2021: 0.6
February 2021: 0.7
March 2022: 0.8
Decrease 33.3%

Dollar Volume of Closed Sales

March 2021: \$28,681,001
February 2021: \$28,683,050
March 2022: \$31,117,887
Increase 8.5%

Pending Sales

March 2021: 102
February 2021: 52
March 2022: 80
Decrease 21.6%

% of Listing Price Median

March 2021: 100%
February 2021: 100%
March 2022: 101.1%
Increase 1.1%

Gallatin County: Land - Less than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
March 2021: \$308,750	March 2021: 18	March 2021: 101.6%
February 2021: \$205,000	February 2021: 8	February 2021: 95.7%
March 2022: \$200,000	March 2022: 11	March 2022: 91.6%
Decrease 35.2%	Decrease 38.9%	Decrease 9.8%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
March 2021: \$312,533	March 2021: 2	March 2021: No Data
February 2021: \$340,625	February 2021: 43	February 2021: No Data
March 2022: \$227,909	March 2022: 145	March 2022: No Data
Decrease 27.1%	Increase 7,150.0%	No Data
New Listings	Days on Market Average	Price Per Sq Ft Average
March 2021: 13	March 2021: 38	March 2021: No Data
February 2021: 9	February 2021: 75	February 2021: No Data
March 2022: 11	March 2022: 99	March 2022: No Data
Decrease 15.4%	Increase 160.5%	No Data
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
March 2021: 22	March 2021: 1.1	March 2021: \$5,625,600
February 2021: 21	February 2021: 1.9	February 2021: \$2,725,000
March 2022: 18	March 2022: 1.6	March 2022: \$2,507,000
Decrease 18.2%	Decrease 45.5%	Decrease 55.4%
Pending Sales	% of Listing Price Median	
March 2021: 11	March 2021: 100.0%	
February 2021: 6	February 2021: 97.9%	
March 2022: 13	March 2022: 100.0%	
Decrease 18.2%	Maintained 0.0%	

Gallatin County: Land - More than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
March 2021: \$399,000	March 2021: 51	March 2021: 99.4%
February 2021: \$405,000	February 2021: 13	February 2021: 93.7%
March 2022: \$532,000	March 2022: 23	March 2022: 96.2%
Increase 33.3%	Decrease 54.9%	Decrease 3.2%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
March 2021: \$891,311	March 2021: 53	March 2021: No Data
February 2021: \$461,346	February 2021: 100	February 2021: No Data
March 2022: \$774,065	March 2022: 28	March 2022: No Data
Decrease 13.2%	Decrease 47.2%	No Data
New Listings	Days on Market Average	Price Per Sq Ft Average
March 2021: 26	March 2021: 102	March 2021: No Data
February 2021: 20	February 2021: 119	February 2021: No Data
March 2022: 22	March 2022: 88	March 2022: No Data
Decrease 15.4%	Increase 13.7%	No Data
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
March 2021: 101	March 2021: 2.4	March 2021: \$45,456,840
February 2021: 91	February 2021: 4.1	February 2021: \$5,997,500
March 2022: 78	March 2022: 3.5	March 2022: \$17,803,500
Decrease 22.8%	Increase 45.8%	Decrease 60.8%
Pending Sales	% of Listing Price Median	
March 2021: 35	March 2021: 100.0%	
February 2021: 19	February 2021: 94.1%	
March 2022: 30	March 2022: 98.6%	
Decrease 14.3%	Decrease 1.4%	