



## Market Trends InfoSparks Rollover March 2021 Statistics

The following statistics were gathered in April 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 11.4% to \$419,900 since March 2020. Gallatin Valley had a 6.7% new listing count decrease from March 2020 to March 2021. The number of sales closed during the month increased by 22.6% between March 2020 and March 2021. Overall, residential properties spent an average of 2 days less on the market in this time frame.

### Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 13.0% to \$452,000 since March 2020. Gallatin Valley had a 10.6% new listing count decrease from March 2020 to March 2021. The number of sales closed during the month decreased by 8.0% between March 2020 and March 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 16.7% to \$875,000 since March 2020. Gallatin Valley had a 11.2% new listing count decrease from March 2020 to March 2021. The number of sales closed during the month decreased by 39.1% between March 2020 and March 2021. Overall, residential properties spent an average of 5 days more on the market in this time frame.

### Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 7.1% to \$339,500 since March 2020. Gallatin Valley had an 0.5% new listing count increase from March 2020 to March 2021. The number of sales closed during the month increased by 29.6% between March 2020 and March 2021. Overall, residential properties spent an average of 7 days more on the market in this time frame.

### Gallatin Valley Land Under 1 Acre

Median sale prices have increased 11.7% to \$140,550 since March 2020. Gallatin Valley had a 30.9% new listing count decrease from March 2020 to March 2021. The number of sales closed during the month increased by 10.6% between March 2020 and March 2021. Overall, residential properties spent an average of 35 days more on the market in this time frame.

### Gallatin Valley Land Over 1 Acre

Median sale prices have increased 33.1% to \$350,000 since March 2020. Gallatin Valley had a 15.4% new listing count increase from March 2020 to March 2021. The number of sales closed during the month increased by 93.1% between March 2020 and March 2021. Overall, residential properties spent an average of 63 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

March 2020: \$377,000  
February 2021: \$410,085  
March 2021: \$419,900  
Increase 11.4%

Closed Sales

March 2020: 2,875  
February 2021: 3,532  
March 2021: 3,525  
Increase 22.6%

% of Listing Price Average

March 2020: 98.0%  
February 2021: 98.7%  
March 2021: 98.9%  
Increase .9%

Sales Price Average

March 2020: \$470,250  
February 2021: \$566,627  
March 2021: \$584,915  
Increase 24.4%

Days on Market Median

March 2020: 27  
February 2021: 16  
March 2021: 15  
Decrease 44.4%

Price Per Sq Ft Median

March 2020: \$213  
February 2021: \$238  
March 2021: \$241  
Increase 13.1%

New Listings

March 2020: 3,770  
February 2021: 3,547  
March 2021: 3,517  
Decrease 6.7%

Days on Market Average

March 2020: 69  
February 2021: 69  
March 2021: 67  
Decrease 2.9%

Price Per Sq Ft Average

March 2020: \$232  
February 2021: \$272  
March 2021: \$276  
Increase 19.0%

Homes For Sale

March 2020: 1,206  
February 2021: 714  
March 2021: 641  
Decrease 46.8%

Months Supply

March 2020: 5.1  
February 2021: 2.8  
March 2021: 2.4  
Decrease 52.9%

Dollar Volume of Closed Sales

March 2020: \$1,351,967,318  
February 2021:  
\$2,001,325,067  
March 2021: \$2,061,824,282  
Increase 52.5%

Pending Sales

March 2020: 2,847  
February 2021: 3,642  
March 2021: 3,760  
Increase 32.1%

% of Listing Price Median

March 2020: 99.2%  
February 2021: 100.0%  
March 2021: 100.0%  
Increase .8%

Gallatin County: Residential - Single Family Less than 1 Acre

<b>Sales Price Median</b> March 2020: \$400,000 February 2021: \$444,825 March 2021: \$452,000 Increase 13.0%	<b>Closed Sales</b> March 2020: 1,584 February 2021: 1,758 March 2021: 1,711 Increase 8.0%	<b>% of Listing Price Average</b> March 2020: 99.0% February 2021: 99.6% March 2021: 99.7% Increase .7%
<b>Sales Price Average</b> March 2020: \$461,587 February 2021: \$547,971 March 2021: \$557,162 Increase 20.7%	<b>Days on Market Median</b> March 2020: 20 February 2021: 10 March 2021: 8 Decrease 60.0%	<b>Price Per Sq Ft Median</b> March 2020: \$209 February 2021: \$229 March 2021: \$233 Increase 11.5%
<b>New Listings</b> March 2020: 1,888 February 2021: 1,720 March 2021: 1,688 Decrease 10.6%	<b>Days on Market Average</b> March 2020: 47 February 2021: 41 March 2021: 37 Decrease 21.3%	<b>Price Per Sq Ft Average</b> March 2020: \$220 February 2021: \$248 March 2021: \$251 Increase 14.1%
<b>Homes For Sale</b> March 2020: 327 February 2021: 166 March 2021: 146 Decrease 55.4%	<b>Months Supply</b> March 2020: 2.5 February 2021: 1.2 March 2021: 1.1 Decrease 56.0%	<b>Dollar Volume of Closed Sales</b> March 2020: \$731,154,593 February 2021: \$963,333,353 March 2021: \$953,304,560 Increase 30.4%
<b>Pending Sales</b> March 2020: 1,558 February 2021: 1,738 March 2021: 1,757 Increase 12.8%	<b>% of Listing Price Median</b> March 2020: 99.7% February 2021: 100.0% March 2021: 100.0% Increase .3%	

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median March 2020: \$750,000 February 2021: \$849,950 March 2021: \$875,000 Increase 16.7%	Closed Sales March 2020: 297 February 2021: 404 March 2021: 413 Increase 39.1%	% of Listing Price Average March 2020: 96.2% February 2021: 97.2% March 2021: 97.2% Increase 1.0%
Sales Price Average March 2020: \$938,652 February 2021: \$1,198,966 March 2021: \$1,221,799 Increase 30.2%	Days on Market Median March 2020: 49 February 2021: 38 March 2021: 38 Decrease 22.4%	Price Per Sq Ft Median March 2020: \$241 February 2021: \$276 March 2021: \$283 Increase 17.4%
New Listings March 2020: 508 February 2021: 459 March 2021: 451 Decrease 11.2%	Days on Market Average March 2020: 88 February 2021: 92 March 2021: 93 Increase 5.7%	Price Per Sq Ft Average March 2020: \$277 February 2021: \$339 March 2021: \$346 Increase 24.9%
Homes For Sale March 2020: 190 February 2021: 131 March 2021: 120 Decrease 36.8%	Months Supply March 2020: 7.8 February 2021: 4.6 March 2021: 4.1 Decrease 47.4%	Dollar Volume of Closed Sales March 2020: \$278,779,575 February 2021: \$484,382,163 March 2021: \$504,603,063 Increase 81.0%
Pending Sales March 2020: 302 February 2021: 427 March 2021: 445 Increase 47.4%	% of Listing Price Median March 2020: 97.4% February 2021: 98.0% March 2021: 98.0% Increase .6%	

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median

March 2020: \$317,000  
February 2021: \$335,000  
March 2021: \$339,500  
Increase 7.1%

Closed Sales

March 2020: 575  
February 2021: 733  
March 2021: 745  
Increase 29.6%

% of Listing Price Average

March 2020: 98.7%  
February 2021: 99.5%  
March 2021: 99.7%  
Increase 1.0%

Sales Price Average

March 2020: \$368,927  
February 2021: \$439,055  
March 2021: \$445,386  
Increase 20.7%

Days on Market Median

March 2020: 19  
February 2021: 12  
March 2021: 11  
Decrease 42.1%

Price Per Sq Ft Median

March 2020: \$221  
February 2021: \$248  
March 2021: \$251  
Increase 13.6%

New Listings

March 2020: 777  
February 2021: 779  
March 2021: 781  
Increase .5%

Days on Market Average

March 2020: 44  
February 2021: 50  
March 2021: 51  
Increase 15.9%

Price Per Sq Ft Average

March 2020: \$242  
February 2021: \$287  
March 2021: \$289  
Increase 19.4%

Homes For Sale

March 2020: 154  
February 2021: 115  
March 2021: 102  
Decrease 33.8%

Months Supply

March 2020: 3.4  
February 2021: 2.2  
March 2021: 1.9  
Decrease 44.1%

Dollar Volume of Closed Sales

March 2020: \$212,132,874  
February 2021: \$321,827,070  
March 2021: \$331,812,622  
Increase 56.4%

Pending Sales

March 2020: 580  
February 2021: 818  
March 2021: 870  
Increase 50.0%

% of Listing Price Median

March 2020: 99.6%  
February 2021: 100%  
March 2021: 100%  
Increase .4%

Gallatin County: Land - Less than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
March 2020: \$125,824	March 2020: 226	March 2020: 97.3%
February 2021: \$139,900	February 2021: 249	February 2021: 97.9%
March 2021: \$140,550	March 2021: 250	March 2021: 98.1%
Increase 11.7%	Increase 10.6%	Increase .8%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
March 2020: \$146,334	March 2020: 63	March 2020: \$117
February 2021: \$178,978	February 2021: 70	February 2021: \$209
March 2021: \$190,231	March 2021: 63	March 2021: \$209
Increase 30.0%	Maintained 0.0%	Increase 78.6%
New Listings	Days on Market Average	Price Per Sq Ft Average
March 2020: 265	March 2020: 119	March 2020: \$168
February 2021: 196	February 2021: 158	February 2021: \$179
March 2021: 183	March 2021: 154	March 2021: \$179
Decrease 30.9%	Increase 29.4%	Increase 6.5%
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
March 2020: 147	March 2020: 7.5	March 2020: \$33,071,510
February 2021: 70	February 2021: 4.0	February 2021: \$44,565,484
March 2021: 60	March 2021: 3.5	March 2021: \$47,557,800
Decrease 59.2%	Decrease 53.3%	Increase 43.81%
Pending Sales	% of Listing Price Median	
March 2020: 214	March 2020: 99.2%	
February 2021: 230	February 2021: 100.0%	
March 2021: 235	March 2021: 100.0%	
Decrease 9.8%	Increase .8%	

Gallatin County: Land - More than 1 Acre

Sales Price Median

March 2020: \$263,000  
February 2021: \$325,000  
March 2021: \$350,000  
Increase 33.1%

Closed Sales

March 2020: 246  
February 2021: 457  
March 2021: 475  
Increase 93.1%

% of Listing Price Average

March 2020: 93.0%  
February 2021: 96.1%  
March 2021: 96.5%  
Increase 3.8%

Sales Price Average

March 2020: \$472,776  
February 2021: \$487,985  
March 2021: \$549,460  
Increase 16.2%

Days on Market Median

March 2020: 123  
February 2021: 62  
March 2021: 60  
Decrease 51.2%

Price Per Sq Ft Median

March 2020: \$292  
February 2021: \$398  
March 2021: \$398  
Increase 36.3%

New Listings

March 2020: 408  
February 2021: 462  
March 2021: 471  
Increase 15.4%

Days on Market Average

March 2020: 206  
February 2021: 150  
March 2021: 143  
Decrease 30.6%

Price Per Sq Ft Average

March 2020: \$378  
February 2021: \$700  
March 2021: \$799  
Increase 111.4%

Homes For Sale

March 2020: 415  
February 2021: 243  
March 2021: 222  
Decrease 46.5%

Months Supply

March 2020: 21.0  
February 2021: 9.5  
March 2021: 8.3  
Decrease 60.5%

Dollar Volume of Closed Sales

March 2020: \$116,302  
February 2021: \$223,009,247  
March 2021: \$260,993,487  
Increase 124.4%

Pending Sales

March 2020: 251  
February 2021: 499  
March 2021: 527  
Increase 110.0%

% of Listing Price Median

March 2020: 95.0%  
February 2021: 97.9%  
March 2021: 98.4%  
Increase 3.6%