



Market Trends InfoSparks Rollover April 2021 Statistics

The following statistics were gathered in May 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 11.9% to \$425,000 since April 2020. Gallatin Valley had a 2.4% new listing count decrease from April 2020 to April 2021. The number of sales closed during the month increased by 26.1% between April 2020 and April 2021. Overall, residential properties spent an average of 3 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 17.3% to \$469,000 since April 2020. Gallatin Valley had a 6.6% new listing count decrease from April 2020 to April 2021. The number of sales closed during the month decreased by 8.6% between April 2020 and April 2021. Overall, residential properties spent an average of 11 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have increased 20.8% to \$900,000 since April 2020. Gallatin Valley had a 7.8% new listing count decrease from April 2020 to April 2021. The number of sales closed during the month decreased by 43.5% between April 2020 and April 2021. Overall, residential properties spent an average of 2 days less on the market in this time frame.

Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 9.6% to \$339,500 since April 2020. Gallatin Valley had an 1.8% new listing count decrease from April 2020 to April 2021. The number of sales closed during the month increased by 25.4% between April 2020 and April 2021. Overall, residential properties spent an average of 2 days less on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have increased 13.1% to \$145,900 since April 2020. Gallatin Valley had a 20.2% new listing count decrease from April 2020 to April 2021. The number of sales closed during the month increased by 20.9% between April 2020 and April 2021. Overall, residential properties spent an average of 28 days more on the market in this time frame.

Gallatin Valley Land Over 1 Acre

Median sale prices have increased 27.3% to \$350,000 since April 2020. Gallatin Valley had a 15.4% new listing count increase from April 2020 to April 2021. The number of sales closed during the month increased by 110.4% between April 2020 and April 2021. Overall, residential properties spent an average of 66 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
April 2020: \$379,900
March 2021: \$419,900
April 2021: \$425,000
Increase 11.9%

Closed Sales
April 2020: 2,853
March 2021: 3,535
April 2021: 3,596
Increase 26.1%

% of Listing Price Average
April 2020: 98.0%
March 2021: 98.9%
April 2021: 99.1%
Increase 1.1%

Sales Price Average
April 2020: \$474,330
March 2021: \$584,697
April 2021: \$599,574
Increase 26.4%

Days on Market Median
April 2020: 27
March 2021: 15
April 2021: 3
Decrease 51.9%

Price Per Sq Ft Median
April 2020: \$214
March 2021: \$241
April 2021: \$247
Increase 15.4%

New Listings
April 2020: 3,658
March 2021: 3,533
April 2021: 3,570
Decrease 2.4%

Days on Market Average
April 2020: 68
March 2021: 67
April 2021: 65
Decrease 4.4%

Price Per Sq Ft Average
April 2020: \$232
March 2021: \$276
April 2021: \$284
Increase 22.4%

Homes For Sale
April 2020: 1,211
March 2021: 647
April 2021: 575
Decrease 52.5%

Months Supply
April 2020: 5.2
March 2021: 2.5
April 2021: 2.1
Decrease 59.6%

Dollar Volume of Closed Sales
April 2020: \$1,352,790,289
March 2021: \$2,066,318,182
April 2021: \$2,155,470,325
Increase 59.3%

Pending Sales
April 2020: 2,742
March 2021: 3,735
April 2021: 3,834
Increase 39.8%

% of Listing Price Median
April 2020: 99.2%
March 2021: 100.0%
April 2021: 100.0%
Increase .8%

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median
April 2020: \$400,000
March 2021: \$452,650
April 2021: \$469,000
Increase 17.3%

Closed Sales
April 2020: 1,583
March 2021: 1,716
April 2021: 1,719
Increase 8.6%

% of Listing Price Average
April 2020: 99.0%
March 2021: 99.7%
April 2021: 99.9%
Increase .9%

Sales Price Average
April 2020: \$463,565
March 2021: \$557,717
April 2021: \$568,256
Increase 22.6%

Days on Market Median
April 2020: 19
March 2021: 8
April 2021: 7
Decrease 63.2%

Price Per Sq Ft Median
April 2020: \$210
March 2021: \$233
April 2021: \$237
Increase 12.9%

New Listings
April 2020: 1,825
March 2021: 1,697
April 2021: 1,704
Decrease 6.6%

Days on Market Average
April 2020: 46
March 2021: 37
April 2021: 35
Decrease 23.9%

Price Per Sq Ft Average
April 2020: \$220
March 2021: \$251
April 2021: \$256
Increase 16.4%

Homes For Sale
April 2020: 329
March 2021: 148
April 2021: 129
Decrease 60.8%

Months Supply
April 2020: 2.5
March 2021: 1.1
April 2021: 0.9
Decrease 64.0%

Dollar Volume of Closed Sales
April 2020: \$733,823,465
March 2021: \$956,484,560
April 2021: \$976,263,582
Increase 33.0%

Pending Sales
April 2020: 1,518
March 2021: 1,750
April 2021: 1,768
Increase 16.5%

% of Listing Price Median
April 2020: 99.8%
March 2021: 100.0%
April 2021: 100.0%
Increase .2%

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median
April 2020: \$745,000
March 2021: \$875,000
April 2021: \$900,000
Increase 20.8%

Closed Sales
April 2020: 299
March 2021: 414
April 2021: 429
Increase 43.5%

% of Listing Price Average
April 2020: 96.1%
March 2021: 97.2%
April 2021: 97.5%
Increase 1.5%

Sales Price Average
April 2020: \$938,380
March 2021: \$1,221,384
April 2021: \$1,263,251
Increase 34.6%

Days on Market Median
April 2020: 51
March 2021: 38
April 2021: 34
Decrease 33.3%

Price Per Sq Ft Median
April 2020: \$242
March 2021: \$284
April 2021: \$292
Increase 20.7%

New Listings
April 2020: 498
March 2021: 451
April 2021: 459
Decrease 7.8%

Days on Market Average
April 2020: 90
March 2021: 92
April 2021: 88
Decrease 2.2%

Price Per Sq Ft Average
April 2020: \$278
March 2021: \$346
April 2021: \$358
Increase 28.8%

Homes For Sale
April 2020: 193
March 2021: 121
April 2021: 111
Decrease 42.5%

Months Supply
April 2020: 7.8
March 2021: 4.1
April 2021: 3.7
Decrease 52.6%

Dollar Volume of Closed Sales
April 2020: \$280,575,524
March 2021: \$505,653,063
April 2021: \$541,934,668
Increase 93.2%

Pending Sales
April 2020: 298
March 2021: 439
April 2021: 448
Increase 50.3%

% of Listing Price Median
April 2020: 97.3%
March 2021: 98.0%
April 2021: 98.2%
Increase .9%

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median
April 2020: \$309,900
March 2021: \$334,000
April 2021: \$339,500
Increase 9.6%

Closed Sales
April 2020: 787
March 2021: 989
April 2021: 987
Increase 25.4%

% of Listing Price Average
April 2020: 98.9%
March 2021: 99.8%
April 2021: 100%
Increase 1.1%

Sales Price Average
April 2020: \$359,607
March 2021: \$422,202
April 2021: \$429,429
Increase 19.4%

Days on Market Median
April 2020: 21
March 2021: 10
April 2021: 8
Decrease 61.9%

Price Per Sq Ft Median
April 2020: \$209
March 2021: \$236
April 2021: \$242
Increase 15.8%

New Listings
April 2020: 1,028
March 2021: 1,007
April 2021: 1,009
Decrease 1.8%

Days on Market Average
April 2020: 45
March 2021: 46
April 2021: 43
Decrease 4.4%

Price Per Sq Ft Average
April 2020: \$228
March 2021: \$269
April 2021: \$276
Increase 21.1%

Homes For Sale
April 2020: 211
March 2021: 119
April 2021: 100
Decrease 52.6%

Months Supply
April 2020: 3.4
March 2021: 1.6
April 2021: 1.3
Decrease 61.8%

Dollar Volume of Closed Sales
April 2020: \$283,011,705
March 2021: \$417,557,905
April 2021: \$423,846,880
Increase 49.8%

Pending Sales
April 2020: 771
March 2021: 1,108
April 2021: 1,140
Increase 47.9%

% of Listing Price Median
April 2020: 100%
March 2021: 100%
April 2021: 100%
Maintained .0%

Gallatin County: Land - Less than 1 Acre

Sales Price Median April 2020: \$129,000 March 2021: \$140,900 April 2021: \$145,900 Increase 13.1%	Closed Sales April 2020: 211 March 2021: 251 April 2021: 255 Increase 20.9%	% of Listing Price Average April 2020: 97.0% March 2021: 98.1% April 2021: 98.3% Increase 1.3%
Sales Price Average April 2020: \$148,946 March 2021: \$190,051 April 2021: \$197,572 Increase 32.6%	Days on Market Median April 2020: 63 March 2021: 63 April 2021: 61 Decrease 3.2%	Price Per Sq Ft Median April 2020: \$117 March 2021: \$201 April 2021: \$202 Increase 72.6%
New Listings April 2020: 242 March 2021: 185 April 2021: 193 Decrease 20.2%	Days on Market Average April 2020: 121 March 2021: 154 April 2021: 149 Increase 23.1%	Price Per Sq Ft Average April 2020: \$168 March 2021: \$163 April 2021: \$169 Increase 0.6%
Homes For Sale April 2020: 141 March 2021: 61 April 2021: 52 Decrease 63.1%	Months Supply April 2020: 7.3 March 2021: 3.5 April 2021: 2.9 Decrease 60.3%	Dollar Volume of Closed Sales April 2020: \$31,427,510 March 2021: \$47,702,800 April 2021: \$50,380,900 Increase 60.31%
Pending Sales April 2020: 200 March 2021: 236 April 2021: 240 Decrease 20.0%	% of Listing Price Median April 2020: 99.0% March 2021: 100.0% April 2021: 100.0% Increase 1.0%	

Gallatin County: Land - More than 1 Acre

Sales Price Median
April 2020: \$275,000
March 2021: \$349,950
April 2021: \$350,000
Increase 27.3%

Closed Sales
April 2020: 241
March 2021: 478
April 2021: 507
Increase 110.4%

% of Listing Price Average
April 2020: 93.3%
March 2021: 96.5%
April 2021: 96.8%
Increase 3.8%

Sales Price Average
April 2020: \$475,753
March 2021: \$546,260
April 2021: \$554,929
Increase 16.6%

Days on Market Median
April 2020: 123
March 2021: 60
April 2021: 53
Decrease 56.9%

Price Per Sq Ft Median
April 2020: \$321
March 2021: \$398
April 2021: \$410
Increase 27.7%

New Listings
April 2020: 408
March 2021: 472
April 2021: 472
Increase 15.4%

Days on Market Average
April 2020: 206
March 2021: 144
April 2021: 140
Decrease 32.0%

Price Per Sq Ft Average
April 2020: \$421
March 2021: \$799
April 2021: \$795
Increase 88.8%

Homes For Sale
April 2020: 408
March 2021: 224
April 2021: 203
Decrease 50.2%

Months Supply
April 2020: 20.8
March 2021: 8.4
April 2021: 7.2
Decrease 65.4%

Dollar Volume of Closed Sales
April 2020: \$114,656,416
March 2021: \$261,112,387
April 2021: \$281,348,952
Increase 145.4%

Pending Sales
April 2020: 237
March 2021: 516
April 2021: 544
Increase 129.5%

% of Listing Price Median
April 2020: 95.3%
March 2021: 98.4%
April 2021: 98.6%
Increase 3.5%