



## Market Trends InfoSparks Rollover August 2021 Statistics

The following market trends and statistics were gathered in September 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 28.7% to \$499,900 since August 2020. Gallatin Valley had a 5.4% new listing count decrease from August 2020 to August 2021. The number of sales closed during the month increased by 13.4% between August 2020 and August 2021. Overall, residential properties spent an average of 17 days less on the market in this time frame.

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

Median sale prices have increased 35.9% to \$593,250 since August 2020. Gallatin Valley had a 3.3% new listing count decrease from August 2020 to August 2021. The number of sales closed during the month increased by 0.2% between August 2020 and August 2021. Overall, residential properties spent an average of 12 days less on the market in this time frame.

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

Median sale prices have increased 34.6% to \$1,050,000 since August 2020. Gallatin Valley had a 8.3% new listing count increase from August 2020 to August 2021. The number of sales closed during the month increased by 20.2% between August 2020 and August 2021. Overall, residential properties spent an average of 12 days less on the market in this time frame.

### Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 25.8% to \$389,900 since August 2020. Gallatin Valley had a 10.5% new listing count decrease from August 2020 to August 2021. The number of sales closed during the month increased by 20.9% between August 2020 and August 2021. Overall, residential properties spent an average of 3 days less on the market in this time frame.

### Gallatin Valley Land Under 1 Acre

Median sale prices have increased 50.8% to \$205,000 since August 2020. Gallatin Valley had a 28.4% new listing count decrease from August 2020 to August 2021. The number of sales closed during the month increased by 12.7% between August 2020 and August 2021. Overall, residential properties spent an average of 2 days more on the market in this time frame.

### Gallatin Valley Land Over 1 Acre

Median sale prices have increased 42.9% to \$395,000 since August 2020. Gallatin Valley had a 4.9% new listing count increase from August 2020 to August 2021. The number of sales closed during the month increased by 63.8% between August 2020 and August 2021. Overall, residential properties spent an average of 84 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  
August 2020: \$385,500  
July 2021: \$480,000  
August 2021: \$499,900  
Increase 28.7%

Closed Sales  
August 2020: 3,008  
July 2021: 3,539  
August 2021: 3,411  
Increase 13.4%

% of Listing Price Average  
August 2020: 98.1%  
July 2021: 99.9%  
August 2021: 100.0%  
Increase 2.0%

Sales Price Average  
August 2020: \$492,110  
July 2021: \$669,904  
August 2021: \$691,821  
Increase 40.6%

Days on Market Median  
August 2020: 28  
July 2021: 8  
August 2021: 7  
Decrease 75.0%

Price Per Sq Ft Median  
August 2020: \$222  
July 2021: \$273  
August 2021: \$285  
Increase 28.4%

New Listings  
August 2020: 3,621  
July 2021: 3,478  
August 2021: 3,424  
Decrease 5.4%

Days on Market Average  
August 2020: 71  
July 2021: 59  
August 2021: 54  
Decrease 23.9%

Price Per Sq Ft Average  
August 2020: \$240  
July 2021: \$313  
August 2021: \$323  
Increase 34.6%

Homes For Sale  
August 2020: 1,114  
July 2021: 445  
August 2021: 419  
Decrease 62.4%

Months Supply  
August 2020: 4.6  
July 2021: 1.5  
August 2021: 1.4  
Decrease 69.6%

Dollar Volume of Closed Sales  
August 2020: \$1,480,266,392  
July 2021: \$2,369,449,110  
August 2021:  
\$2,358,418,728  
Increase 59.3%

Pending Sales  
August 2020: 3,335  
July 2021: 3,386  
August 2021: 3,248  
Increase 2.6%

% of Listing Price Median  
August 2020: 99.4%  
July 2021: 100.0%  
August 2021: 100.0%  
Increase .6%

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median  
 August 2020: \$436,599  
 July 2021: \$575,000  
 August 2021: \$593,250  
 Increase 35.9%

Closed Sales  
 August 2020: 1,284  
 July 2021: 1,320  
 August 2021: 1,286  
 Increase 0.2%

% of Listing Price Average  
 August 2020: 99.2%  
 July 2021: 100.5%  
 August 2021: 100.9%  
 Increase 1.7%

Sales Price Average  
 August 2020: \$521,053  
 July 2021: \$686,533  
 August 2021: \$700,444  
 Increase 34.4%

Days on Market Median  
 August 2020: 18  
 July 2021: 6  
 August 2021: 5  
 Decrease 72.2%

Price Per Sq Ft Median  
 August 2020: \$221  
 July 2021: \$264  
 August 2021: \$274  
 Increase 24.0%

New Listings  
 August 2020: 1,413  
 July 2021: 1,361  
 August 2021: 1,366  
 Decrease 3.3%

Days on Market Average  
 August 2020: 47  
 July 2021: 28  
 August 2021: 24  
 Decrease 48.9%

Price Per Sq Ft Average  
 August 2020: \$233  
 July 2021: \$289  
 August 2021: \$297  
 Increase 27.5%

Homes For Sale  
 August 2020: 220  
 July 2021: 84  
 August 2021: 84  
 Decrease 61.8%

Months Supply  
 August 2020: 2.1  
 July 2021: 0.7  
 August 2021: 0.7  
 Decrease 66.7%

Dollar Volume of Closed Sales  
 August 2020: \$669,031,880  
 July 2021: \$904,850,119  
 August 2021: \$899,369,995  
 Increase 34.4%

Pending Sales  
 August 2020: 1,372  
 July 2021: 1,275  
 August 2021: 1,238  
 Increase 9.8%

% of Listing Price Median  
 August 2020: 99.9%  
 July 2021: 100.0%  
 August 2021: 100.0%  
 Increase .1%

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median

August 2020: \$780,000  
July 2021: \$986,250  
August 2021: \$1,050,000  
Increase 34.61%

Closed Sales

August 2020: 317  
July 2021: 404  
August 2021: 381  
Increase 20.2%

% of Listing Price Average

August 2020: 96.2%  
July 2021: 98.0%  
August 2021: 98.2%  
Increase 2.1%

Sales Price Average

August 2020: \$1,047,844  
July 2021: \$1,398,677  
August 2021: \$1,440,131  
Increase 37.4%

Days on Market Median

August 2020: 52  
July 2021: 29  
August 2021: 25  
Decrease 51.9%

Price Per Sq Ft Median

August 2020: \$260  
July 2021: \$329  
August 2021: \$335  
Increase 28.8%

New Listings

August 2020: 421  
July 2021: 459  
August 2021: 456  
Increase 8.3%

Days on Market Average

August 2020: 90  
July 2021: 83  
August 2021: 78  
Decrease 13.3%

Price Per Sq Ft Average

August 2020: \$295  
July 2021: \$399  
August 2021: \$414  
Increase 40.3%

Homes For Sale

August 2020: 177  
July 2021: 94  
August 2021: 29  
Decrease 48.0%

Months Supply

August 2020: 7.2  
July 2021: 2.9  
August 2021: 2.8  
Decrease 61.1%

Dollar Volume of Closed Sales

August 2020: \$332,166,446  
July 2021: \$565,065,513  
August 2021: \$548,689,995  
Increase 65.2%

Pending Sales

August 2020: 337  
July 2021: 379  
August 2021: 374  
Increase 11.0%

% of Listing Price Median

August 2020: 97.1%  
July 2021: 98.8%  
August 2021: 99.3%  
Increase 2.3%

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median  
August 2020: \$310,000  
July 2021: \$377,500  
August 2021: \$389,900  
Increase 25.8%

Closed Sales  
August 2020: 848  
July 2021: 1,025  
August 2021: 1,025  
Increase 20.9%

% of Listing Price Average  
August 2020: 98.9%  
July 2021: 101.1%  
August 2021: 101.2%  
Increase 2.3%

Sales Price Average  
August 2020: \$363,800  
July 2021: \$486,877  
August 2021: \$498,878  
Increase 37.1%

Days on Market Median  
August 2020: 23  
July 2021: 5  
August 2021: 5  
Decrease 78.3%

Price Per Sq Ft Median  
August 2020: \$214  
July 2021: \$275  
August 2021: \$288  
Increase 34.6%

New Listings  
August 2020: 1,082  
July 2021: 972  
August 2021: 968  
Decrease 10.5%

Days on Market Average  
August 2020: 47  
July 2021: 45  
August 2021: 44  
Decrease 6.4%

Price Per Sq Ft Average  
August 2020: \$232  
July 2021: \$307  
August 2021: \$319  
Increase 37.5%

Homes For Sale  
August 2020: 230  
July 2021: 77  
August 2021: 70  
Decrease 69.6%

Months Supply  
August 2020: 3.6  
July 2021: 1.0  
August 2021: 0.9  
Decrease 77.1%

Dollar Volume of Closed Sales  
August 2020: \$308,502,618  
July 2021: \$449,049,419  
August 2021: \$511,349,729  
Increase 65.8%

Pending Sales  
August 2020: 998  
July 2021: 1,016  
August 2021: 989  
Decrease 0.9%

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

Gallatin County: Land - Less than 1 Acre

Sales Price Median August 2020: \$135,900 July 2021: \$201,000 August 2021: \$205,000 Increase 50.8%	Closed Sales August 2020: 221 July 2021: 228 August 2021: 193 Increase 12.7%	% of Listing Price Average August 2020: 97.2% July 2021: 98.3% August 2021: 98.8% Increase 1.6%
Sales Price Average August 2020: \$165,263 July 2021: \$228,131 August 2021: \$235,935 Increase 42.8%	Days on Market Median August 2020: 74 July 2021: 49 August 2021: 37 Decrease 50.0%	Price Per Sq Ft Median August 2020: \$209 July 2021: \$201 August 2021: \$201 Decrease 3.8%
New Listings August 2020: 231 July 2021: 177 August 2021: 163 Decrease 29.4%	Days on Market Average August 2020: 131 July 2021: 138 August 2021: 133 Increase 1.5%	Price Per Sq Ft Average August 2020: \$217 July 2021: \$180 August 2021: \$180 Decrease 17.1%
Homes For Sale August 2020: 120 July 2021: 32 August 2021: 29 Decrease 75.8%	Months Supply August 2020: 6.5 July 2021: 1.7 August 2021: 1.6 Decrease 75.4%	Dollar Volume of Closed Sales August 2020: \$36,523,142 July 2021: \$52,013,900 August 2021: \$45,535,500 Increase 24.7%
Pending Sales August 2020: 239 July 2021: 186 August 2021: 157 Decrease 34.3%	% of Listing Price Median August 2020: 100.0% July 2021: 100.0% August 2021: 100.0% Maintained 0.0%	

Gallatin County: Land - More than 1 Acre

Sales Price Median August 2020: \$276,500 July 2021: \$389,000 August 2021: \$395,000 Increase 42.9%	Closed Sales August 2020: 290 July 2021: 519 August 2021: 475 Increase 63.8%	% of Listing Price Average August 2020: 93.9% July 2021: 97.5% August 2021: 97.8% Increase 4.2%
Sales Price Average August 2020: \$414,732 July 2021: \$640,853 August 2021: \$700,511 Increase 68.9%	Days on Market Median August 2020: 116 July 2021: 48 August 2021: 42 Decrease 63.8%	Price Per Sq Ft Median August 2020: \$450 July 2021: \$407 August 2021: \$407 Increase 9.6%
New Listings August 2020: 425 July 2021: 442 August 2021: 404 Increase 4.9%	Days on Market Average August 2020: 199 July 2021: 125 August 2021: 115 Decrease 42.2%	Price Per Sq Ft Average August 2020: \$450 July 2021: \$741 August 2021: \$741 Increase 64.7%
Homes For Sale August 2020: 362 July 2021: 151 August 2021: 138 Decrease 61.9%	Months Supply August 2020: 17.7 July 2021: 4.1 August 2021: 3.6 Decrease 79.7%	Dollar Volume of Closed Sales August 2020: \$120,272,306 July 2021: \$332,602,712 August 2021: \$332,742,912 Increase 176.7%
Pending Sales August 2020: 345 July 2021: 479 August 2021: 438 Increase 27.0%	% of Listing Price Median August 2020: 95.5% July 2021: 100.0% August 2021: 100.0% Increase 4.7%	