



Market Trends InfoSparks Rollover May 2022 Statistics

The following market trends and statistics were gathered in June 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 30.2% to \$690,000 since May 2021. Gallatin Valley had a 21.2% new listing count increase from May 2021 to May 2022. The number of sales closed during the month decreased by 22.9% between May 2021 and May 2022. Overall, these properties spent an average of 39 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 24.6% to \$799,000 since May 2021. Gallatin Valley had a 35.2% new listing count increase from May 2021 to May 2022. The number of sales closed during the month decreased by 12.5% between May 2021 and May 2022. Overall, these residential properties spent an average of 15 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have increased 102.2% to \$1,750,000 since May 2021. Gallatin Valley had a 7.4% new listing count decrease from May 2021 to May 2022. The number of sales closed during the month decreased by 50.0% between May 2021 and May 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 37.2% to \$590,000 since May 2021. Gallatin Valley had a 10.9% new listing count decrease from May 2021 to May 2022. The number of sales closed during the month decreased by 14.1% between May 2021 and May 2022. Overall, these residential properties spent an average of 66 days less on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have decreased 43.0% to \$155,000 since May 2021. Gallatin Valley had a 16.7% new listing count increase from May 2021 to May 2022. The number of sales closed during the month decreased by 30.0% between May 2021 and May 2022. Overall, these land properties spent an average of 75 days less on the market in this time frame.

Gallatin Valley Land Over 1 Acre

Median sale prices have increased 45.6% to \$650,000 since May 2021. Gallatin Valley had a 52.2% new listing count increase from May 2021 to May 2022. The number of sales closed during the month decreased by 51.3% between May 2021 and May 2022. Overall, these land properties spent an average of 40 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
May 2021: \$530,000
April 2022: \$687,500
May 2022: \$690,000
Increase 30.2%

Closed Sales
May 2021: 258
April 2022: 183
May 2022: 199
Decrease 22.9%

% of Listing Price Average
May 2021: 101.9%
April 2022: 100.8%
May 2022: 100.6%
Decrease 1.3%

Sales Price Average
May 2021: \$673,713
April 2022: \$934,832
May 2022: \$868,427
Increase 28.9%

Days on Market Median
May 2021: 5
April 2022: 4
May 2022: 5
Maintained 0.0%

Price Per Sq Ft Median
May 2021: \$306
April 2022: \$380
May 2022: \$368
Increase 20.3%

New Listings
May 2021: 316
April 2022: 301
May 2022: 383
Increase 21.2%

Days on Market Average
May 2021: 58
April 2022: 37
May 2022: 19
Decrease 67.2%

Price Per Sq Ft Average
May 2021: \$326
April 2022: \$482
May 2022: \$412
Increase 26.4%

Homes For Sale
May 2021: 350
April 2022: 357
May 2022: 467
Increase 33.4%

Months Supply
May 2021: 1.1
April 2022: 1.6
May 2022: 2.1
Increase 90.9%

Dollar Volume of Closed Sales
May 2021: \$173,817,835
April 2022: \$171,074,341
May 2022: \$172,816,981
Decrease 0.6%

Pending Sales
May 2021: 257
April 2022: 225
May 2022: 223
Decrease 13.2%

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

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median May 2021: \$641,250 April 2022: \$735,000 May 2022: \$799,000 Increase 24.6%	Closed Sales May 2021: 104 April 2022: 71 May 2022: 91 Decrease 12.5%	% of Listing Price Average May 2021: 102.2% April 2022: 101.7% May 2022: 102.5% Increase 0.3%
Sales Price Average May 2021: \$724,559 April 2022: \$931,228 May 2022: \$925,726 Increase 27.8%	Days on Market Median May 2021: 5 April 2022: 3 May 2022: 4 Decrease 20.0%	Price Per Sq Ft Median May 2021: \$307 April 2022: \$377 May 2022: \$369 Increase 20.2%
New Listings May 2021: 125 April 2022: 134 May 2022: 169 Increase 35.2%	Days on Market Average May 2021: 28 April 2022: 7 May 2022: 13 Decrease 53.6%	Price Per Sq Ft Average May 2021: \$319 April 2022: \$409 May 2022: \$396 Increase 24.1%
Homes For Sale May 2021: 80 April 2022: 92 May 2022: 142 Increase 77.5%	Months Supply May 2021: 0.7 April 2022: 1.0 May 2022: 1.5 Increase 114.3%	Dollar Volume of Closed Sales May2021: \$75,354,147 April2021: \$66,117,172 May2022: \$84,241,031 Increase 11.8%
Pending Sales May 2021: 108 April 2022: 112 May 2022: 107 Decrease 0.9%	% of Listing Price Median May 2021: 100.9% April 2022: 100.1% May 2022: 101.2% Increase 0.3%	

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median May 2021: \$865,500 April 2022: \$1,750,000 May 2022: \$1,750,000 Increase 102.2%	Closed Sales May 2021: 22 April 2022: 19 May 2022: 11 Decrease 50.0%	% of Listing Price Average May 2021: 99.7% April 2022: 98.2% May 2022: 98.6% Decrease 1.1%
Sales Price Average May 2021: \$996,827 April 2022: \$1,847,477 May 2022: \$1,888,836 Increase 95.4%	Days on Market Median May 2021: 5 April 2022: 14 May 2022: 10 Increase 100.0%	Price Per Sq Ft Median May 2021: \$355 April 2022: \$469 May 2022: \$506 Decrease 42.5%
New Listings May 2021: 54 April 2022: 36 May 2022: 50 Decrease 7.4%	Days on Market Average May 2021: 28 April 2022: 51 May 2022: 20 Decrease 28.6%	Price Per Sq Ft Average May 2021: \$368 April 2022: \$488 May 2022: \$521 Increase 41.6%
Homes For Sale May 2021: 83 April 2022: 70 May 2022: 89 Increased 7.2%	Months Supply May 2021: 2.3 April 2022: 2.7 May 2022: 3.5 Increase 52.2%	Dollar Volume of Closed Sales May 2021: \$21,270,190 April 2022: \$35,102,069 May 2022: \$20,777,200 Decrease 2.3%
Pending Sales May 2021: 32 April 2022: 11 May 2022: 27 Decrease 15.6%	% of Listing Price Median May 2021: 100.0% April 2022: 99.5% May 2022: 100.0% Maintained 0.0%	

Gallatin County: Residential - Condominiums & Townhomes

<p>Sales Price Median May 2021: \$430,000 April 2022: \$600,000 May 2022: \$590,000 Increase 37.2%</p>	<p>Closed Sales May 2021: 78 April 2022: 60 May 2022: 67 Decrease 14.1%</p>	<p>% of Listing Price Average May 2021: 103.0% April 2022: 101.6% May 2022: 100.5% Decrease 2.4%</p>
<p>Sales Price Average May 2021: \$542,567 April 2022: \$761,043 May 2022: \$744,784 Increase 37.3%</p>	<p>Days on Market Median May 2021: 5 April 2022: 4 May 2022: 5 Maintained 0.0%</p>	<p>Price Per Sq Ft Median May 2021: \$305 April 2022: \$360 May 2022: \$358 Increase 147.4%</p>
<p>New Listings May 2021: 88 April 2022: 84 May 2022: 97 Increase 10.2%</p>	<p>Days on Market Average May 2021: 80 April 2022: 19 May 2022: 14 Decrease 82.5%</p>	<p>Price Per Sq Ft Average May 2021: \$330 April 2022: \$451 May 2022: \$429 Increase 30.0%</p>
<p>Homes For Sale May 2021: 55 April 2022: 75 May 2022: 90 Increase 63.6%</p>	<p>Months Supply May 2021: 0.6 April 2022: 1.0 May 2022: 1.3 Increase 116.7%</p>	<p>Dollar Volume of Closed Sales May 2021: \$42,320,198 April 2022: \$45,662,600 May 2022: \$49,900,550 Increase 17.9%</p>
<p>Pending Sales May 2021: 85 April 2022: 71 May 2022: 59 Decrease 30.6%</p>	<p>% of Listing Price Median May 2021: 101.0% April 2022: 100.1% May 2022: 100.0% Decrease 1.0%</p>	

Gallatin County: Land - Less than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
May 2021: \$324,450	May 2021: 10	May 2021: 98.0%
April 2022: \$345,000	April 2022: 9	April 2022: 98.9%
May 2022: \$185,000	May 2022: 7	May 2022: 98.7%
Decrease 43.0%	Decrease 30.0%	Increase 0.7%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
May 2021: \$343,940	May 2021: 11	May 2021: No Data
April 2022: \$372,333	April 2022: 90	April 2022: No Data
May 2022: \$3289,571	May 2022: 33	May 2022: No Data
Decrease 15.8%	Increase 200.0%	No Data
New Listings	Days on Market Average	Price Per Sq Ft Average
May 2021: 18	May 2021: 104	May 2021: No Data
April 2022: 8	April 2022: 90	April 2022: No Data
May 2022: 21	May 2022: 29	May 2022: No Data
Decrease 16.7%	Decrease 72.1%	No Data
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
May 2021: 38	May 2021: 2.0	May 2021: \$3,439,400
April 2022: 20	April 2022: 1.8	April 2022: \$3,351,000
May 2022: 30	May 2022: 2.7	May 2022: \$2,027,000
Decrease 21.1%	Increase 35.0%	Decrease 41.1%
Pending Sales	% of Listing Price Median	
May 2021: 8	May 2021: 99.3%	
April 2022: 7	April 2022: 100.0%	
May 2022: 9	May 2022: 93.0%	
Decrease 12.5%	Decrease 6.3%	

Gallatin County: Land - More than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
May 2021: \$446,500	May 2021: 39	May 2021: 101.3%
April 2022: \$540,000	April 2022: 19	April 2022: 98.1%
May 2022: \$650,000	May 2022: 19	May 2022: 92.9%
Increase 45.6%	Decrease 51.3%	Decrease 8.3%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
May 2021: \$761,523	May 2021: 26	May 2021: No Data
April 2022: \$977,789	April 2022: 42	April 2022: No Data
May 2022: \$718,787	May 2022: 21	May 2022: No Data
Decrease 6.3%	Decrease 19.2%	No Data
New Listings	Days on Market Average	Price Per Sq Ft Average
May 2021: 23	May 2021: 107	May 2021: No Data
April 2022: 32	April 2022: 171	April 2022: No Data
May 2022: 35	May 2022: 67	May 2022: No Data
Increase 52.2%	Decrease 37.4%	No Data
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
May 2021: 87	May 2021: 1.9	May 2021: \$29,699,400
April 2022: 95	April 2022: 4.9	April 2022: \$18,578,000
May 2022: 106	May 2022: 5.5	May 2022: \$13,561,000
Increase 21.8%	Increase 189.5%	Decrease 54.3%
Pending Sales	% of Listing Price Median	
May 2021: 20	May 2021: 100.0%	
April 2022: 18	April 2022: 97.7%	
May 2022: 19	May 2022: 94.8%	
Decrease 50.0%	Decrease 5.2%	