



Market Trends InfoSparks Rollover February 2021 Statistics

The following statistics were gathered in March 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 9.4% to \$410,085 since February 2020. Gallatin Valley had a 5.0% new listing count decrease from February 2020 to February 2021. The number of sales closed during the month increased by 22.4% between February 2020 and February 2021. Overall, residential properties spent an average of 1 day more on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 11.1% to \$444,125 since February 2020. Gallatin Valley had a 7.0% new listing count decrease from February 2020 to February 2021. The number of sales closed during the month decreased by 11.4% between February 2020 and February 2021. Overall, residential properties spent an average of 10 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have increased 14.1% to \$849,950 since February 2020. Gallatin Valley had a 5.6% new listing count decrease from February 2020 to February 2021. The number of sales closed during the month decreased by 33.3% between February 2020 and February 2021. Overall, residential properties spent the same average number of days on the market in this time frame.

Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 5.2% to \$326,000 since February 2020. Gallatin Valley had an 1.0% new listing count increase from February 2020 to February 2021. The number of sales closed during the month increased by 29.1% between February 2020 and February 2021. Overall, residential properties spent an average of 3 days more on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have increased 11.6% to \$139,550 since February 2020. Gallatin Valley had a 31.7% new listing count decrease from February 2020 to February 2021. The number of sales closed during the month increased by 3.3% between February 2020 and February 2021. Overall, residential properties spent an average of 43 days more on the market in this time frame.

Gallatin Valley Land Over 1 Acre

Median sale prices have increased 25.9% to \$277,000 since February 2020. Gallatin Valley had a 6.3% new listing count increase from February 2020 to February 2021. The number of sales closed during the month increased by 100.0% between February 2020 and February 2021. Overall, residential properties spent an average of 122 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

February 2020: \$375,000
January 2021: \$405,950
February 2021: \$410,085
Increase 9.4%

Closed Sales

February 2020: 2,881
January 2021: 3,524
February 2021: 3,526
Increase 22.4%

% of Listing Price Average

February 2020: 98.0%
January 2021: 98.7%
February 2021: 98.7%
Increase .7%

Sales Price Average

February 2020: \$466,443
January 2021: \$557,970
February 2021: \$566,753
Increase 21.5%

Days on Market Median

February 2020: 27
January 2021: 18
February 2021: 16
Decrease 40.7%

Price Per Sq Ft Median

February 2020: \$213
January 2021: \$236
February 2021: \$238
Increase 11.7%

New Listings

February 2020: 3,721
January 2021: 3,599
February 2021: 3,534
Decrease 5.0%

Days on Market Average

February 2020: 70
January 2021: 71
February 2021: 69
Decrease 1.4%

Price Per Sq Ft Average

February 2020: \$230
January 2021: \$269
February 2021: \$272
Increase 18.3%

Homes For Sale

February 2020: 1,205
January 2021: 769
February 2021: 705
Decrease 41.5%

Months Supply

February 2020: 5.1
January 2021: 3.0
February 2021: 2.7
Decrease 47.1%

Dollar Volume of Closed Sales

February 2020:
\$1,343,823,001
January 2021:
\$1,966,285,670
February 2021:
\$1,998,370,067
Increase 48.7%

Pending Sales

February 2020: 2,887
January 2021: 3,661
February 2021: 3,650
Increase 26.4%

% of Listing Price Median

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

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median

February 2020: \$399,900
January 2021: \$438,900
February 2021: \$444,125
Increase 11.1%

Closed Sales

February 2020: 1,574
January 2021: 1,761
February 2021: 1,754
Increase 11.4%

% of Listing Price Average

February 2020: 99.0%
January 2021: 99.6%
February 2021: 99.6%
Increase .6%

Sales Price Average

February 2020: \$455,390
January 2021: \$541,734
February 2021: \$547,931
Increase 20.3%

Days on Market Median

February 2020: 20
January 2021: 11
February 2021: 10
Decrease 50.0%

Price Per Sq Ft Median

February 2020: \$209
January 2021: \$229
February 2021: \$229
Increase 9.6%

New Listings

February 2020: 1,841
January 2021: 1,763
February 2021: 1,713
Decrease 7.0%

Days on Market Average

February 2020: 48
January 2021: 43
February 2021: 41
Decrease 14.6%

Price Per Sq Ft Average

February 2020: \$219
January 2021: \$246
February 2021: \$248
Increase 13.2%

Homes For Sale

February 2020: 322
January 2021: 183
February 2021: 166
Decrease 48.4%

Months Supply

February 2020: 2.5
January 2021: 1.4
February 2021: 1.2
Decrease 52.0%

Dollar Volume of Closed Sales

February 2020: \$716,784,420
January 2021: \$953,992,987
February 2021: \$961,070,353
Increase 34.1%

Pending Sales

February 2020: 1,576
January 2021: 1,764
February 2021: 1,754
Increase 11.4%

% of Listing Price Median

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

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median

February 2020: \$745,000
January 2021: \$828,250
February 2021: \$849,950
Increase 14.1%

Closed Sales

February 2020: 303
January 2021: 402
February 2021: 404
Increase 33.3%

% of Listing Price Average

February 2020: 96.2%
January 2021: 97.1%
February 2021: 97.2%
Increase 1.0%

Sales Price Average

February 2020: \$928,786
January 2021: \$1,190,280
February 2021: \$1,198,966
Increase 29.1%

Days on Market Median

February 2020: 51
January 2021: 39
February 2021: 38
Decrease 25.5%

Price Per Sq Ft Median

February 2020: \$240
January 2021: \$272
February 2021: \$276
Increase 15.0%

New Listings

February 2020: 486
January 2021: 461
February 2021: 459
Decrease 5.6%

Days on Market Average

February 2020: 92
January 2021: 93
February 2021: 92
Maintained 0.0%

Price Per Sq Ft Average

February 2020: \$276
January 2021: \$334
February 2021: \$339
Increase 22.8%

Homes For Sale

February 2020: 187
January 2021: 139
February 2021: 130
Decrease 30.5%

Months Supply

February 2020: 7.7
January 2021: 5.0
February 2021: 4.6
Decrease 40.3%

Dollar Volume of Closed Sales

February 2020: \$281,422,275
January 2021: \$478,492,432
February 2021: \$484,382,163
Increase 72.1%

Pending Sales

February 2020: 295
January 2021: 423
February 2021: 430
Increase 45.8%

% of Listing Price Median

February 2020: 97.3%
January 2021: 98.0%
February 2021: 98.0%
Increase .7%

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median

February 2020: \$310,000
January 2021: \$325,000
February 2021: \$326,000
Increase 5.2%

Closed Sales

February 2020: 769
January 2021: 994
February 2021: 993
Increase 29.1%

% of Listing Price Average

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

Sales Price Average

February 2020: \$355,414
January 2021: \$406,887
February 2021: \$414,575
Increase 16.6%

Days on Market Median

February 2020: 19
January 2021: 13
February 2021: 12
Decrease 36.8%

Price Per Sq Ft Median

February 2020: \$208
January 2021: \$230
February 2021: \$233
Increase 12.0%

New Listings

February 2020: 992
January 2021: 1,045
February 2021: 1,002
Increase 1.0%

Days on Market Average

February 2020: 43
January 2021: 47
February 2021: 46
Increase 7.0%

Price Per Sq Ft Average

February 2020: \$227
January 2021: \$262
February 2021: \$266
Increase 17.2%

Homes For Sale

February 2020: 192
January 2021: 145
February 2021: 131
Decrease 31.8%

Months Supply

February 2020: 3.2
January 2021: 2.0
February 2021: 1.8
Decrease 43.8%

Dollar Volume of Closed Sales

February 2020: \$273,313,457
January 2021: \$404,445,928
February 2021: \$411,672,553
Increase 50.6%

Pending Sales

February 2020: 787
January 2021: 1,097
February 2021: 1,071
Increase 36.1%

% of Listing Price Median

February 2020: 100%
January 2021: 100%
February 2021: 100%
Maintained 0.0%

Gallatin County: Land - Less than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
February 2020: \$125,000	February 2020: 240	February 2020: 97.4%
January 2021: \$138,900	January 2021: 256	January 2021: 97.8%
February 2021: \$139,550	February 2021: 248	February 2021: 97.8%
Increase 11.6%	Increase 3.3%	Increase .4%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
February 2020: \$145,317	February 2020: 62	February 2020: \$117
January 2021: \$173,569	January 2021: 76	January 2021: \$235
February 2021: \$178,087	February 2021: 71	February 2021: \$209
Increase 22.6%	Increase 14.5%	Increase 78.6%
New Listings	Days on Market Average	Price Per Sq Ft Average
February 2020: 284	February 2020: 115	February 2020: \$168
January 2021: 187	January 2021: 158	January 2021: \$235
February 2021: 194	February 2021: 158	February 2021: \$179
Decrease 31.7%	Increase 37.4%	Increase 6.5%
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
February 2020: 152	February 2020: 7.7	February 2020: \$34,876,066
January 2021: 78	January 2021: 4.4	January 2021: \$44,433,784
February 2021: 69	February 2021: 4.0	February 2021: \$44,165,484
Decrease 54.6%	Decrease 48.1%	Increase 26.6%
Pending Sales	% of Listing Price Median	
February 2020: 228	February 2020: 100.0%	
January 2021: 225	January 2021: 100.0%	
February 2021: 232	February 2021: 100.0%	
Decrease 1.8%	Maintained 0.0%	

Gallatin County: Land - More than 1 Acre

Sales Price Median

February 2020: \$220,000
January 2021: \$275,000
February 2021: \$277,000
Increase 25.9%

Closed Sales

February 2020: 80
January 2021: 166
February 2021: 160
Increase 100.0%

% of Listing Price Average

February 2020: 95.6%
January 2021: 97.4%
February 2021: 97.3%
Increase 1.8%

Sales Price Average

February 2020: \$247,367
January 2021: \$320,163
February 2021: \$325,580
Increase 31.6%

Days on Market Median

February 2020: 109
January 2021: 33
February 2021: 30
Decrease 69.7%

Price Per Sq Ft Median

February 2020: \$263
January 2021: \$337
February 2021: \$337
Increase 28.1%

New Listings

February 2020: 126
January 2021: 131
February 2021: 134
Increase 6.3%

Days on Market Average

February 2020: 215
January 2021: 97
February 2021: 93
Decrease 56.7%

Price Per Sq Ft Average

February 2020: \$263
January 2021: \$337
February 2021: \$337
Increase 28.1%

Homes For Sale

February 2020: 100
January 2021: 56
February 2021: 50
Decrease 50.0%

Months Supply

February 2020: 14.4
January 2021: 6.2
February 2021: 5.5
Decrease 61.8%

Dollar Volume of Closed Sales

February 2020: \$19,789,325
January 2021: \$53,147,100
February 2021: \$52,092,800
Increase 163.2%

Pending Sales

February 2020: 96
January 2021: 168
February 2021: 168
Increase 75.0%

% of Listing Price Median

February 2020: 96.8%
January 2021: 100.0%
February 2021: 100.0%
Increase 3.3%