



## Market Trends InfoSparks Rollover June 2022 Statistics

The following market trends and statistics were gathered in July 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 17.3% to \$662,500 since June 2021. Gallatin Valley had a 5.6% new listing count increase from June 2021 to June 2022. The number of sales closed during the month decreased by 28.6% between June 2021 and June 2022. Overall, these properties spent an average of 10 days less on the market in this time frame.

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

Median sale prices have increased 13.1% to \$712,500 since June 2021. Gallatin Valley had a 8.4% new listing count decrease from June 2021 to June 2022. The number of sales closed during the month decreased by 15.8% between June 2021 and June 2022. Overall, these residential properties spent an average of 3 days less on the market in this time frame.

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

Median sale prices have increased 19.0% to \$1,300,000 since June 2021. Gallatin Valley had a 4.5% new listing count increase from June 2021 to June 2022. The number of sales closed during the month decreased by 32.4% between June 2021 and June 2022. Overall, these residential properties spent an average of 3 days less on the market in this time frame.

### Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 41.1% to \$592,500 since June 2021. Gallatin Valley had a 4.3% new listing count increase from June 2021 to June 2022. The number of sales closed during the month decreased by 46.7% between June 2021 and June 2022. Overall, these residential properties spent an average of 32 days less on the market in this time frame.

### Gallatin Valley Land Under 1 Acre

Median sale prices have increased 30.5% to \$385,000 since June 2021. Gallatin Valley had a 146.7% new listing count increase from June 2021 to June 2022. The number of sales closed during the month increased by 10.0% between June 2021 and June 2022. Overall, these land properties spent an average of 26 days more on the market in this time frame.

### Gallatin Valley Land Over 1 Acre

Median sale prices have decreased 14.4% to \$465,000 since June 2021. Gallatin Valley had a 34.1% new listing count increase from June 2021 to June 2022. The number of sales closed during the month decreased by 37.5% between June 2021 and June 2022. Overall, these land properties spent an average of 34 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  
June 2021: \$565,000  
May 2022: \$689,900  
June 2022: \$662,500  
Increase 17.3%

Closed Sales  
June 2021: 322  
May 2022: 208  
June 2022: 230  
Decrease 28.6%

% of Listing Price Average  
June 2021: 102.3%  
May 2022: 100.5%  
June 2022: 100.1%  
Decrease 2.2%

Sales Price Average  
June 2021: \$769,000  
May 2022: \$861,721  
June 2022: \$860,629  
Increase 11.9%

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

Price Per Sq Ft Median  
June 2021: \$318  
May 2022: \$368  
June 2022: \$370  
Increase 16.4%

New Listings  
June 2021: 432  
May 2022: 390  
June 2022: 456  
Increase 5.6%

Days on Market Average  
June 2021: 33  
May 2022: 19  
June 2022: 23  
Decrease 30.3%

Price Per Sq Ft Average  
June 2021: \$339  
May 2022: \$411  
June 2022: \$405  
Increase 19.5%

Homes For Sale  
June 2021: 458  
May 2022: 510  
June 2022: 713  
Increase 55.7%

Months Supply  
June 2021: 1.5  
May 2022: 2.3  
June 2022: 3.3  
Increase 120.0%

Dollar Volume of Closed Sales  
June 2021: \$247,618,115  
May 2022: \$179,237,981  
June 2022: \$197,944,737  
Decrease 20.1%

Pending Sales  
June 2021: 287  
May 2022: 207  
June 2022: 187  
Decrease 34.8%

% of Listing Price Median  
June 2021: 100.3%  
May 2022: 100.0%  
June 2022: 100.0%  
Decrease 0.3%

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median June 2021: \$630,000 May 2022: \$794,500 June 2022: \$712,500 Increase 13.1%	Closed Sales June 2021: 133 May 2022: 96 June 2022: 112 Decrease 15.8%	% of Listing Price Average June 2021: 102.7% May 2022: 102.3% June 2022: 100.9% Decrease 1.8%
Sales Price Average June 2021: \$809,827 May 2022: \$926,771 June 2022: \$843,403 Increase 4.1%	Days on Market Median June 2021: 5 May 2022: 4 June 2022: 5 Maintained 0.0%	Price Per Sq Ft Median June 2021: \$313 May 2022: \$371 June 2022: \$375 Increase 19.8%
New Listings June 2021: 179 May 2022: 170 June 2022: 164 Decrease 8.4%	Days on Market Average June 2021: 13 May 2022: 12 June 2022: 10 Decrease 23.1%	Price Per Sq Ft Average June 2021: \$338 May 2022: \$398 June 2022: \$387 Increase 14.5%
Homes For Sale June 2021: 108 May 2022: 152 June 2022: 198 Increase 83.3%	Months Supply June 2021: 1.0 May 2022: 1.6 June 2022: 2.2 Increase 120.0%	Dollar Volume of Closed Sales June 2021: \$107,707,004 May 2021: \$88,970,031 June 2022: \$94,461,145 Increase 12.3%
Pending Sales June 2021: 136 May 2022: 101 June 2022: 90 Decrease 33.8%	% of Listing Price Median June 2021: 101.3% May 2022: 100.9% June 2022: 100.0% Decrease 1.3%	

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
June 2021: \$1,092,500	June 2021: 34	June 2021: 101.2%
May 2022: \$1,750,000	May 2022: 11	May 2022: 98.6%
June 2022: \$1,300,000	June 2022: 23	June 2022: 97.4%
Increase 19.0%	Decrease 32.4%	Decrease 3.8%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
June 2021: \$1,291,618	June 2021: 11	June 2021: \$365
May 2022: \$1,888,836	May 2022: 10	May 2022: \$506
June 2022: \$1,765,911	June 2022: 15	June 2022: \$455
Increase 36.7%	Increase 36.4%	Increase 24.7%
New Listings	Days on Market Average	Price Per Sq Ft Average
June 2021: 67	June 2021: 55	June 2021: \$387
May 2022: 50	May 2022: 20	May 2022: \$521
June 2022: 70	June 2022: 52	June 2022: \$510
Increase 4.5%	Decrease 5.5%	Increase 31.8%
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
June 2021: 118	June 2021: 2.3	June 2021: \$43,915,000
May 2022: 98	May 2022: 4.0	May 2022: \$20,777,200
June 2022: 148	June 2022: 6.3	June 2022: \$40,615,942
Increased 25.4%	Increase 80.0%	Decrease 7.5%
Pending Sales	% of Listing Price Median	
June 2021: 22	June 2021: 100.0%	
May 2022: 23	May 2022: 100.0%	
June 2022: 8	June 2022: 99.9%	
Decrease 63.6%	Decrease 0.1%	

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median  
June 2021: \$420,000  
May 2022: \$582,500  
June 2022: \$592,500  
Increase 41.1%

Closed Sales  
June 2021: 120  
May 2022: 68  
June 2022: 64  
Decrease 46.7%

% of Listing Price Average  
June 2021: 102.9%  
May 2022: 100.5%  
June 2022: 100.8%  
Decrease 2.0%

Sales Price Average  
June 2021: \$513,636  
May 2022: \$739,479  
June 2022: \$669,113  
Increase 30.3%

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

Price Per Sq Ft Median  
June 2021: \$310  
May 2022: \$357  
June 2022: \$350  
Increase 12.9%

New Listings  
June 2021: 115  
May 2022: 101  
June 2022: 120  
Increase 4.3%

Days on Market Average  
June 2021: 46  
May 2022: 14  
June 2022: 14  
Decrease 69.6%

Price Per Sq Ft Average  
June 2021: \$329  
May 2022: \$426  
June 2022: \$409  
Increase 24.3%

Homes For Sale  
June 2021: 72  
May 2022: 105  
June 2022: 145  
Increase 101.4%

Months Supply  
June 2021: 0.8  
May 2022: 1.5  
June 2022: 2.1  
Increase 162.5%

Dollar Volume of Closed Sales  
June 2021: \$61,636,311  
May 2022: \$50,284,550  
June 2022: \$42,823,200  
Decrease 30.5%

Pending Sales  
June 2021: 92  
May 2022: 53  
June 2022: 65  
Decrease 29.3%

% of Listing Price Median  
June 2021: 101.7%  
May 2022: 100.0%  
June 2022: 100.0%  
Decrease 1.7%

Gallatin County: Land - Less than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
June 2021: \$295,000	June 2021: 10	June 2021: 102.8%
May 2022: \$187,500	May 2022: 8	May 2022: 98.8%
June 2022: \$385,000	June 2022: 11	June 2022: 99.2%
Decrease 30.5%	Increase 10.0%	Decrease 3.5%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
June 2021: \$321,390	June 2021: 14	June 2021: No Data
May 2022: \$284,500	May 2022: 34	May 2022: No Data
June 2022: \$398,500	June 2022: 7	June 2022: No Data
Decrease 24.0%	Decrease 50.0%	No Data
New Listings	Days on Market Average	Price Per Sq Ft Average
June 2021: 15	June 2021: 26	June 2021: No Data
May 2022: 22	May 2022: 41	May 2022: No Data
June 2022: 37	June 2022: 51	June 2022: No Data
Increase 146.7%	Increase 96.2%	No Data
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
June 2021: 40	June 2021: 2.3	June 2021: \$3,213,900
May 2022: 32	May 2022: 3.0	May 2022: \$2,276,000
June 2022: 63	June 2022: 6.0	June 2022: \$4,383,500
Increase 57.5%	Increase 160.9%	Increase 36.4%
Pending Sales	% of Listing Price Median	
June 2021: 10	June 2021: 100.0%	
May 2022: 8	May 2022: 96.5%	
June 2022: 5	June 2022: 93.0%	
Decrease 50.0%	Maintained 0.0%	

Gallatin County: Land - More than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
June 2021: \$543,000	June 2021: 24	June 2021: 98.1%
May 2022: \$649,000	May 2022: 21	May 2022: 93.6%
June 2022: \$465,000	June 2022: 15	June 2022: 95.0%
Decrease 14.4%	Decrease 37.5%	Decrease 3.2%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
June 2021: \$1,285,250	June 2021: 8	June 2021: No Data
May 2022: \$696,190	May 2022: 21	May 2022: No Data
June 2022: \$856,997	June 2022: 49	June 2022: No Data
Decrease 33.3%	Increase 512.5%	No Data
New Listings	Days on Market Average	Price Per Sq Ft Average
June 2021: 44	June 2021: 57	June 2021: No Data
May 2022: 36	May 2022: 62	May 2022: No Data
June 2022: 59	June 2022: 91	June 2022: No Data
Increase 34.1%	Increase 59.6%	No Data
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
June 2021: 110	June 2021: 2.6	June 2021: \$30,846,000
May 2022: 113	May 2022: 6.0	May 2022: \$14,620,000
June 2022: 150	June 2022: 8.1	June 2022: \$12,854,950
Increase 36.4%	Increase 211.5%	Decrease 54.3%
Pending Sales	% of Listing Price Median	
June 2021: 18	June 2021: 100.0%	
May 2022: 18	May 2022: 96.0%	
June 2022: 14	June 2022: 95.0%	
Decrease 22.2%	Decrease 5.0%	