



Market Trends InfoSparks Rollover July 2022 Statistics

The following market trends and statistics were gathered in August 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 12.4% to \$640,500 since July 2021. Gallatin Valley had a 3.8% new listing count decrease from July 2021 to July 2022. The number of sales closed during the month decreased by 34.8% between July 2021 and July 2022. Overall, these properties spent an average of 7 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 18.0% to \$735,000 since July 2021. Gallatin Valley had a 12.7% new listing count decrease from July 2021 to July 2022. The number of sales closed during the month decreased by 19.1% between July 2021 and July 2022. Overall, these residential properties spent an average of 6 days more on the market in this time frame.

Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have decreased 25.9% to \$975,000 since July 2021. Gallatin Valley had a 9.8% new listing count increase from July 2021 to July 2022. The number of sales closed during the month decreased by 67.6% between July 2021 and July 2022. Overall, these residential properties spent an average of 55 days less on the market in this time frame.

Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 19.3% to \$535,000 since July 2021. Gallatin Valley had a 10.8% new listing count increase from July 2021 to July 2022. The number of sales closed during the month decreased by 42.0% between July 2021 and July 2022. Overall, these residential properties spent an average of 12 days less on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have decreased 37.5% to \$385,000 since July 2021. Gallatin Valley had a 76.9% new listing count increase from July 2021 to July 2022. The number of sales closed during the month decreased by 75.0% between July 2021 and July 2022. Overall, these land properties spent an average of 34 days more on the market in this time frame.

Gallatin Valley Land Over 1 Acre

Median sale prices have decreased 14.1% to \$387,500 since July 2021. Gallatin Valley had a 13.6% new listing count decrease from July 2021 to July 2022. The number of sales closed during the month decreased by 12.5% between July 2021 and July 2022. Overall, these land properties spent an average of 8 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
July 2021: \$570,000
June 2022: \$662,500
July 2022: \$640,500
Increase 12.4%

Closed Sales
July 2021: 279
June 2022: 230
July 2022: 182
Decrease 34.8%

% of Listing Price Average
July 2021: 100.8%
June 2022: 100.1%
July 2022: 98.4%
Decrease 2.4%

Sales Price Average
July 2021: \$805,466
June 2022: \$861,477
July 2022: \$745,865
Decrease 7.4%

Days on Market Median
July 2021: 5
June 2022: 5
July 2022: 9
Increase 80.0%

Price Per Sq Ft Median
July 2021: \$313
June 2022: \$370
July 2022: \$353
Increase 12.8%

New Listings
July 2021: 390
June 2022: 458
July 2022: 375
Decrease 3.8%

Days on Market Average
July 2021: 25
June 2022: 23
July 2022: 18
Decrease 28.0%

Price Per Sq Ft Average
July 2021: \$364
June 2022: \$406
July 2022: \$389
Increase 6.9%

Homes For Sale
July 2021: 502
June 2022: 737
July 2022: 849
Increase 69.1%

Months Supply
July 2021: 1.8
June 2022: 3.4
July 2022: 4.1
Increase 127.8%

Dollar Volume of Closed Sales
July 2021: \$224,725,062
June 2022: \$198,139,737
July 2022: \$135,747,360
Decrease 39.6%

Pending Sales
July 2021: 304
June 2022: 170
July 2022: 209
Decrease 31.3%

% of Listing Price Median
July 2021: 100.0%
June 2022: 100.0%
July 2022: 99.3%
Decrease 0.7%

Gallatin County: Residential - Single Family Less than 1 Acre

<p>Sales Price Median July 2021: \$622,975 June 2022: \$700,000 July 2022: \$735,000 Increase 18.0%</p>	<p>Closed Sales July 2021: 110 June 2022: 113 July 2022: 89 Decrease 19.1%</p>	<p>% of Listing Price Average July 2021: 102.0% June 2022: 100.8% July 2022: 98.6% Decrease 3.3%</p>
<p>Sales Price Average July 2021: \$724,344 June 2022: \$839,922 July 2022: \$761,010 Increase 5.1%</p>	<p>Days on Market Median July 2021: 5 June 2022: 5 July 2022: 9 Increase 80.0%</p>	<p>Price Per Sq Ft Median July 2021: \$306 June 2022: \$375 July 2022: \$353 Increase 15.4%</p>
<p>New Listings July 2021: 157 June 2022: 163 July 2022: 137 Decrease 12.7%</p>	<p>Days on Market Average July 2021: 10 June 2022: 10 July 2022: 16 Increase 60.0%</p>	<p>Price Per Sq Ft Average July 2021: \$322 June 2022: \$387 July 2022: \$360 Increase 11.8%</p>
<p>Homes For Sale July 2021: 118 June 2022: 204 July 2022: 221 Increase 87.3%</p>	<p>Months Supply July 2021: 1.1 June 2022: 2.3 July 2022: 2.5 Increase 127.3%</p>	<p>Dollar Volume of Closed Sales July 2021: \$79,677,833 June 2021: \$94,911,145 July 2022: \$67,729,851 Decrease 15.0%</p>
<p>Pending Sales July 2021: 131 June 2022: 84 July 2022: 100 Decrease 23.7%</p>	<p>% of Listing Price Median July 2021: 101.1% June 2022: 100.0% July 2022: 99.5% Decrease 1.6%</p>	

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median July 2021: \$1,315,500 June 2022: \$1,300,000 July 2022: \$975,000 Decrease 25.9%	Closed Sales July 2021: 34 June 2022: 23 July 2022: 11 Decrease 67.6%	% of Listing Price Average July 2021: 96.6% June 2022: 97.4% July 2022: 97.7% Increase 1.1%
Sales Price Average July 2021: \$1,864,477 June 2022: \$1,765,911 July 2022: \$1,230,782 Decrease 34.0%	Days on Market Median July 2021: 25 June 2022: 15 July 2022: 8 Decrease 68.0%	Price Per Sq Ft Median July 2021: \$408 June 2022: \$455 July 2022: \$402 Decrease 1.5%
New Listings July 2021: 51 June 2022: 71 July 2022: 56 Increase 9.8%	Days on Market Average July 2021: 69 June 2022: 52 July 2022: 14 Decrease 79.7%	Price Per Sq Ft Average July 2021: \$534 June 2022: \$510 July 2022: \$455 Decrease 14.8%
Homes For Sale July 2021: 124 June 2022: 149 July 2022: 162 Increased 30.6%	Months Supply July 2021: 3.9 June 2022: 6.4 July 2022: 7.0 Increase 79.5%	Dollar Volume of Closed Sales July 2021: \$63,392,222 June 2022: \$40,615,942 July 2022: \$13,538,600 Decrease 78.6%
Pending Sales July 2021: 35 June 2022: 7 July 2022: 34 Decrease 2.9%	% of Listing Price Median July 2021: 100.0% June 2022: 99.9% July 2022: 98.5% Decrease 1.5%	

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median
July 2021: \$448,500
June 2022: \$595,000
July 2022: \$535,000
Increase 19.3%

Closed Sales
July 2021: 100
June 2022: 63
July 2022: 58
Decrease 42.0%

% of Listing Price Average
July 2021: 101.7%
June 2022: 100.6%
July 2022: 99.0%
Decrease 2.7%

Sales Price Average
July 2021: \$622,455
June 2022: \$675,686
July 2022: \$654,266
Increase 5.1%

Days on Market Median
July 2021: 4
June 2022: 4
July 2022: 7
Increase 75.0%

Price Per Sq Ft Median
July 2021: \$306
June 2022: \$351
July 2022: \$361
Increase 18.0%

New Listings
July 2021: 102
June 2022: 120
July 2022: 91
Decrease 10.8%

Days on Market Average
July 2021: 26
June 2022: 14
July 2022: 14
Decrease 46.2%

Price Per Sq Ft Average
July 2021: \$357
June 2022: \$411
July 2022: \$430
Increase 20.4%

Homes For Sale
July 2021: 69
June 2022: 156
July 2022: 185
Increase 168.1%

Months Supply
July 2021: 0.8
June 2022: 2.3
July 2022: 2.9
Increase 262.5%

Dollar Volume of Closed Sales
July 2021: \$62,245,507
June 2022: \$42,568,200
July 2022: \$37,947,450
Decrease 39.0%

Pending Sales
July 2021: 99
June 2022: 57
July 2022: 51
Decrease 48.5%

% of Listing Price Median
July 2021: 100.9%
June 2022: 100.0%
July 2022: 100.0%
Decrease 0.9%

Gallatin County: Land - Less than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
July 2021: \$280,000	July 2021: 12	July 2021: 97.1%
June 2022: \$385,000	June 2022: 11	June 2022: 99.2%
July 2022: \$385,000	July 2022: 3	July 2022: 95.3%
Increase 37.5%	Decrease 75.0%	Decrease 1.9%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
July 2021: \$348,967	July 2021: 6	July 2021: No Data
June 2022: \$398,500	June 2022: 7	June 2022: No Data
July 2022: \$420,833	July 2022: 36	July 2022: No Data
Decrease 20.6%	Increase 500.0%	No Data
New Listings	Days on Market Average	Price Per Sq Ft Average
July 2021: 26	July 2021: 16	July 2021: No Data
June 2022: 37	June 2022: 51	June 2022: No Data
July 2022: 46	July 2022: 50	July 2022: No Data
Increase 76.9%	Increase 212.5%	No Data
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
July 2021: 48	July 2021: 3.1	July 2021: \$4,187,600
June 2022: 65	June 2022: 6.3	June 2022: \$4,383,500
July 2022: 100	July 2022: 10.3	July 2022: \$1,262,500
Increase 108.3%	Increase 232.3%	Decrease 69.9%
Pending Sales	% of Listing Price Median	
July 2021: 16	July 2021: 99.2%	
June 2022: 4	June 2022: 100.0%	
July 2022: 8	July 2022: 96.5%	
Decrease 50.0%	Decrease 2.7%	

Gallatin County: Land - More than 1 Acre

Sales Price Median July 2021: \$451,250 June 2022: \$465,000 July 2022: \$387,500 Decrease 14.1%	Closed Sales July 2021: 16 June 2022: 15 July 2022: 14 Decrease 12.5%	% of Listing Price Average July 2021: 96.9% June 2022: 95.0% July 2022: 95.4% Decrease 1.5%
Sales Price Average July 2021: \$707,656 June 2022: \$856,997 July 2022: \$827,500 Increase 16.9%	Days on Market Median July 2021: 4 June 2022: 49 July 2022: 18 Increase 350.0%	Price Per Sq Ft Median July 2021: No Data June 2022: No Data July 2022: No Data No Data
New Listings July 2021: 44 June 2022: 60 July 2022: 38 Decrease 13.6%	Days on Market Average July 2021: 35 June 2022: 91 July 2022: 43 Increase 22.9%	Price Per Sq Ft Average July 2021: No Data June 2022: No Data July 2022: No Data No Data
Homes For Sale July 2021: 129 June 2022: 153 July 2022: 170 Increase 31.8%	Months Supply July 2021: 3.3 June 2022: 8.3 July 2022: 9.4 Increase 184.8%	Dollar Volume of Closed Sales July 2021: \$11,322,500 June 2022: \$12,854,950 July 2022: \$11,585,000 Increase 2.3%
Pending Sales July 2021: 17 June 2022: 13 July 2022: 14 Decrease 17.6%	% of Listing Price Median July 2021: 100.0% June 2022: 95.0% July 2022: 97.1% Decrease 2.9%	