



## Market Trends InfoSparks Rollover April 2022 Statistics

The following market trends and statistics were gathered in May 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 27.8% to \$590,000 since April 2021. Gallatin Valley had a 6.9% new listing count decrease from April 2021 to April 2022. The number of sales closed during the month decreased by 30.3% between April 2021 and April 2022. Overall, these properties spent an average of 2 days less on the market in this time frame.

### Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 26.0% to \$762,000 since April 2021. Gallatin Valley had a 10.9% new listing count increase from April 2021 to April 2022. The number of sales closed during the month decreased by 31.0% between April 2021 and April 2022. Overall, these residential properties spent an average of 8 days less on the market in this time frame.

### Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have increased 82.2% to \$1,775,000 since April 2021. Gallatin Valley had a 16.3% new listing count decrease from April 2021 to April 2022. The number of sales closed during the month decreased by 45.5% between April 2021 and April 2022. Overall, these residential properties spent an average of 8 days less on the market in this time frame.

### Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 60.9% to \$600,000 since April 2021. Gallatin Valley had a 10.9% new listing count decrease from April 2021 to April 2022. The number of sales closed during the month decreased by 9.5% between April 2021 and April 2022. Overall, these residential properties spent an average of 2 days more on the market in this time frame.

### Gallatin Valley Land Under 1 Acre

Median sale prices have increased 23.2% to \$345,000 since April 2021. Gallatin Valley had a 66.7% new listing count decrease from April 2021 to April 2022. The number of sales closed during the month decreased by 40.0% between April 2021 and April 2022. Overall, these land properties spent an average of 53 days more on the market in this time frame.

### Gallatin Valley Land Over 1 Acre

Median sale prices have decreased 24.1% to \$540,000 since April 2021. Gallatin Valley had a 11.4% new listing count decrease from April 2021 to April 2022. The number of sales closed during the month decreased by 51.3% between April 2021 and April 2022. Overall, these land properties spent an average of 71 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  
April 2021: \$540,000  
March 2021: \$665,000  
April 2022: \$690,000  
Increase 27.8%

Closed Sales  
April 2021: 254  
March 2021: 181  
April 2022: 177  
Decrease 30.3%

% of Listing Price Average  
April 2021: 101.1%  
March 2021: 100.8%  
April 2022: 100.8%  
Decrease 0.3%

Sales Price Average  
April 2021: \$712,151  
March 2021: \$860,868  
April 2022: \$942,339  
Increase 32.3%

Days on Market Median  
April 2021: 6  
March 2021: 5  
April 2022: 4  
Decrease 33.3%

Price Per Sq Ft Median  
April 2021: \$299  
March 2021: \$369  
April 2022: \$380  
Increase 27.1%

New Listings  
April 2021: 317  
March 2021: 252  
April 2022: 295  
Decrease 6.9%

Days on Market Average  
April 2021: 39  
March 2021: 35  
April 2022: 37  
Decrease 5.1%

Price Per Sq Ft Average  
April 2021: \$345  
March 2021: \$421  
April 2022: \$435  
Increase 26.1%

Homes For Sale  
April 2021: 322  
March 2021: 299  
April 2022: 320  
Decrease 0.6%

Months Supply  
April 2021: 1.0  
March 2021: 1.3  
April 2022: 1.4  
Increase 40.0%

Dollar Volume of Closed Sales  
April 2021: \$180,886,453  
March 2021: \$155,817,117  
April 2022: \$166,793,941  
Decrease 7.8%

Pending Sales  
April 2021: 275  
March 2021: 204  
April 2022: 240  
Decrease 12.7%

% of Listing Price Median  
April 2021: 100.0%  
March 2021: 100.0%  
April 2022: 100.0%  
Maintained 0.0%

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median  
April 2021: \$605,000  
March 2021: \$745,000  
April 2022: \$762,000  
Increase 26.0%

Closed Sales  
April 2021: 100  
March 2021: 75  
April 2022: 69  
Decrease 31.0%

% of Listing Price Average  
April 2021: 101.3%  
March 2021: 102.3%  
April 2022: 101.8%  
Increase 0.5%

Sales Price Average  
April 2021: \$698,713  
March 2021: \$773,509  
April 2022: \$938,294  
Increase 34.3%

Days on Market Median  
April 2021: 4  
March 2021: 4  
April 2022: 3  
Decrease 25.0%

Price Per Sq Ft Median  
April 2021: \$287  
March 2021: \$356  
April 2022: \$377  
Increase 31.4%

New Listings  
April 2021: 119  
March 2021: 109  
April 2022: 132  
Increase 10.9%

Days on Market Average  
April 2021: 25  
March 2021: 17  
April 2022: 7  
Decrease 72.0%

Price Per Sq Ft Average  
April 2021: \$301  
March 2021: \$363  
April 2022: \$409  
Increase 35.9%

Homes For Sale  
April 2021: 71  
March 2021: 72  
April 2022: 82  
Increase 15.5%

Months Supply  
April 2021: 0.6  
March 2021: 0.8  
April 2022: 0.9  
Increase 50.0%

Dollar Volume of Closed Sales  
April 2021: \$69,871,344  
March 2021: \$58,013,205  
April 2022: \$64,742,272  
Decrease 7.3%

Pending Sales  
April 2021: 104  
March 2021: 74  
April 2022: 117  
Increase 12.5%

% of Listing Price Median  
April 2021: 100.0%  
March 2021: 100.7%  
April 2022: 100.3%  
Increase 0.3%

Gallatin County: Residential - Single Family More than 1 Acre

<p>Sales Price Median            April 2021: \$974,000            March 2021: \$1,600,000            April 2022: \$1,775,000            Increase 82.2%</p>	<p>Closed Sales            April 2021: 33            March 2021: 19            April 2022: 18            Decrease 45.5%</p>	<p>% of Listing Price Average            April 2021: 99.1%            March 2021: 100.1%            April 2022: 98.1%            Decrease 1.0%</p>
<p>Sales Price Average            April 2021: \$1,575,880            March 2021: \$2,331,843            April 2022: \$1,872,337            Increase 18.8%</p>	<p>Days on Market Median            April 2021: 13            March 2021: 13            April 2022: 12            Decrease 7.7%</p>	<p>Price Per Sq Ft Median            April 2021: \$335            March 2021: \$541            April 2022: \$471            Increase 40.6%</p>
<p>New Listings            April 2021: 43            March 2021: 16            April 2022: 36            Decrease 16.3%</p>	<p>Days on Market Average            April 2021: 60            March 2021: 42            April 2022: 52            Decrease 13.3%</p>	<p>Price Per Sq Ft Average            April 2021: \$444            March 2021: \$660            April 2022: \$496            Increase 11.7%</p>
<p>Homes For Sale            April 2021: 68            March 2021: 50            April 2022: 68            Maintained 0.0%</p>	<p>Months Supply            April 2021: 1.9            March 2021: 1.8            April 2022: 2.6            Increase 36.8%</p>	<p>Dollar Volume of Closed Sales            April 2021: \$52,004,054            March 2021: \$44,305,025            April 2022: \$33,702,069            Decrease 35.2%</p>
<p>Pending Sales            April 2021: 30            March 2021: 13            April 2022: 13            Decrease 56.7%</p>	<p>% of Listing Price Median            April 2021: 100.0%            March 2021: 100.0%            April 2022: 99.1%            Decrease 0.9%</p>	

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median  
April 2021: \$372,790  
March 2021: \$517,500  
April 2022: \$600,000  
Increase 60.9%

Closed Sales  
April 2021: 63  
March 2021: 48  
April 2022: 57  
Decrease 9.5%

% of Listing Price Average  
April 2021: 103.1%  
March 2021: 103.1%  
April 2022: 101.5%  
Decrease 1.6%

Sales Price Average  
April 2021: \$480,476  
March 2021: \$659,143  
April 2022: \$774,686  
Increase 61.2%

Days on Market Median  
April 2021: 4  
March 2021: 3  
April 2022: 4  
Maintained 0.0%

Price Per Sq Ft Median  
April 2021: \$314  
March 2021: \$379  
April 2022: \$360  
Increase 14.6%

New Listings  
April 2021: 92  
March 2021: 87  
April 2022: 82  
Decrease 10.9%

Days on Market Average  
April 2021: 17  
March 2021: 19  
April 2022: 18  
Increase 5.9%

Price Per Sq Ft Average  
April 2021: \$337  
March 2021: \$428  
April 2022: \$457  
Increase 35.6%

Homes For Sale  
April 2021: 58  
March 2021: 68  
April 2022: 60  
Increase 3.4%

Months Supply  
April 2021: 0.6  
March 2021: 0.9  
April 2022: 0.8  
Increase 33.3%

Dollar Volume of Closed Sales  
April 2021: \$30,269,990  
March 2021: \$31,542,887  
April 2022: \$44,157,100  
Increase 45.9%

Pending Sales  
April 2021: 85  
March 2021: 72  
April 2022: 72  
Decrease 9.4%

% of Listing Price Median  
April 2021: 101.4%  
March 2021: 101.1%  
April 2022: 100.0%  
Decrease 1.4%

Gallatin County: Land - Less than 1 Acre

Sales Price Median April 2021: \$280,000 March 2021: \$200,000 April 2022: \$345,000 Increase 23.2%	Closed Sales April 2021: 15 March 2021: 11 April 2022: 9 Decrease 40.0%	% of Listing Price Average April 2021: 99.8% March 2021: 91.6% April 2022: 98.9% Decrease 0.9%
Sales Price Average April 2021: \$269,927 March 2021: \$227,909 April 2022: \$372,333 Decrease 37.9%	Days on Market Median April 2021: 5 March 2021: 145 April 2022: 90 Increase 1,700.0%	Price Per Sq Ft Median April 2021: No Data March 2021: No Data April 2022: No Data No Data
New Listings April 2021: 24 March 2021: 11 April 2022: 8 Decrease 66.7%	Days on Market Average April 2021: 37 March 2021: 99 April 2022: 90 Increase 143.2%	Price Per Sq Ft Average April 2021: No Data March 2021: No Data April 2022: No Data No Data
Homes For Sale April 2021: 32 March 2021: 18 April 2022: 17 Decrease 46.9%	Months Supply April 2021: 1.6 March 2021: 1.6 April 2022: 1.5 Decrease 6.3%	Dollar Volume of Closed Sales April 2021: \$4,048,900 March 2021: \$2,507,000 April 2022: \$3,351,000 Decrease 17.2%
Pending Sales April 2021: 11 March 2021: 13 April 2022: 9 Decrease 18.2%	% of Listing Price Median April 2021: 100.0% March 2021: 100.0% April 2022: 100.0% Maintained 0.0%	

Gallatin County: Land - More than 1 Acre

Sales Price Median April 2021: \$435,000 March 2021: \$521,000 April 2022: \$540,000 Increase 24.1%	Closed Sales April 2021: 39 March 2021: 24 April 2022: 19 Decrease 51.3%	% of Listing Price Average April 2021: 100.0% March 2021: 96.4% April 2022: 98.1% Decrease 1.9%
Sales Price Average April 2021: \$598,953 March 2021: \$744,625 April 2022: \$977,789 Increase 63.2%	Days on Market Median April 2021: 24 March 2021: 28 April 2022: 42 Increase 75.0%	Price Per Sq Ft Median April 2021: No Data March 2021: No Data April 2022: No Data No Data
New Listings April 2021: 35 March 2021: 23 April 2022: 31 Decrease 11.4%	Days on Market Average April 2021: 100 March 2021: 85 April 2022: 171 Increase 71.0%	Price Per Sq Ft Average April 2021: No Data March 2021: No Data April 2022: No Data No Data
Homes For Sale April 2021: 89 March 2021: 86 April 2022: 92 Increase 3.4%	Months Supply April 2021: 2.0 March 2021: 4.0 April 2022: 4.7 Increase 135.0%	Dollar Volume of Closed Sales April 2021: \$23,359,165 March 2021: \$17,871,000 April 2022: \$18,578,000 Decrease 20.5%
Pending Sales April 2021: 41 March 2021: 27 April 2022: 17 Decrease 14.3%	% of Listing Price Median April 2021: 100.0% March 2021: 99.3% April 2022: 97.7% Decrease 2.3%	