



Market Trends InfoSparks Rollover January 2021 Statistics

The following statistics were gathered in February of 2021 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 All

Median sale prices have increased 8.3% to \$406,000 since January 2020. Gallatin Valley had a 3.6% new listing count decrease from January 2020 to January 2021. The number of sales closed during the month increased by 22.4% between January 2020 and January 2021. Overall, residential properties spent an average of 2 days more on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 10.3% to \$438,900 since January 2020. Gallatin Valley had a 84.3% new listing count decrease from January 2020 to January 2021. The number of sales closed during the month decreased by 11.2% between January 2020 and January 2021. Overall, residential properties spent an average of 6 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have increased 10.4% to \$828,250 since January 2020. Gallatin Valley had a 4.0% new listing count decrease from January 2020 to January 2021. The number of sales closed during the month decreased by 33.1% between January 2020 and January 2021. Overall, 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 5.0% to \$334,999 since January 2020. Gallatin Valley had an 9.6% new listing count increase from January 2020 to January 2021. The number of sales closed during the month decreased by 30.8% between January 2020 and January 2021. Overall, residential properties spent an average of 9 days more on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have increased 14.4% to \$138,900 since January 2020. Gallatin Valley had a 40.6% new listing count decrease from January 2020 to January 2021. The number of sales closed during the month increased by 3.2% between January 2020 and January 2021. Overall, residential properties spent an average of 44 days more on the market in this time frame.

Gallatin Valley Land Over 1 Acre

Median sale prices have increased 27.5% to \$325,000 since January 2020. Gallatin Valley had a 8.9% new listing count increase from January 2020 to January 2021. The number of sales closed during the month increased by 86.8% between January 2020 and January 2021. Overall, residential properties spent an average of 53 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

January 2020: \$375,000
December 2020: \$402,000
January 2021: \$406,000
Increase 8.3%

Closed Sales

January 2020: 2,878
December 2020: 3,523
January 2021: 3,523
Increase 22.4%

% of Listing Price Average

January 2020: 97.9%
December 2020: 98.6%
January 2021: 98.7%
Increase .8%

Sales Price Average

January 2020: \$464,592
December 2020: \$551,137
January 2021: \$558,043
Increase 20.1%

Days on Market Median

January 2020: 26
December 2020: 20
January 2021: 18
Decrease 10.8%

Price Per Sq Ft Median

January 2020: \$212
December 2020: \$234
January 2021: \$236
Increase 11.3%

New Listings

January 2020: 3,718
December 2020: 3,620
January 2021: 3,584
Decrease 3.6%

Days on Market Average

January 2020: 69
December 2020: 73
January 2021: 71
Increase 2.9%

Price Per Sq Ft Average

January 2020: \$229
December 2020: \$266
January 2021: \$269
Increase 17.5%

Homes For Sale

January 2020: 1,210
December 2020: 824
January 2021: 761
Decrease 37.1%

Months Supply

January 2020: 5.2
December 2020: 3.3
January 2021: 3.0
Decrease 42.3%

Dollar Volume of Closed Sales

January 2020:
\$1,337,096,308
December 2020:
\$1,941,654,396
January 2021:
\$1,965,985,670
Increase 47.0%

Pending Sales

January 2020: 2,917
December 2020: 3,661
January 2021: 3,667
Increase 25.7%

% of Listing Price Median

January 2020: 99.1%
December 2020: 100.0%
January 2021: 100.0%
Increase .9%

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median

January 2020: \$398,000
December 2020: \$435,000
January 2021: \$438,900
Increase 10.3%

Closed Sales

January 2020: 1,583
December 2020: 1,772
January 2021: 1,761
Increase 11.2%

% of Listing Price Average

January 2020: 98.9%
December 2020: 99.5%
January 2021: 99.6%
Increase .7%

Sales Price Average

January 2020: \$453,368
December 2020: \$536,556
January 2021: \$541,734
Increase 19.5%

Days on Market Median

January 2020: 21
December 2020: 12
January 2021: 11
Decrease 47.6%

Price Per Sq Ft Median

January 2020: \$208
December 2020: \$227
January 2021: \$229
Increase 10.1%

New Listings

January 2020: 1,839
December 2020: 1,775
January 2021: 1,760
Decrease 84.3%

Days on Market Average

January 2020: 49
December 2020: 44
January 2021: 43
Decrease 12.2%

Price Per Sq Ft Average

January 2020: \$217
December 2020: \$244
January 2021: \$246
Increase 13.4%

Homes For Sale

January 2020: 322
December 2020: 200
January 2021: 182
Decrease 43.5%

Months Supply

January 2020: 2.5
December 2020: 1.5
January 2021: 1.3
Decrease 48.0%

Dollar Volume of Closed Sales

January 2020: \$717,681,127
December 2020:
\$950,794,832
January 2021: \$953,992,987
Increase 32.9%

Pending Sales

January 2020: 1,588
December 2020: 1,808
January 2021: 1,772
Increase 11.6%

% of Listing Price Median

January 2020: 99.6%
December 2020: 100.0%
January 2021: 100.0%
Increase .4%

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median

January 2020: \$750,000
December 2020: \$819,950
January 2021: \$828,250
Increase 10.4%

Closed Sales

January 2020: 302
December 2020: 408
January 2021: 402
Increase 33.1%

% of Listing Price Average

January 2020: 96.1%
December 2020: 96.9%
January 2021: 97.1%
Increase 1.0%

Sales Price Average

January 2020: \$940,003
December 2020: \$1,174,559
January 2021: \$1,190,280
Increase 26.6%

Days on Market Median

January 2020: 48
December 2020: 45
January 2021: 39
Decrease 18.8%

Price Per Sq Ft Median

January 2020: \$240
December 2020: \$271
January 2021: \$272
Increase 13.3%

New Listings

January 2020: 479
December 2020: 462
January 2021: 460
Decrease 4.0%

Days on Market Average

January 2020: 90
December 2020: 98
January 2021: 93
Increase 3.3%

Price Per Sq Ft Average

January 2020: \$277
December 2020: \$331
January 2021: \$334
Increase 20.6%

Homes For Sale

January 2020: 185
December 2020: 146
January 2021: 138
Decrease 25.4%

Months Supply

January 2020: 7.7
December 2020: 5.4
January 2021: 5.0
Decrease 35.1%

Dollar Volume of Closed Sales

January 2020: \$283,880,775
December 2020:
\$479,219,882
January 2021: \$478,492,432
Increase 68.6%

Pending Sales

January 2020: 294
December 2020: 419
January 2021: 425
Increase 44.6%

% of Listing Price Median

January 2020: 97.2%
December 2020: 97.8%
January 2021: 98.0%
Increase .8%

Gallatin County: Residential - Condominiums & Townhomes

<p>Sales Price Median January 2020: \$318,950 December 2020: \$335,000 January 2021: \$334,999 Increase 5.0%</p>	<p>Closed Sales January 2020: 562 December 2020: 724 January 2021: 735 Increase 30.8%</p>	<p>% of Listing Price Average January 2020: 98.7% December 2020: 99.4% January 2021: 99.4% Increase .7%</p>
<p>Sales Price Average January 2020: \$361,804 December 2020: \$425,362 January 2021: \$419,671 Increase 18.8%</p>	<p>Days on Market Median January 2020: 16 December 2020: 15 January 2021: 14 Decrease 12.5%</p>	<p>Price Per Sq Ft Median January 2020: \$221 December 2020: \$243 January 2021: \$245 Increase 10.9%</p>
<p>New Listings January 2020: 728 December 2020: 814 January 2021: 798 Increase 9.6%</p>	<p>Days on Market Average January 2020: 41 December 2020: 50 January 2021: 50 Increase 22.0%</p>	<p>Price Per Sq Ft Average January 2020: \$237 December 2020: \$279 January 2021: \$283 Increase 19.4%</p>
<p>Homes For Sale January 2020: 140 December 2020: 126 January 2021: 117 Decrease 16.4%</p>	<p>Months Supply January 2020: 3.2 December 2020: 2.4 January 2021: 2.2 Decrease 31.3%</p>	<p>Dollar Volume of Closed Sales January 2020: \$203,333,724 December 2020: \$307,962,301 January 2021: \$315,807,970 Increase 55.3%</p>
<p>Pending Sales January 2020: 583 December 2020: 824 January 2021: 829 Increase 42.2%</p>	<p>% of Listing Price Median January 2020: 99/7% December 2020: 100% January 2021: 100% Increased 0.3%</p>	

Gallatin County: Land - Less than 1 Acre

Sales Price Median January 2020: \$121,400 December 2020: \$138,300 January 2021: \$138,900 Increase 14.4%	Closed Sales January 2020: 248 December 2020: 262 January 2021: 256 Increase 3.2%	% of Listing Price Average January 2020: 97.2% December 2020: 97.8% January 2021: 97.8% Increase .6%
Sales Price Average January 2020: \$143,366 December 2020: \$167,717 January 2021: \$173,569 Increase 21.1%	Days on Market Median January 2020: 63 December 2020: 84 January 2021: 76 Increase 20.6%	Price Per Sq Ft Median January 2020: \$111 December 2020: \$235 January 2021: \$235 Increase 111.7%
New Listings January 2020: 313 December 2020: 213 January 2021: 186 Decrease 40.6%	Days on Market Average January 2020: 114 December 2020: 162 January 2021: 158 Increase 38.6%	Price Per Sq Ft Average January 2020: \$158 December 2020: \$235 January 2021: \$235 Increase 48.7%
Homes For Sale January 2020: 157 December 2020: 86 January 2021: 77 Decrease 51.0%	Months Supply January 2020: 7.9 December 2020: 4.8 January 2021: 4.4 Decrease 44.3%	Dollar Volume of Closed Sales January 2020: \$35,554,866 December 2020: \$43,941,784 January 2021: \$44,433,784 Increase 25.0%
Pending Sales January 2020: 251 December 2020: 233 January 2021: 226 Decrease 10.0%	% of Listing Price Median January 2020: 99.1% December 2020: 100.0% January 2021: 100.0% Increase .9%	

Gallatin County: Land - More than 1 Acre

Sales Price Median

January 2020: \$255,000
December 2020: \$314,000
January 2021: \$325,000
Increase 27.5%

Closed Sales

January 2020: 235
December 2020: 429
January 2021: 439
Increase 86.8%

% of Listing Price Average

January 2020: 92.4%
December 2020: 95.6%
January 2021: 95.9%
Increase 3.8%

Sales Price Average

January 2020: \$492,991
December 2020: \$458,243
January 2021: \$477,253
Decrease 3.2%

Days on Market Median

January 2020: 131
December 2020: 68
January 2021: 64
Decrease 51.1%

Price Per Sq Ft Median

January 2020: \$263
December 2020: \$450
January 2021: \$418
Increase 58.9%

New Listings

January 2020: 414
December 2020: 426
January 2021: 451
Increase 8.9%

Days on Market Average

January 2020: 210
December 2020: 165
January 2021: 157
Decrease 25.2%

Price Per Sq Ft Average

January 2020: \$368
December 2020: \$828
January 2021: \$779
Increase 111.7%

Homes For Sale

January 2020: 431
December 2020: 280
January 2021: 260
Decrease 39.7%

Months Supply

January 2020: 21.9
December 2020: 11.8
January 2021: 10.6
Decrease 51.6%

Dollar Volume of Closed Sales

January 2020: \$115,852,966
December 2020:
\$196,586,247
January 2021: \$209,515,147
Increase 80.8%

Pending Sales

January 2020: 252
December 2020: 448
January 2021: 486
Increase 92.9%

% of Listing Price Median

January 2020: 94.3%
December 2020: 97.4%
January 2021: 97.7%
Increase 3.6%