



## Market Trends InfoSparks Rollover July 2021 Statistics

The following market trends and statistics were gathered in August 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 24.7% to \$480,000 since July 2020. Gallatin Valley had a 5.0% new listing count decrease from July 2020 to July 2021. The number of sales closed during the month increased by 22.9% between July 2020 and July 2021. Overall, residential properties spent an average of 9 days less on the market in this time frame.

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

Median sale prices have increased 33.7% to \$575,000 since July 2020. Gallatin Valley had a 5.1% new listing count decrease from July 2020 to July 2021. The number of sales closed during the month increased by 13.7% between July 2020 and July 2021. Overall, residential properties spent an average of 18 days less on the market in this time frame.

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

Median sale prices have increased 27.1% to \$985,000 since July 2020. Gallatin Valley had a 5.3% new listing count increase from July 2020 to July 2021. The number of sales closed during the month increased by 33.1% between July 2020 and July 2021. Overall, residential properties spent an average of 4 days less on the market in this time frame.

### Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 25.8% to \$377,250 since July 2020. Gallatin Valley had a 8.8% new listing count decrease from July 2020 to July 2021. The number of sales closed during the month increased by 24.3% between July 2020 and July 2021. Overall, residential properties spent an average of 1 days less on the market in this time frame.

### Gallatin Valley Land Under 1 Acre

Median sale prices have increased 52.4% to \$201,000 since July 2020. Gallatin Valley had a 18.8% new listing count decrease from July 2020 to July 2021. The number of sales closed during the month increased by 16.9% between July 2020 and July 2021. Overall, residential properties spent an average of 13 days more on the market in this time frame.

### Gallatin Valley Land Over 1 Acre

Median sale prices have increased 41.5% to \$389,000 since July 2020. Gallatin Valley had a 11.2% new listing count increase from July 2020 to July 2021. The number of sales closed during the month increased by 115.4% between July 2020 and July 2021. Overall, residential properties spent an average of 79 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  
July 2020: \$385,000  
June 2021: \$460,000  
July 2021: \$480,000  
Increase 24.7%

Closed Sales  
July 2020: 2,868  
June 2021: 3,676  
July 2021: 3,525  
Increase 22.9%

% of Listing Price Average  
July 2020: 98.1%  
June 2021: 99.7%  
July 2021: 99.8%  
Increase 1.7%

Sales Price Average  
July 2020: \$477,948  
June 2021: \$639,366  
July 2021: \$669,776  
Increase 40.1%

Days on Market Median  
July 2020: 27  
June 2021: 10  
July 2021: 8  
Decrease 70.4%

Price Per Sq Ft Median  
July 2020: \$219  
June 2021: \$261  
July 2021: \$273  
Increase 24.7%

New Listings  
July 2020: 3,589  
June 2021: 3,469  
July 2021: 3,463  
Decrease 3.5%

Days on Market Average  
July 2020: 68  
June 2021: 62  
July 2021: 59  
Decrease 13.2%

Price Per Sq Ft Average  
July 2020: \$235  
June 2021: \$301  
July 2021: \$313  
Increase 33.2%

Homes For Sale  
July 2020: 1,164  
June 2021: 478  
July 2021: 441  
Decrease 62.1%

Months Supply  
July 2020: 4.9  
June 2021: 1.6  
July 2021: 1.5  
Decrease 69.4%

Dollar Volume of Closed Sales  
July 2020: \$1,370,755,927  
June 2021: \$2,349,668,658  
July 2021: \$2,359,619,228  
Increase 72.1%

Pending Sales  
July 2020: 3,130  
June 2021: 3,566  
July 2021: 3,403  
Increase 8.7%

% of Listing Price Median  
July 2020: 99.3%  
June 2021: 100.0%  
July 2021: 100.0%  
Increase .7%

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median  
July 2020: \$430,000  
June 2021: \$550,000  
July 2021: \$575,000  
Increase 33.7%

Closed Sales  
July 2020: 1,255  
June 2021: 1,393  
July 2021: 1,312  
Increase 4.5%

% of Listing Price Average  
July 2020: 99.0%  
June 2021: 100.5%  
July 2021: 100.7%  
Increase 1.7%

Sales Price Average  
July 2020: \$504,173  
June 2021: \$660,165  
July 2021: \$686,617  
Increase 36.2%

Days on Market Median  
July 2020: 19  
June 2021: 6  
July 2021: 6  
Decrease 68.4%

Price Per Sq Ft Median  
July 2020: \$219  
June 2021: \$256  
July 2021: \$263  
Increase 20.1%

New Listings  
July 2020: 1,430  
June 2021: 1,371  
July 2021: 1,357  
Decrease 5.1%

Days on Market Average  
July 2020: 46  
June 2021: 31  
July 2021: 28  
Decrease 39.1%

Price Per Sq Ft Average  
July 2020: \$229  
June 2021: \$280  
July 2021: \$289  
Increase 26.2%

Homes For Sale  
July 2020: 235  
June 2021: 88  
July 2021: 83  
Decrease 64.7%

Months Supply  
July 2020: 2.2  
June 2021: 0.8  
July 2021: 0.7  
Decrease 68.2%

Dollar Volume of Closed Sales  
July 2020: \$632,736,932  
June 2021: \$918,950,141  
July 2021: \$899,467,637  
Increase 42.2%

Pending Sales  
July 2020: 1,320  
June 2021: 1,332  
July 2021: 1279  
Increase 3.1%

% of Listing Price Median  
July 2020: 99.7%  
June 2021: 100.0%  
July 2021: 100.0%  
Increase .3%

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median  
July 2020: \$775,000  
June 2021: \$947,500  
July 2021: \$985,000  
Increase 27.1%

Closed Sales  
July 2020: 302  
June 2021: 420  
July 2021: 402  
Increase 33.1%

% of Listing Price Average  
July 2020: 96.2%  
June 2021: 98.0%  
July 2021: 98.0%  
Increase 1.9%

Sales Price Average  
July 2020: \$986,019  
June 2021: \$1,309,607  
July 2021: \$1,398,932  
Increase 41.9%

Days on Market Median  
July 2020: 51  
June 2021: 31  
July 2021: 30  
Decrease 41.2%

Price Per Sq Ft Median  
July 2020: \$257  
June 2021: \$313  
July 2021: \$327  
Increase 27.2%

New Listings  
July 2020: 431  
June 2021: 455  
July 2021: 454  
Increase 5.3%

Days on Market Average  
July 2020: 88  
June 2021: 84  
July 2021: 84  
Decrease 4.5%

Price Per Sq Ft Average  
July 2020: \$286  
June 2021: \$377  
July 2021: \$399  
Increase 39.5%

Homes For Sale  
July 2020: 184  
June 2021: 96  
July 2021: 93  
Decrease 49.5%

Months Supply  
July 2020: 7.6  
June 2021: 3.0  
July 2021: 2.9  
Decrease 61.8%

Dollar Volume of Closed Sales  
July 2020: \$297,777,623  
June 2021: \$550,035,052  
July 2021: \$562,370,513  
Increase 88.9%

Pending Sales  
July 2020: 327  
June 2021: 402  
July 2021: 383  
Increase 17.1%

% of Listing Price Median  
July 2020: 97.0%  
June 2021: 98.6%  
July 2021: 98.8%  
Increase 1.9%

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median  
July 2020: \$300,000  
June 2021: \$360,000  
July 2021: \$377,250  
Increase 25.8%

Closed Sales  
July 2020: 824  
June 2021: 1,035  
July 2021: 1,024  
Increase 24.3%

% of Listing Price Average  
July 2020: 98.8%  
June 2021: 100.8%  
July 2021: 101.1%  
Increase 2.3%

Sales Price Average  
July 2020: \$354,084  
June 2021: \$464,082  
July 2021: \$486,928  
Increase 37.5%

Days on Market Median  
July 2020: 22  
June 2021: 6  
July 2021: 5  
Decrease 77.3%

Price Per Sq Ft Median  
July 2020: \$210  
June 2021: \$259  
July 2021: \$274  
Increase 30.5%

New Listings  
July 2020: 1,064  
June 2021: 965  
July 2021: 970  
Decrease 8.8%

Days on Market Average  
July 2020: 46  
June 2021: 47  
July 2021: 45  
Increase 2.2%

Price Per Sq Ft Average  
July 2020: \$229  
June 2021: \$295  
July 2021: \$307  
Increase 34.1%

Homes For Sale  
July 2020: 235  
June 2021: 87  
July 2021: 77  
Decrease 67.2%

Months Supply  
July 2020: 3.6  
June 2021: 1.0  
July 2021: 0.9  
Decrease 75.0%

Dollar Volume of Closed Sales  
July 2020: \$291,764,871  
June 2021: \$480,324,466  
July 2021: \$498,614,419  
Increase 70.9%

Pending Sales  
July 2020: 939  
June 2021: 1,056  
July 2021: 1,018  
Increase 8.4%

% of Listing Price Median  
July 2020: 100%  
June 2021: 100%  
July 2021: 100%  
Maintained .0%

Gallatin County: Land - Less than 1 Acre

Sales Price Median July 2020: \$131,900 June 2021: \$170,000 July 2021: \$201,000 Increase 52.4%	Closed Sales July 2020: 195 June 2021: 245 July 2021: 228 Increase 16.9%	% of Listing Price Average July 2020: 97.5% June 2021: 98.7% July 2021: 98.3% Increase .8%
Sales Price Average July 2020: \$155,085 June 2021: \$212,826 July 2021: \$228,131 Increase 47.1%	Days on Market Median July 2020: 56 June 2021: 55 July 2021: 49 Decrease 12.5%	Price Per Sq Ft Median July 2020: \$209 June 2021: \$201 July 2021: \$201 Decrease 3.8%
New Listings July 2020: 218 June 2021: 178 July 2021: 177 Decrease 18.8%	Days on Market Average July 2020: 125 June 2021: 149 July 2021: 138 Increase 10.4%	Price Per Sq Ft Average July 2020: \$217 June 2021: \$160 July 2021: \$180 Decrease 17.1%
Homes For Sale July 2020: 127 June 2021: 36 July 2021: 32 Decrease 74.8%	Months Supply July 2020: 6.9 June 2021: 1.9 July 2021: 1.6 Decrease 76.8%	Dollar Volume of Closed Sales July 2020: \$30,241,545 June 2021: \$52,142,400 July 2021: \$52,013,900 Increase 72.0%
Pending Sales July 2020: 208 June 2021: 211 July 2021: 188 Decrease 9.6%	% of Listing Price Median July 2020: 100.0% June 2021: 100.0% July 2021: 100.0% Maintained 0.0%	

Gallatin County: Land - More than 1 Acre

Sales Price Median  
July 2020: \$275,000  
June 2021: \$375,000  
July 2021: \$389,000  
Increase 41.5%

Closed Sales  
July 2020: 240  
June 2021: 542  
July 2021: 517  
Increase 115.4%

% of Listing Price Average  
July 2020: 93.6%  
June 2021: 97.4%  
July 2021: 97.5%  
Increase 4.2%

Sales Price Average  
July 2020: \$430,296  
June 2021: \$617,699  
July 2021: \$641,751  
Increase 49.1%

Days on Market Median  
July 2020: 126  
June 2021: 49  
July 2021: 48  
Decrease 61.9%

Price Per Sq Ft Median  
July 2020: \$450  
June 2021: \$408  
July 2021: \$407  
Increase 9.6%

New Listings  
July 2020: 394  
June 2021: 437  
July 2021: 438  
Increase 11.2%

Days on Market Average  
July 2020: 204  
June 2021: 128  
July 2021: 125  
Decrease 38.7%

Price Per Sq Ft Average  
July 2020: \$450  
June 2021: \$761  
July 2021: \$741  
Increase 64.7%

Homes For Sale  
July 2020: 378  
June 2021: 165  
July 2021: 150  
Decrease 60.3%

Months Supply  
July 2020: 18.9  
June 2021: 4.9  
July 2021: 4.1  
Decrease 78.3%

Dollar Volume of Closed Sales  
July 2020: \$103,271,156  
June 2021: \$334,793,052  
July 2021: \$331,785,212  
Increase 251.4%

Pending Sales  
July 2020: 289  
June 2021: 516  
July 2021: 484  
Increase 67.5%

% of Listing Price Median  
July 2020: 95.0%  
June 2021: 99.8%  
July 2021: 100.0%  
Increase 5.3%