



Market Trends InfoSparks Rollover June 2021 Statistics

The following market trends and statistics were gathered in July 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 21.1% to \$460,000 since June 2020. Gallatin Valley had a 5.0% new listing count decrease from June 2020 to June 2021. The number of sales closed during the month increased by 32.5% between June 2020 and June 2021. Overall, residential properties spent an average of 6 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 29.4% to \$550,000 since June 2020. Gallatin Valley had a 3.3% new listing count decrease from June 2020 to June 2021. The number of sales closed during the month increased by 13.7% between June 2020 and June 2021. Overall, residential properties spent an average of 15 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have increased 23.5% to \$945,000 since June 2020. Gallatin Valley had a 2.7% new listing count increase from June 2020 to June 2021. The number of sales closed during the month increased by 46.0% between June 2020 and June 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 20.4% to \$360,000 since June 2020. Gallatin Valley had a 9.7% new listing count decrease from June 2020 to June 2021. The number of sales closed during the month increased by 29.9% between June 2020 and June 2021. Overall, residential properties spent an average of 2 days more on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have increased 30.8% to \$170,000 since June 2020. Gallatin Valley had a 24.3% new listing count decrease from June 2020 to June 2021. The number of sales closed during the month increased by 24.4% between June 2020 and June 2021. Overall, residential properties spent an average of 25 days more on the market in this time frame.

Gallatin Valley Land Over 1 Acre

Median sale prices have increased 40.4% to \$375,000 since June 2020. Gallatin Valley had a 4.1% new listing count increase from June 2020 to June 2021. The number of sales closed during the month increased by 146.4% between June 2020 and June 2021. Overall, residential properties spent an average of 87 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
June 2020: \$380,000
May 2021: \$438,402
June 2021: \$460,000
Increase 21.1%

Closed Sales
June 2020: 2,772
May 2021: 3,663
June 2021: 3,672
Increase 32.5%

% of Listing Price Average
June 2020: 98.0%
May 2021: 99.3%
June 2021: 99.7%
Increase 1.7%

Sales Price Average
June 2020: \$475,170
May 2021: \$610,158
June 2021: \$639,242
Increase 34.5%

Days on Market Median
June 2020: 27
May 2021: 12
June 2021: 10
Decrease 63.0%

Price Per Sq Ft Median
June 2020: \$216
May 2021: \$252
June 2021: \$261
Increase 20.8%

New Listings
June 2020: 3,639
May 2021: 3,488
June 2021: 4,458
Decrease 5.0%

Days on Market Average
June 2020: 68
May 2021: 65
June 2021: 62
Decrease 8.8%

Price Per Sq Ft Average
June 2020: \$233
May 2021: \$290
June 2021: \$301
Increase 29.2%

Homes For Sale
June 2020: 1,201
May 2021: 530
June 2021: 437
Decrease 60.6%

Months Supply
June 2020: 5.1
May 2021: 1.9
June 2021: 1.6
Decrease 68.6%

Dollar Volume of Closed Sales
June 2020: \$1,317,169,978
May 2021: \$2,234,399,720
June 2021: \$2,346,655,658
Increase 78.2%

Pending Sales
June 2020: 2,932
May 2021: 3,792
June 2021: 3,599
Increase 22.7%

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

Gallatin County: Residential - Single Family Less than 1 Acre

<p>Sales Price Median June 2020: \$425,000 May 2021: \$525,450 June 2021: \$550,000 Increase 29.4%</p>	<p>Closed Sales June 2020: 1,224 May 2021: 1,399 June 2021: 1,392 Increase 13.7%</p>	<p>% of Listing Price Average June 2020: 98.9% May 2021: 100.1% June 2021: 100.5% Increase 1.6%</p>
<p>Sales Price Average June 2020: \$502,298 May 2021: \$628,766 June 2021: \$660,131 Increase 31.4%</p>	<p>Days on Market Median June 2020: 20 May 2021: 7 June 2021: 6 Decrease 70.0%</p>	<p>Price Per Sq Ft Median June 2020: \$217 May 2021: \$249 June 2021: \$256 Increase 18.0%</p>
<p>New Listings June 2020: 1,415 May 2021: 1,378 June 2021: 1,368 Decrease 3.3%</p>	<p>Days on Market Average June 2020: 46 May 2021: 34 June 2021: 31 Decrease 32.6%</p>	<p>Price Per Sq Ft Average June 2020: \$227 May 2021: \$269 June 2021: \$280 Increase 23.3%</p>
<p>Homes For Sale June 2020: 246 May 2021: 95 June 2021: 86 Decrease 65.0%</p>	<p>Months Supply June 2020: 2.3 May 2021: 0.8 June 2021: 0.7 Decrease 69.6%</p>	<p>Dollar Volume of Closed Sales June 2020: \$614,812,499 May 2021: \$879,014,370 June 2021: \$918,242,141 Increase 49.4%</p>
<p>Pending Sales June 2020: 1,247 May 2021: 1,374 June 2021: 1342 Increase 7.6%</p>	<p>% of Listing Price Median June 2020: 99.5% May 2021: 100.0% June 2021: 100.0% Increase .5%</p>	

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median June 2020: \$765,000 May 2021: \$917,500 June 2021: \$945,000 Increase 23.5%	Closed Sales June 2020: 287 May 2021: 414 June 2021: 419 Increase 46.0%	% of Listing Price Average June 2020: 96.2% May 2021: 97.6% June 2021: 98.0% Increase 1.9%
Sales Price Average June 2020: \$995,490 May 2021: \$1,286,834 June 2021: \$1,309,511 Increase 31.5%	Days on Market Median June 2020: 48 May 2021: 34 June 2021: 31 Decrease 35.4%	Price Per Sq Ft Median June 2020: \$255 May 2021: \$300 June 2021: \$312 Increase 22.4%
New Listings June 2020: 440 May 2021: 439 June 2021: 452 Increase 2.7%	Days on Market Average June 2020: 89 May 2021: 86 June 2021: 84 Decrease 5.6%	Price Per Sq Ft Average June 2020: \$281 May 2021: \$370 June 2021: \$377 Increase 34.2%
Homes For Sale June 2020: 189 May 2021: 102 June 2021: 96 Decrease 49.2%	Months Supply June 2020: 7.9 May 2021: 3.4 June 2021: 3.0 Decrease 62.0%	Dollar Volume of Closed Sales June 2020: \$285,705,586 May 2021: \$532,749,123 June 2021: \$548,685,052 Increase 92.0%
Pending Sales June 2020: 304 May 2021: 422 June 2021: 406 Increase 33.6%	% of Listing Price Median June 2020: 97.0% May 2021: 98.4% June 2021: 98.6% Increase 1.6%	

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median June 2020: \$299,000 May 2021: \$344,500 June 2021: \$360,000 Increase 20.4%	Closed Sales June 2020: 795 May 2021: 1,009 June 2021: 1,033 Increase 29.9%	% of Listing Price Average June 2020: 98.8% May 2021: 100.3% June 2021: 100.8% Increase 2.0%
Sales Price Average June 2020: \$348,598 May 2021: \$444,2476 June 2021: \$464,056 Increase 33.1%	Days on Market Median June 2020: 22 May 2021: 7 June 2021: 6 Decrease 72.7%	Price Per Sq Ft Median June 2020: \$208 May 2021: \$247 June 2021: \$259 Increase 24.5%
New Listings June 2020: 1,067 May 2021: 980 June 2021: 964 Decrease 9.7%	Days on Market Average June 2020: 45 May 2021: 46 June 2021: 47 Increase 4.4%	Price Per Sq Ft Average June 2020: \$226 May 2021: \$283 June 2021: \$295 Increase 30.5%
Homes For Sale June 2020: 229 May 2021: 100 June 2021: 85 Decrease 62.9%	Months Supply June 2020: 3.6 May 2021: 1.2 June 2021: 1.0 Decrease 72.2%	Dollar Volume of Closed Sales June 2020: \$277,135,567 May 2021: \$446,458,078 June 2021: \$479,369,466 Increase 73.0%
Pending Sales June 2020: 874 May 2021: 1,118 June 2021: 1,067 Increase 22.1%	% of Listing Price Median June 2020: 100% May 2021: 100% June 2021: 100% Maintained .0%	

Gallatin County: Land - Less than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
June 2020: \$130,000	June 2020: 197	June 2020: 97.0%
May 2021: \$162,000	May 2021: 258	May 2021: 98.4%
June 2021: \$170,000	June 2021: 245	June 2021: 98.7%
Increase 30.8%	Increase 24.4%	Increase 1.8%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
June 2020: \$153,541	June 2020: 57	June 2020: \$203
May 2021: \$203,980	May 2021: 62	May 2021: \$202
June 2021: \$212,826	June 2021: 55	June 2021: \$201
Increase 38.6%	Decrease 3.5%	Decrease 1.0%
New Listings	Days on Market Average	Price Per Sq Ft Average
June 2020: 235	June 2020: 124	June 2020: \$197
May 2021: 188	May 2021: 151	May 2021: \$169
June 2021: 178	June 2021: 149	June 2021: \$160
Decrease 24.3%	Increase 20.2%	Decrease 18.8%
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
June 2020: 138	June 2020: 7.1	June 2020: \$30,247,510
May 2021: 44	May 2021: 2.4	May 2021: \$52,626,900
June 2021: 36	June 2021: 1.9	June 2021: \$52,142,400
Decrease 72.9%	Decrease 73.2%	Increase 72.4%
Pending Sales	% of Listing Price Median	
June 2020: 192	June 2020: 99.0%	
May 2021: 230	May 2021: 100.0%	
June 2021: 213	June 2021: 100.0%	
Decrease 10.9%	Increase 1.0%	

Gallatin County: Land - More than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
June 2020: \$267,000	June 2020: 220	June 2020: 93.1%
May 2021: \$359,500	May 2021: 536	May 2021: 97.2%
June 2021: \$375,000	June 2021: 542	June 2021: 97.4%
Increase 40.4%	Increase 146.4%	Increase 4.6%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
June 2020: \$433,096	June 2020: 136	June 2020: \$356
May 2021: \$574,898	May 2021: 51	May 2021: \$408
June 2021: \$617,699	June 2021: 49	June 2021: \$408
Increase 42.6%	Decrease 64.0%	Increase 14.6%
New Listings	Days on Market Average	Price Per Sq Ft Average
June 2020: 417	June 2020: 215	June 2020: \$421
May 2021: 448	May 2021: 132	May 2021: \$761
June 2021: 434	June 2021: 128	June 2021: \$761
Increase 4.1%	Decrease 40.5%	Increase 80.8%
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
June 2020: 391	June 2020: 19.9	June 2020: \$95,281,216
May 2021: 183	May 2021: 5.9	May 2021: \$308,145,552
June 2021: 164	June 2021: 4.8	June 2021: \$334,793,052
Decrease 58.1%	Decrease 75.9%	Increase 251.4%
Pending Sales	% of Listing Price Median	
June 2020: 264	June 2020: 95.0%	
May 2021: 543	May 2021: 99.1%	
June 2021: 522	June 2021: 99.8%	
Increase 97.7%	Increase 5.1%	