



Market Trends InfoSparks Rollover May 2021 Statistics

The following market trends and statistics were gathered in June 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 15.1% to \$437,500 since May 2020. Gallatin Valley had a 4.3% new listing count decrease from May 2020 to May 2021. The number of sales closed during the month increased by 32.9% between May 2020 and May 2021. Overall, residential properties spent an average of 4 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 23.5% to \$515,000 since May 2020. Gallatin Valley had a 2.0% new listing count decrease from May 2020 to May 2021. The number of sales closed during the month increased by 12.1% between May 2020 and May 2021. Overall, residential properties spent an average of 13 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have increased 21.7% to \$917,500 since May 2020. Gallatin Valley had a 8.2% new listing count decrease from May 2020 to May 2021. The number of sales closed during the month increased by 44.3% between May 2020 and May 2021. Overall, residential properties spent an average of 5 days less on the market in this time frame.

Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 13.0% to \$344,500 since May 2020. Gallatin Valley had a 6.9% new listing count decrease from May 2020 to May 2021. The number of sales closed during the month increased by 30.6% between May 2020 and May 2021. Overall, residential properties spent the same average number of days on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have increased 24.3% to \$161,000 since May 2020. Gallatin Valley had a 23.7% new listing count decrease from May 2020 to May 2021. The number of sales closed during the month increased by 33.2% between May 2020 and May 2021. Overall, residential properties spent an average of 30 days more on the market in this time frame.

Gallatin Valley Land Over 1 Acre

Median sale prices have increased 29.1% to \$355,000 since May 2020. Gallatin Valley had a 9.3% new listing count increase from May 2020 to May 2021. The number of sales closed during the month increased by 136.9% between May 2020 and May 2021. Overall, residential properties spent an average of 82 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
May 2020: \$380,000
April 2021: \$425,000
May 2021: \$437,500
Increase 15.1%

Closed Sales
May 2020: 2,750
April 2021: 3,601
May 2021: 3,654
Increase 32.9%

% of Listing Price Average
May 2020: 98.0%
April 2021: 99.1%
May 2021: 99.3%
Increase 1.3%

Sales Price Average
May 2020: \$476,545
April 2021: \$599,236
May 2021: \$609,841
Increase 28.0%

Days on Market Median
May 2020: 26
April 2021: 13
May 2021: 12
Decrease 53.8%

Price Per Sq Ft Median
May 2020: \$214
April 2021: \$247
May 2021: \$252
Increase 17.8%

New Listings
May 2020: 3,635
April 2021: 3,577
May 2021: 3,480
Decrease 4.3%

Days on Market Average
May 2020: 68
April 2021: 65
May 2021: 64
Decrease 5.9%

Price Per Sq Ft Average
May 2020: \$233
April 2021: \$284
May 2021: \$290
Increase 24.5%

Homes For Sale
May 2020: 1,206
April 2021: 588
May 2021: 517
Decrease 57.1%

Months Supply
May 2020: 5.1
April 2021: 2.2
May 2021: 1.8
Decrease 64.7%

Dollar Volume of Closed Sales
May 2020: \$1,310,498,070
April 2021: \$2,157,249,825
May 2021: \$2,227,748,820
Increase 70.0%

Pending Sales
May 2020: 2,783
April 2021: 3,812
May 2021: 3,744
Increase 34.5%

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

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median
May 2020: \$417,000
April 2021: \$499,925
May 2021: \$515,000
Increase 23.5%

Closed Sales
May 2020: 1,121
April 2021: 1,253
May 2021: 1,257
Increase 12.1%

% of Listing Price Average
May 2020: 98.9%
April 2021: 99.9%
May 2021: 100.1%
Increase 1.2%

Sales Price Average
May 2020: \$488,117
April 2021: \$584,260
May 2021: \$601,206
Increase 23.2%

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

Price Per Sq Ft Median
May 2020: \$215
April 2021: \$243
May 2021: \$248
Increase 15.3%

New Listings
May 2020: 1,268
April 2021: 1,272
May 2021: 1,243
Decrease 2.0%

Days on Market Average
May 2020: 44
April 2021: 32
May 2021: 31
Decrease 29.5%

Price Per Sq Ft Average
May 2020: \$226
April 2021: \$260
May 2021: \$267
Increase 18.1%

Homes For Sale
May 2020: 215
April 2021: 88
May 2021: 79
Decrease 63.3%

Months Supply
May 2020: 2.2
April 2021: 0.9
May 2021: 0.8
Decrease 63.6%

Dollar Volume of Closed Sales
May 2020: \$547,179,496
April 2021: \$731,492,992
May 2021: \$755,115,267
Increase 38.0%

Pending Sales
May 2020: 1,099
April 2021: 1,285
May 2021: 1,242
Increase 13.0%

% of Listing Price Median
May 2020: 99.7%
April 2021: 100.0%
May 2021: 100.0%
Increase .3%

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median May 2020: \$754,000 April 2021: \$925,000 May 2021: \$917,500 Increase 21.7%	Closed Sales May 2020: 287 April 2021: 414 May 2021: 414 Increase 44.3%	% of Listing Price Average May 2020: 96.1% April 2021: 97.4% May 2021: 97.6% Increase 1.6%
Sales Price Average May 2020: \$985,257 April 2021: \$1,295,160 May 2021: \$1,286,834 Increase 30.6%	Days on Market Median May 2020: 48 April 2021: 35 May 2021: 34 Decrease 29.2%	Price Per Sq Ft Median May 2020: \$249 April 2021: \$296 May 2021: \$300 Increase 20.5%
New Listings May 2020: 477 April 2021: 441 May 2021: 438 Decrease 8.2%	Days on Market Average May 2020: 91 April 2021: 90 May 2021: 86 Decrease 5.5%	Price Per Sq Ft Average May 2020: \$282 April 2021: \$365 May 2021: \$370 Increase 31.2%
Homes For Sale May 2020: 191 April 2021: 110 May 2021: 101 Decrease 47.1%	Months Supply May 2020: 8.0 April 2021: 3.7 May 2021: 3.3 Decrease 58.8%	Dollar Volume of Closed Sales May 2020: \$282,768,675 April 2021: \$536,196,118 May 2021: \$532,749,123 Increase 88.4%
Pending Sales May 2020: 295 April 2021: 431 May 2021: 426 Increase 44.4%	% of Listing Price Median May 2020: 97.1% April 2021: 98.2% May 2021: 98.4% Increase 1.3%	

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median
May 2020: \$305,000
April 2021: \$339,500
May 2021: \$344,500
Increase 13.0%

Closed Sales
May 2020: 772
April 2021: 988
May 2021: 1,008
Increase 30.6%

% of Listing Price Average
May 2020: 98.9%
April 2021: 100.0%
May 2021: 100.3%
Increase 1.4%

Sales Price Average
May 2020: \$357,392
April 2021: \$429,302
May 2021: \$442,449
Increase 23.8%

Days on Market Median
May 2020: 21
April 2021: 8
May 2021: 7
Decrease 66.7%

Price Per Sq Ft Median
May 2020: \$209
April 2021: \$242
May 2021: \$247
Increase 18.2%

New Listings
May 2020: 1,051
April 2021: 1,011
May 2021: 978
Decrease 6.9%

Days on Market Average
May 2020: 46
April 2021: 43
May 2021: 46
Maintained 0.0%

Price Per Sq Ft Average
May 2020: \$228
April 2021: \$276
May 2021: \$283
Increase 24.1%

Homes For Sale
May 2020: 225
April 2021: 111
May 2021: 91
Decrease 59.6%

Months Supply
May 2020: 3.6
April 2021: 1.4
May 2021: 1.1
Decrease 69.4%

Dollar Volume of Closed Sales
May 2020: \$275,906,255
April 2021: \$424,150,380
May 2021: \$445,988,178
Increase 61.6%

Pending Sales
May 2020: 808
April 2021: 1,138
May 2021: 1,122
Increase 38.9%

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

Gallatin County: Land - Less than 1 Acre

Sales Price Median May 2020: \$129,500 April 2021: \$145,900 May 2021: \$161,000 Increase 24.3%	Closed Sales May 2020: 193 April 2021: 256 May 2021: 257 Increase 33.2%	% of Listing Price Average May 2020: 96.9% April 2021: 98.3% May 2021: 98.4% Increase 1.5%
Sales Price Average May 2020: \$150,957 April 2021: \$197,796 May 2021: \$203,120 Increase 34.6%	Days on Market Median May 2020: 61 April 2021: 60 May 2021: 62 Decrease 1.6%	Price Per Sq Ft Median May 2020: \$160 April 2021: \$202 May 2021: \$202 Increase 26.3%
New Listings May 2020: 245 April 2021: 193 May 2021: 187 Decrease 23.7%	Days on Market Average May 2020: 122 April 2021: 149 May 2021: 152 Increase 24.6%	Price Per Sq Ft Average May 2020: \$193 April 2021: \$169 May 2021: \$169 Decrease 12.4%
Homes For Sale May 2020: 138 April 2021: 52 May 2021: 43 Decrease 68.8%	Months Supply May 2020: 7.2 April 2021: 2.9 May 2021: 2.4 Decrease 66.7%	Dollar Volume of Closed Sales May 2020: \$29,134,710 April 2021: \$50,635,900 May 2021: \$52,201,900 Increase 79.2%
Pending Sales May 2020: 194 April 2021: 239 May 2021: 230 Decrease 18.6%	% of Listing Price Median May 2020: 99.2% April 2021: 100.0% May 2021: 100.0% Increase 0.8%	

Gallatin County: Land - More than 1 Acre

Sales Price Median May 2020: \$275,000 April 2021: \$350,000 May 2021: \$355,000 Increase 29.1%	Closed Sales May 2020: 225 April 2021: 507 May 2021: 533 Increase 136.9%	% of Listing Price Average May 2020: 93.4% April 2021: 96.8% May 2021: 97.2% Increase 4.1%
Sales Price Average May 2020: \$434,894 April 2021: \$554,929 May 2021: \$573,525 Increase 31.9%	Days on Market Median May 2020: 136 April 2021: 53 May 2021: 51 Decrease 62.5%	Price Per Sq Ft Median May 2020: \$321 April 2021: \$410 May 2021: \$408 Increase 27.1%
New Listings May 2020: 409 April 2021: 472 May 2021: 445 Increase 9.3%	Days on Market Average May 2020: 214 April 2021: 140 May 2021: 132 Decrease 38.3%	Price Per Sq Ft Average May 2020: \$401 April 2021: \$795 May 2021: \$761 Increase 89.8%
Homes For Sale May 2020: 400 April 2021: 204 May 2021: 182 Decrease 54.5%	Months Supply May 2020: 20.5 April 2021: 7.2 May 2021: 5.9 Decrease 71.2%	Dollar Volume of Closed Sales May 2020: \$97,851,216 April 2021: \$281,348,952 May 2021: \$305,689,052 Increase 212.4%
Pending Sales May 2020: 235 April 2021: 537 May 2021: 544 Increase 131.5%	% of Listing Price Median May 2020: 95.3% April 2021: 98.6% May 2021: 99.0% Increase 3.9%	