



Market Trends InfoSparks Rollover October 2022 Statistics

The following market trends and statistics were gathered in November 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 0.8% to \$640,000 since October 2021. Gallatin Valley had a 15.9% new listing count decrease from October 2021 to October 2022. The number of sales closed during the month decreased by 39.0% between October 2021 and October 2022. Overall, these properties spent an average of 12 days more on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 11.5% to \$725,000 since October 2021. Gallatin Valley had a 6.7% new listing count decrease from October 2021 to October 2022. The number of sales closed during the month decreased by 35.8% between October 2021 and October 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 22.5% to \$1,280,000 since October 2021. Gallatin Valley maintained the new listing count from October 2021 to October 2022 at 28 properties. The number of sales closed during the month decreased by 37.2% between October 2021 and October 2022. Overall, these residential properties spent an average of 16 days more on the market in this time frame.

Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have decreased 4.8% to \$495,000 since October 2021. Gallatin Valley had a 32.4% new listing count decrease from October 2021 to October 2022. The number of sales closed during the month decreased by 44.4% between October 2021 and October 2022. Overall, these residential properties spent an average of 12 days more on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have increased 13.2% to \$300,000 since October 2021. Gallatin Valley had a 76.0% new listing count decrease from October 2021 to October 2022. The number of sales closed during the month decreased by 8.3% between October 2021 and October 2022. Overall, these land properties spent an average of 12 days more on the market in this time frame.

Gallatin Valley Land Over 1 Acre

Median sale prices have decreased 57.6% to \$252,000 since October 2021. Gallatin Valley had a 41.7% new listing count increase from October 2021 to October 2022. The number of sales closed during the month decreased by 56.5% between October 2021 and October 2022. Overall, these land properties spent an average of 14 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

October 2021: \$635,138
September 2022: \$609,000
October 2022: \$640,000
Increase 0.8%

Closed Sales

October 2021: 272
September 2022: 197
October 2022: 166
Decrease 39.0%

% of Listing Price Average

October 2021: 99.0%
September 2022: 96.8%
October 2022: 96.9%
Decrease 2.1%

Sales Price Average

October 2021: \$1,021,130
September 2022: \$953,803
October 2022: \$964,282
Decrease 5.6%

Days on Market Median

October 2021: 12
September 2022: 26
October 2022: 24
Increase 100.0%

Price Per Sq Ft Median

October 2021: \$344
September 2022: \$367
October 2022: \$375
Increase 9.0%

New Listings

October 2021: 226
September 2022: 276
October 2022: 190
Decrease 15.9%

Days on Market Average

October 2021: 29
September 2022: 40
October 2022: 41
Increase 41.4%

Price Per Sq Ft Average

October 2021: \$415
September 2022: \$404
October 2022: \$454
Increase 9.4%

Homes For Sale

October 2021: 440
September 2022: 872
October 2022: 830
Increase 88.6%

Months Supply

October 2021: 1.7
September 2022: 4.7
October 2022: 4.7
Increase 176.5%

Dollar Volume of Closed Sales

Oct 2021: \$277,747,472
Sept 2022: \$187,899,145
Oct 2022: \$159,106,468
Decrease 42.7%

Pending Sales

October 2021: 240
September 2022: 178
October 2022: 129
Decrease 46.3%

% of Listing Price Median

October 2021: 100.0%
September 2022: 97.5%
October 2022: 98.0%
Decrease 2.0%

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median October 2021: \$650,000 September 2022: \$777,500 October 2022: \$725,000 Increase 11.5%	Closed Sales October 2021: 109 September 2022: 82 October 2022: 70 Decrease 35.8%	% of Listing Price Average October 2021: 99.3% September 2022: 97.7% October 2022: 96.6% Decrease 2.7%
Sales Price Average October 2021: \$797,477 September 2022: \$901,250 October 2022: \$920,551 Increase 15.4%	Days on Market Median October 2021: 10 September 2022: 22 October 2022: 24 Increase 140.0%	Price Per Sq Ft Median October 2021: \$337 September 2022: \$373 October 2022: \$369 Increase 9.5%
New Listings October 2021: 75 September 2022: 97 October 2022: 70 Decrease 6.7%	Days on Market Average October 2021: 19 September 2022: 32 October 2022: 39 Increase 105.3%	Price Per Sq Ft Average October 2021: \$358 September 2022: \$388 October 2022: \$403 Increase 12.6%
Homes For Sale October 2021: 97 September 2022: 221 October 2022: 206 Increase 112.4%	Months Supply October 2021: 1.0 September 2022: 2.8 October 2022: 2.7 Increase 170.0%	Dollar Volume of Closed Sales Oct 2021: \$89,925,019 September 2021: \$73,902,470 Oct 2022: \$64,438,580 Decrease 25.9%
Pending Sales October 2021: 93 September 2022: 66 October 2022: 54 Decrease 41.9%	% of Listing Price Median October 2021: 100.0% September 2022: 98.1% October 2022: 98.0% Decrease 2.0%	

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
October 2021: \$1,650,000	October 2021: 43	October 2021: 97.1%
September 2022: \$1,175,000	September 2022: 29	September 2022: 94.5%
October 2022: \$1,280,000	October 2022: 27	October 2022: 95.5%
Decrease 22.4%	Decrease 37.2%	Decrease 1.6%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
October 2021: \$2,023,463	October 2021: 14	October 2021: \$473
September 2022: \$1,494,052	September 2022: 42	September 2022: \$366
October 2022: \$1,984,193	October 2022: 34	October 2022: \$449
Decrease 1.9%	Increase 142.9%	Decrease 5.1%
New Listings	Days on Market Average	Price Per Sq Ft Average
October 2021: 28	October 2021: 37	October 2021: \$560
September 2022: 36	September 2022: 46	September 2022: \$445
October 2022: 28	October 2022: 53	October 2022: \$654
Maintained 0.0%	Decrease 43.2%	Decrease 16.8%
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
October 2021: 78	October 2021: 2.7	October 2021: \$87,008,908
September 2022: 159	September 2022: 7.7	September 2022:
October 2022: 140	October 2022: 6.8	\$43,327,500
Increased 79.5%	Increase 151.9%	October 2022: \$53,573,200
Pending Sales	% of Listing Price Median	Decrease 38.4%
October 2021: 28	October 2021: 98.0%	
September 2022: 26	September 2022: 95.7%	
October 2022: 25	October 2022: 95.7%	
Decrease 10.7%	Decrease 2.3%	

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median October 2021: \$520,000 September 2022: \$500,000 October 2022: \$495,000 Increase 4.8%	Closed Sales October 2021: 81 September 2022: 55 October 2022: 45 Decrease 44.4%	% of Listing Price Average October 2021: 100.1% September 2022: 97.7% October 2022: 98.6% Decrease 1.5%
Sales Price Average October 2021: \$701,170 September 2022: \$696,207 October 2022: \$659,773 Decrease 5.9%	Days on Market Median October 2021: 11 September 2022: 26 October 2022: 25 Increase 127.5%	Price Per Sq Ft Median October 2021: \$333 September 2022: \$358 October 2022: \$362 Increase 8.7%
New Listings October 2021: 68 September 2022: 83 October 2022: 46 Decrease 32.4%	Days on Market Average October 2021: 25 September 2022: 41 October 2022: 37 Increase 48.0%	Price Per Sq Ft Average October 2021: \$389 September 2022: \$420 October 2022: \$429 Increase 10.3%
Homes For Sale October 2021: 76 September 2022: 185 October 2022: 178 Increase 134.2%	Months Supply October 2021: 0.9 September 2022: 3.2 October 2022: 3.4 Increase 227.8%	Dollar Volume of Closed Sales October 2021: \$56,794,795 September 2022: \$38,291,400 October 2022: \$29,689,788 Decrease 47.7%
Pending Sales October 2021: 83 September 2022: 57 October 2022: 34 Decrease 59.0%	% of Listing Price Median October 2021: 100.0% September 2022: 98.5% October 2022: 98.9% Decrease 1.1%	

Gallatin County: Land - Less than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
October 2021: \$291,500	October 2021: 12	October 2021: 96.1%
September 2022: \$222,000	September 2022: 9	September 2022: 92.4%
October 2022: \$330,000	October 2022: 11	October 2022: 6.1%
Increase 13.2%	Decrease 8.3%	Maintained 0.0%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
October 2021: \$358,500	October 2021: 20	October 2021: No Data
September 2022: \$279,531	September 2022: 35	September 2022: No Data
October 2022: \$326,718	October 2022: 8	October 2022: No Data
Decrease 8.9%	Increase 60.0%	No Data
New Listings	Days on Market Average	Price Per Sq Ft Average
October 2021: 25	October 2021: 22	October 2021: No Data
September 2022: 24	September 2022: 56	September 2022: No Data
October 2022: 6	October 2022: 34	October 2022: No Data
Decrease 76.0%	Decrease 54.5%	No Data
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
October 2021: 56	October 2021: 4.6	October 2021: \$4,302,000
September 2022: 118	September 2022: 13.1	September 2022: \$2,515,775
October 2022: 109	October 2022: 13.5	October 2022: \$3,593,900
Increase 94.6%	Increase 193.5%	Decrease 16.5%
Pending Sales	% of Listing Price Median	
October 2021: 16	October 2021: 100.0%	
September 2022: 11	September 2022: 90.0%	
October 2022: 5	October 2022: 97.1%	
Increase 68.8%	Decrease 2.9%	

Gallatin County: Land - More than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
October 2021: \$595,000	October 2021: 23	October 2021: 99.1%
September 2022: \$460,000	September 2022: 20	September 2022: 94.9%
October 2022: \$252,000	October 2022: 10	October 2022: 95.7%
Decrease 57.6%	Decrease 56.5%	Decrease 3.4%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
October 2021: \$1,772,685	October 2021: 19	October 2021: No Data
September 2022: \$1,462,600	September 2022: 26	September 2022: No Data
October 2022: \$721,611	October 2022: 65	October 2022: No Data
Decrease 59.3%	Increase 242.1%	No Data
New Listings	Days on Market Average	Price Per Sq Ft Average
October 2021: 24	October 2021: 73	October 2021: No Data
September 2022: 32	September 2022: 59	September 2022: No Data
October 2022: 34	October 2022: 52	October 2022: No Data
Increase 41.7%	Increase 28.8%	No Data
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
October 2021: 121	October 2021: 4.2	October 2021: \$40,771,750
September 2022: 172	September 2022: 10.7	September 2022:
October 2022: 181	October 2022: 11.4	\$29,252,000
Increase 49.6%	Increase 171.4%	October 2022: \$64,945,000
Pending Sales	% of Listing Price Median	Decrease 84.1%
October 2021: 12	October 2021: 97.6%	
September 2022: 15	September 2022: 95.8%	
October 2022: 9	October 2022: 97.5%	
Decrease 25.0%	Decrease 0.1%	