



Market Trends InfoSparks Rollover August 2022 Statistics

The following market trends and statistics were gathered in September 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 12.5% to \$675,000 since August 2021. Gallatin Valley had a 27.1% new listing count decrease from August 2021 to August 2022. The number of sales closed during the month decreased by 45.0% between August 2021 and August 2022. Overall, these properties spent an average of 9 days more on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 6.8% to \$711,250 since August 2021. Gallatin Valley had a 34.2% new listing count decrease from August 2021 to August 2022. The number of sales closed during the month decreased by 40.8% between August 2021 and August 2022. Overall, these residential properties spent an average of 20 days more on the market in this time frame.

Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have decreased 2.0% to \$1,282,500 since August 2021. Gallatin Valley had a 2.4% new listing count decrease from August 2021 to August 2022. The number of sales closed during the month decreased by 25.0% between August 2021 and August 2022. Overall, these residential properties spent an average of 3 days more on the market in this time frame.

Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 12.3% to \$489,500 since August 2021. Gallatin Valley had a 34.9% new listing count decrease from August 2021 to August 2022. The number of sales closed during the month decreased by 53.6% between August 2021 and August 2022. Overall, these residential properties spent an average of 6 days less on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have decreased 43.1% to \$393,500 since August 2021. Gallatin Valley had a 8.3% new listing count increase from August 2021 to August 2022. The number of sales closed during the month decreased by 37.5% between August 2021 and August 2022. Overall, these land properties spent an average of 76 days more on the market in this time frame.

Gallatin Valley Land Over 1 Acre

Median sale prices have decreased 10.4% to \$537,500 since August 2021. Gallatin Valley had a 22.9% new listing count decrease from August 2021 to August 2022. The number of sales closed during the month decreased by 39.1% between August 2021 and August 2022. Overall, these land properties spent an average of 29 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
August 2021: \$600,000
July 2022: \$639,000
August 2022: \$675,000
Increase 12.5%

Closed Sales
August 2021: 327
July 2022: 187
August 2022: 180
Decrease 45.0%

% of Listing Price Average
August 2021: 100.4%
July 2022: 98.4%
August 2022: 97.4%
Decrease 3.0%

Sales Price Average
August 2021: \$769,275
July 2022: \$742,467
August 2022: \$936,519
Increase 21.7%

Days on Market Median
August 2021: 6
July 2022: 9
August 2022: 17
Increase 183.3%

Price Per Sq Ft Median
August 2021: \$326
July 2022: \$353
August 2022: \$360
Increase 10.4%

New Listings
August 2021: 358
July 2022: 377
August 2022: 261
Decrease 27.1%

Days on Market Average
August 2021: 26
July 2022: 18
August 2022: 35
Increase 34.6%

Price Per Sq Ft Average
August 2021: \$353
July 2022: \$387
August 2022: \$410
Increase 16.1%

Homes For Sale
August 2021: 509
July 2022: 884
August 2022: 860
Increase 69.0%

Months Supply
August 2021: 1.9
July 2022: 4.3
August 2022: 4.4
Increase 131.6%

Dollar Volume of Closed Sales
August 2021: \$251,552,943
July 2022: \$138,841,260
August 2022: \$168,573,495
Decrease 33.0%

Pending Sales
August 2021: 304
July 2022: 189
August 2022: 203
Decrease 33.2%

% of Listing Price Median
August 2021: 100.0%
July 2022: 99.3%
August 2022: 98.5%
Decrease 1.5%

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median
August 2021: \$666,000
July 2022: \$732,500
August 2022: \$711,250
Increase 6.8%

Closed Sales
August 2021: 142
July 2022: 92
August 2022: 84
Decrease 40.8%

% of Listing Price Average
August 2021: 101.2%
July 2022: 98.6%
August 2022: 98.0%
Decrease 3.2%

Sales Price Average
August 2021: \$736,188
July 2022: \$757,063
August 2022: \$981,201
Increase 33.3%

Days on Market Median
August 2021: 5
July 2022: 9
August 2022: 16
Increase 220.0%

Price Per Sq Ft Median
August 2021: \$321
July 2022: \$351
August 2022: \$354
Increase 10.3%

New Listings
August 2021: 155
July 2022: 138
August 2022: 102
Decrease 34.2%

Days on Market Average
August 2021: 9
July 2022: 16
August 2022: 29
Increase 222.2%

Price Per Sq Ft Average
August 2021: \$328
July 2022: \$358
August 2022: \$398
Increase 21.3%

Homes For Sale
August 2021: 128
July 2022: 231
August 2022: 234
Increase 82.8%

Months Supply
August 2021: 1.2
July 2022: 2.6
August 2022: 2.8
Increase 133.3%

Dollar Volume of Closed Sales
August 2021: \$104,538,646
July 2021: \$69,649,751
August 2022: \$82,420,895
Decrease 21.2%

Pending Sales
August 2021: 129
July 2022: 97
August 2022: 72
Decrease 44.2%

% of Listing Price Median
August 2021: 100.4%
July 2022: 99.3%
August 2022: 98.5%
Decrease 1.9%

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median

August 2021: \$1,308,750
July 2022: \$975,000
August 2022: \$1,282,500
Decrease 2.0%

Closed Sales

August 2021: 32
July 2022: 11
August 2022: 24
Decrease 25.0%

% of Listing Price Average

August 2021: 97.0%
July 2022: 97.7%
August 2022: 95.8%
Decrease 1.2%

Sales Price Average

August 2021: \$1,607,809
July 2022: \$1,230,782
August 2022: \$1,502,579
Decrease 6.5%

Days on Market Median

August 2021: 24
July 2022: 8
August 2022: 24
Maintained 0.0%

Price Per Sq Ft Median

August 2021: \$375
July 2022: \$402
August 2022: \$430
Increase 14.7%

New Listings

August 2021: 41
July 2022: 56
August 2022: 40
Decrease 2.4%

Days on Market Average

August 2021: 27
July 2022: 14
August 2022: 30
Decrease 11.1%

Price Per Sq Ft Average

August 2021: \$462
July 2022: \$455
August 2022: \$488
Increase 5.6%

Homes For Sale

August 2021: 112
July 2022: 169
August 2022: 167
Increased 49.1%

Months Supply

August 2021: 3.6
July 2022: 7.4
August 2022: 7.5
Increase 108.3%

Dollar Volume of Closed Sales

August 2021: \$51,449,890
July 2022: \$13,538,600
August 2022: \$36,061,900
Decrease 29.9%

Pending Sales

August 2021: 38
July 2022: 27
August 2022: 33
Decrease 13.2%

% of Listing Price Median

August 2021: 100.0%
July 2022: 98.5%
August 2022: 96.9%
Decrease 3.1%

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median
August 2021: \$435,795
July 2022: \$535,000
August 2022: \$489,500
Increase 12.3%

Closed Sales
August 2021: 112
July 2022: 60
August 2022: 52
Decrease 53.6%

% of Listing Price Average
August 2021: 101.0%
July 2022: 99.0%
August 2022: 98.6%
Decrease 2.4%

Sales Price Average
August 2021: \$524,400
July 2022: \$652,024
August 2022: \$608,235
Increase 16.0%

Days on Market Median
August 2021: 5
July 2022: 7
August 2022: 11
Increase 120.0%

Price Per Sq Ft Median
August 2021: \$330
July 2022: \$357
August 2022: \$356
Increase 7.9%

New Listings
August 2021: 109
July 2022: 90
August 2022: 71
Decrease 34.9%

Days on Market Average
August 2021: 27
July 2022: 14
August 2022: 21
Decrease 22.2%

Price Per Sq Ft Average
August 2021: \$361
July 2022: \$427
August 2022: \$397
Increase 10.0%

Homes For Sale
August 2021: 81
July 2022: 194
August 2022: 176
Increase 117.3%

Months Supply
August 2021: 1.0
July 2022: 3.1
August 2022: 2.9
Increase 190.0%

Dollar Volume of Closed Sales
August 2021: \$58,732,757
July 2022: \$39,121,450
August 2022: \$31,628,200
Decrease 46.1%

Pending Sales
August 2021: 93
July 2022: 46
August 2022: 64
Decrease 31.2%

% of Listing Price Median
August 2021: 100.0%
July 2022: 100.0%
August 2022: 100.0%
Maintained 0.0%

Gallatin County: Land - Less than 1 Acre

Sales Price Median August 2021: \$275,000 July 2022: \$385,000 August 2022: \$393,500 Increase 43.1%	Closed Sales August 2021: 8 July 2022: 3 August 2022: 5 Decrease 37.5%	% of Listing Price Average August 2021: 99.9% July 2022: 95.3% August 2022: 92.5% Decrease 7.4%
Sales Price Average August 2021: \$274,250 July 2022: \$420,833 August 2022: \$510,400 Increase 82.8%	Days on Market Median August 2021: 38 July 2022: 36 August 2022: 68 Increase 78.9%	Price Per Sq Ft Median August 2021: No Data July 2022: No Data August 2022: No Data No Data
New Listings August 2021: 12 July 2022: 47 August 2022: 13 Increase 8.3%	Days on Market Average August 2021: 47 July 2022: 50 August 2022: 123 Increase 161.7%	Price Per Sq Ft Average August 2021: No Data July 2022: No Data August 2022: No Data No Data
Homes For Sale August 2021: 44 July 2022: 99 August 2022: 100 Increase 127.3%	Months Supply August 2021: 3.3 July 2022: 10.3 August 2022: 11.3 Increase 242.4%	Dollar Volume of Closed Sales August 2021: \$2,194,000 July 2022: \$1,262,500 August 2022: \$2,507,000 Increase 14.3%
Pending Sales August 2021: 15 July 2022: 9 August 2022: 6 Decrease 60.0%	% of Listing Price Median August 2021: 99.3% July 2022: 96.5% August 2022: 93.8% Decrease 5.5%	

Gallatin County: Land - More than 1 Acre

Sales Price Median August 2021: \$600,000 July 2022: \$387,500 August 2022: \$537,500 Decrease 10.4%	Closed Sales August 2021: 23 July 2022: 14 August 2022: 14 Decrease 39.1%	% of Listing Price Average August 2021: 98.1% July 2022: 95.4% August 2022: 93.1% Decrease 5.1%
Sales Price Average August 2021: \$1,272,648 July 2022: \$827,500 August 2022: \$1,108,964 Decrease 12.9%	Days on Market Median August 2021: 19 July 2022: 18 August 2022: 50 Increase 163.2%	Price Per Sq Ft Median August 2021: No Data July 2022: No Data August 2022: No Data No Data
New Listings August 2021: 35 July 2022: 39 August 2022: 27 Decrease 22.9%	Days on Market Average August 2021: 130 July 2022: 43 August 2022: 101 Increase 22.3%	Price Per Sq Ft Average August 2021: No Data July 2022: No Data August 2022: No Data No Data
Homes For Sale August 2021: 128 July 2022: 181 August 2022: 172 Increase 34.4%	Months Supply August 2021: 3.6 July 2022: 10.4 August 2022: 10.2 Increase 183.3%	Dollar Volume of Closed Sales August 2021: \$29,270,900 July 2022: \$11,585,000 August 2022: \$15,525,500 Decrease 47.0%
Pending Sales August 2021: 26 July 2022: 8 August 2022: 21 Decrease 19.2%	% of Listing Price Median August 2021: 100.0% July 2022: 97.1% August 2022: 93.6% Decrease 6.4%	