



Market Trends InfoSparks Rollover September 2021 Statistics

The following market trends and statistics were gathered in October 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 35.2% to \$525,000 since September 2020. Gallatin Valley had a 3.0% new listing count decrease from September 2020 to September 2021. The number of sales closed during the month increased by 4.4% between September 2020 and September 2021. Overall, residential properties spent an average of 19 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Under 1 Acre

Median sale prices have increased 36.6% to \$604,950 since September 2020. Gallatin Valley had a 2.7% new listing count decrease from September 2020 to September 2021. The number of sales closed during the month decreased by 5.1% between September 2020 and September 2021. Overall, residential properties spent an average of 23 days less on the market in this time frame.

Gallatin Valley Residential Single Family Homes Over 1 Acre

Median sale prices have increased 35.5% to \$1,060,000 since September 2020. Gallatin Valley had a 5.4% new listing count increase from September 2020 to September 2021. The number of sales closed during the month increased by 18.6% between September 2020 and September 2021. Overall, residential properties spent an average of 32 days less on the market in this time frame.

Gallatin Valley Residential Condominiums & Townhomes

Median sale prices have increased by 33.9% to \$415,000 since September 2020. Gallatin Valley had a 2.6% new listing count decrease from September 2020 to September 2021. The number of sales closed during the month increased by 8.4% between September 2020 and September 2021. Overall, residential properties spent an average of 6 days less on the market in this time frame.

Gallatin Valley Land Under 1 Acre

Median sale prices have increased 73.6% to \$237,500 since September 2020. Gallatin Valley had a 17.5% new listing count decrease from September 2020 to September 2021. The number of sales closed during the month decreased by 23.6% between September 2020 and September 2021. Overall, residential properties spent an average of 17 days less on the market in this time frame.

Gallatin Valley Land Over 1 Acre

Median sale prices have increased 45.5% to \$417,500 since September 2020. Gallatin Valley had a 11.7% new listing count decrease from September 2020 to September 2021. The number of sales closed during the month increased by 36.6% between September 2020 and September 2021. Overall, residential properties spent an average of 71 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

September 2020: \$388,323
August 2021: \$499,975
September 2021: \$525,000
Increase 35.2%

Closed Sales

September 2020: 3,176
August 2021: 3,422
September 2021: 3,317
Increase 4.4%

% of Listing Price Average

September 2020: 98.3%
August 2021: 100.1%
September 2021: 100.2%
Increase 1.9%

Sales Price Average

September 2020: \$497,265
August 2021: \$692,502
September 2021: \$734,690
Increase 47.7%

Days on Market Median

September 2020: 26
August 2021: 7
September 2021: 7
Decrease 73.1%

Price Per Sq Ft Median

September 2020: \$225
August 2021: \$285
September 2021: \$293
Increase 30.2%

New Listings

September 2020: 3,580
August 2021: 3,441
September 2021: 3,472
Decrease 3.0%

Days on Market Average

September 2020: 71
August 2021: 54
September 2021: 50
Decrease 29.6%

Price Per Sq Ft Average

September 2020: \$246
August 2021: \$323
September 2021: \$333
Increase 35.4%

Homes For Sale

September 2020: 1,049
August 2021: 425
September 2021: 411
Decrease 60.8%

Months Supply

September 2020: 4.3
August 2021: 1.4
September 2021: 1.4
Decrease 67.4%

Dollar Volume of Closed Sales

Sept 2020: \$1,4579,314,805
August 2021: \$2,369,740,628
Sept 2021: \$2,436,965,918
Increase 54.3%

Pending Sales

September 2020: 3,494
August 2021: 3,224
September 2021: 3,163
Decrease 9.5%

% of Listing Price Median

September 2020: 99.6%
August 2021: 100.0%
September 2021: 100.0%
Increase .4%

Gallatin County: Residential - Single Family Less than 1 Acre

Sales Price Median September 2020: \$442,979 August 2021: \$549,000 September 2021: \$604,950 Increase 36.6%	Closed Sales September 2020: 1,332 August 2021: 1,289 September 2021: 1,264 Decrease 5.1%	% of Listing Price Average September 2020: 99.3% August 2021: 100.9% September 2021: 100.9% Increase 1.6%
Sales Price Average September 2020: \$532,675 August 2021: \$700,979 September 2021: \$718,899 Increase 35.0%	Days on Market Median September 2020: 16 August 2021: 5 September 2021: 5 Decrease 68.8%	Price Per Sq Ft Median September 2020: \$224 August 2021: \$274 September 2021: \$283 Increase 26.3%
New Listings September 2020: 1,404 August 2021: 1,371 September 2021: 1,366 Decrease 2.7%	Days on Market Average September 2020: 46 August 2021: 24 September 2021: 23 Decrease 50.0%	Price Per Sq Ft Average September 2020: \$238 August 2021: \$297 September 2021: \$306 Increase 28.6%
Homes For Sale September 2020: 202 August 2021: 85 September 2021: 86 Decrease 57.4%	Months Supply September 2020: 1.9 August 2021: 0.8 September 2021: 0.8 Decrease 57.9%	Dollar Volume of Closed Sales Sept 2020: \$709,523,522 August 2021: \$903,561,995 Sept 2021: \$908,688,060 Increase 28.1%
Pending Sales September 2020: 1,405 August 2021: 1,232 September 2021: 1,227 Decrease 12.7%	% of Listing Price Median September 2020: 100.0% August 2021: 100.0% September 2021: 100.0% Maintained 0.0%	

Gallatin County: Residential - Single Family More than 1 Acre

Sales Price Median September 2020: \$782,500 August 2021: \$1,050,000 September 2021: \$1,060,000 Increase 35.5%	Closed Sales September 2020: 318 August 2021: 383 September 2021: 377 Increase 18.6%	% of Listing Price Average September 2020: 96.2% August 2021: 98.1% September 2021: 98.1% Increase 2.0%
Sales Price Average September 2020: \$1,083,452 August 2021: \$1,437,428 September 2021: \$1,478,689 Increase 36.5%	Days on Market Median September 2020: 53 August 2021: 25 September 2021: 24 Decrease 54.7%	Price Per Sq Ft Median September 2020: \$258 August 2021: \$335 September 2021: \$352 Increase 36.4%
New Listings September 2020: 429 August 2021: 457 September 2021: 452 Increase 5.4%	Days on Market Average September 2020: 100 August 2021: 77 September 2021: 68 Decrease 32.0%	Price Per Sq Ft Average September 2020: \$296 August 2021: \$413 September 2021: \$431 Increase 45.6%
Homes For Sale September 2020: 169 August 2021: 93 September 2021: 90 Decrease 46.7%	Months Supply September 2020: 6.8 August 2021: 2.8 September 2021: 2.7 Decrease 60.3%	Dollar Volume of Closed Sales Sept 2020: \$344,537,737 August 2021: \$550,534,995 Sept 2021: \$557,465,685 Increase 61.8%
Pending Sales September 2020: 360 August 2021: 369 September 2021: 376 Increase 4.4%	% of Listing Price Median September 2020: 97.3% August 2021: 99.3% September 2021: 99.3% Increase 2.1%	

Gallatin County: Residential - Condominiums & Townhomes

Sales Price Median September 2020: \$310,000 August 2021: \$390,000 September 2021: \$415,000 Increase 33.9%	Closed Sales September 2020: 921 August 2021: 1,027 September 2021: 998 Increase 8.4%	% of Listing Price Average September 2020: 99.1% August 2021: 101.2% September 2021: 101.2% Increase 2.1%
Sales Price Average September 2020: \$366,014 August 2021: \$498,763 September 2021: \$536,088 Increase 46.5%	Days on Market Median September 2020: 20 August 2021: 5 September 2021: 5 Decrease 75.0%	Price Per Sq Ft Median September 2020: \$220 August 2021: \$288 September 2021: \$298 Increase 35.5%
New Listings September 2020: 1,042 August 2021: 970 September 2021: 1,015 Decrease 2.6%	Days on Market Average September 2020: 48 August 2021: 44 September 2021: 42 Decrease 12.5%	Price Per Sq Ft Average September 2020: \$232 August 2021: \$319 September 2021: \$328 Increase 35.5%
Homes For Sale September 2020: 218 August 2021: 70 September 2021: 68 Decrease 68.8%	Months Supply September 2020: 3.2 August 2021: 0.8 September 2021: 0.8 Decrease 75.0%	Dollar Volume of Closed Sales Sept 2020: \$337,098,623 August 2021: \$512,229,629 Sept 2021: \$535,015,864 Increase 58.7%
Pending Sales September 2020: 921 August 2021: 1,027 September 2021: 998 Decrease 8.4%	% of Listing Price Median September 2020: 100% August 2021: 100% September 2021: 100% Maintained .0%	

Gallatin County: Land - Less than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
September 2020: \$136,800	September 2020: 233	September 2020: 97.3%
August 2021: \$205,000	August 2021: 194	August 2021: 98.8%
September 2021: \$237,500	September 2021: 178	September 2021: 99.0%
Increase 73.6%	Decrease 23.6%	Increase 1.7%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
September 2020: \$166,400	September 2020: 63	September 2020: \$203
August 2021: \$236,188	August 2021: 39	August 2021: \$201
September 2021: \$246,305	September 2021: 29	September 2021: \$201
Increase 48.0%	Decrease 54.0%	Decrease 1.0%
New Listings	Days on Market Average	Price Per Sq Ft Average
September 2020: 217	September 2020: 135	September 2020: \$193
August 2021: 168	August 2021: 133	August 2021: \$180
September 2021: 179	September 2021: 118	September 2021: \$187
Decrease 17.5%	Decrease 12.6%	Decrease 3.1%
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
September 2020: 110	September 2020: 6.0	Sept 2020: \$38,771,242
August 2021: 31	August 2021: 1.7	August 2021: \$45,820,500
September 2021: 31	September 2021: 1.8	September 2021:
Decrease 71.8%	Decrease 70.0%	\$43,842,300
Pending Sales	% of Listing Price Median	Increase 13.1%
September 2020: 245	September 2020: 100.0%	
August 2021: 157	August 2021: 100.0%	
September 2021: 144	September 2021: 100.0%	
Decrease 41.2%	Maintained 0.0%	

Gallatin County: Land - More than 1 Acre

Sales Price Median	Closed Sales	% of Listing Price Average
September 2020: \$287,000	September 2020: 328	September 2020: 94.5%
August 2021: \$395,000	August 2021: 478	August 2021: 97.8%
September 2021: \$417,500	September 2021: 448	September 2021: 98.1%
Increase 45.5%	Increase 36.6%	Increase 3.8%
Sales Price Average	Days on Market Median	Price Per Sq Ft Median
September 2020: \$416,814	September 2020: 88	September 2020: \$791
August 2021: \$704,734	August 2021: 42	August 2021: \$407
September 2021: \$826,852	September 2021: 32	September 2021: \$407
Increase 98.4%	Decrease 63.6%	Decrease 48.5%
New Listings	Days on Market Average	Price Per Sq Ft Average
September 2020: 437	September 2020: 181	September 2020: \$717
August 2021: 405	August 2021: 115	August 2021: \$741
September 2021: 386	September 2021: 110	September 2021: \$679
Decrease 11.7%	Decrease 39.2%	Decrease 5.3%
Homes For Sale	Months Supply	Dollar Volume of Closed Sales
September 2020: 343	September 2020: 16.1	Sept 2020: \$136,715,081
August 2021: 138	August 2021: 3.6	August 2021: \$336,862,912
September 2021: 129	September 2021: 3.4	Sept 2021: \$370,429,912
Decrease 62.4%	Decrease 78.9%	Increase 171.0%
Pending Sales	% of Listing Price Median	
September 2020: 407	September 2020: 96.0%	
August 2021: 433	August 2021: 100.0%	
September 2021: 381	September 2021: 100.0%	
Decrease 6.4%	Increase 4.2%	