

# Local Market Update – July 2018

This is a research tool provided by the Big Sky Country MLS



## Bozeman City Limits

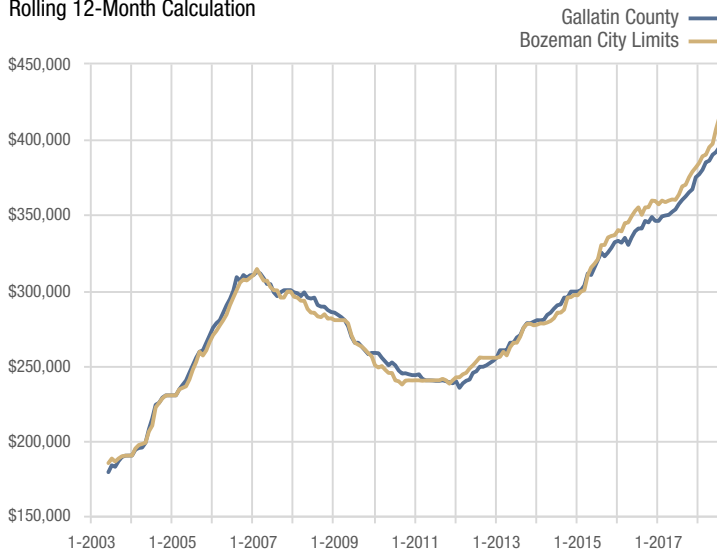
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	65	<b>83</b>	+ 27.7%	439	<b>464</b>	+ 5.7%
Pending Sales	48	<b>57</b>	+ 18.8%	362	<b>374</b>	+ 3.3%
Closed Sales	65	<b>61</b>	- 6.2%	333	<b>345</b>	+ 3.6%
Days on Market Until Sale	46	<b>42</b>	- 8.7%	61	<b>49</b>	- 19.7%
Median Sales Price*	\$385,000	<b>\$439,500</b>	+ 14.2%	\$375,000	<b>\$423,000</b>	+ 12.8%
Average Sales Price*	\$422,459	<b>\$474,687</b>	+ 12.4%	\$412,638	<b>\$462,684</b>	+ 12.1%
Percent of List Price Received*	99.3%	<b>99.2%</b>	- 0.1%	99.5%	<b>99.3%</b>	- 0.2%
Inventory of Homes for Sale	134	<b>155</b>	+ 15.7%	—	—	—
Months Supply of Inventory	2.9	<b>3.2</b>	+ 10.3%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	47	<b>50</b>	+ 6.4%	377	<b>298</b>	- 21.0%
Pending Sales	38	<b>35</b>	- 7.9%	305	<b>282</b>	- 7.5%
Closed Sales	38	<b>48</b>	+ 26.3%	238	<b>257</b>	+ 8.0%
Days on Market Until Sale	50	<b>59</b>	+ 18.0%	76	<b>61</b>	- 19.7%
Median Sales Price*	\$277,336	<b>\$304,350</b>	+ 9.7%	\$267,850	<b>\$299,900</b>	+ 12.0%
Average Sales Price*	\$351,857	<b>\$327,024</b>	- 7.1%	\$313,562	<b>\$346,439</b>	+ 10.5%
Percent of List Price Received*	100.3%	<b>99.2%</b>	- 1.1%	99.7%	<b>99.4%</b>	- 0.3%
Inventory of Homes for Sale	103	<b>89</b>	- 13.6%	—	—	—
Months Supply of Inventory	2.8	<b>2.6</b>	- 7.1%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

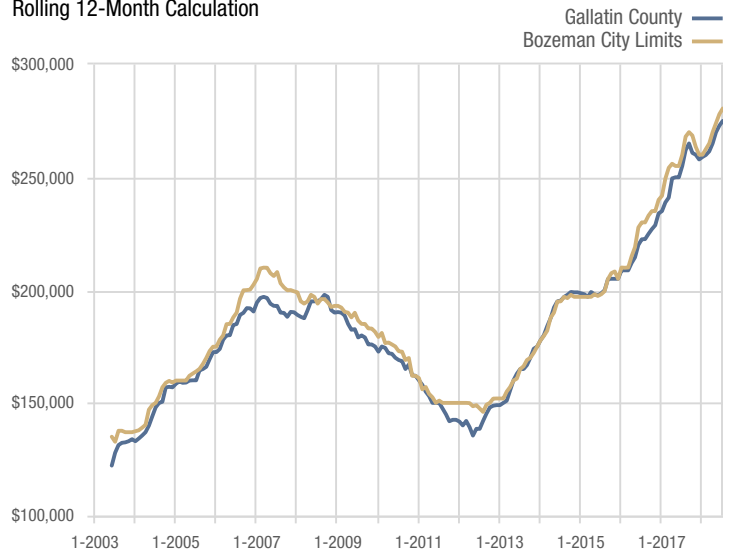
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Bozeman Areas Outside City Limits

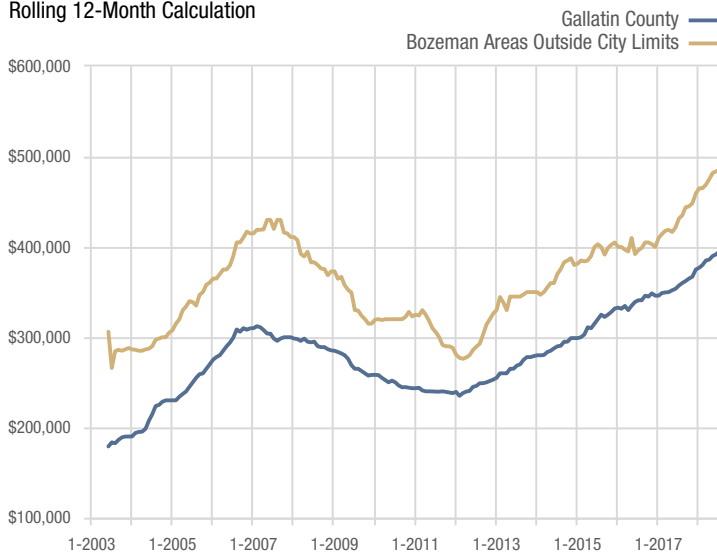
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	65	47	- 27.7%	396	373	- 5.8%
Pending Sales	39	38	- 2.6%	261	257	- 1.5%
Closed Sales	46	28	- 39.1%	246	225	- 8.5%
Days on Market Until Sale	87	51	- 41.4%	83	64	- 22.9%
Median Sales Price*	\$479,500	<b>\$549,950</b>	+ 14.7%	\$447,000	<b>\$488,700</b>	+ 9.3%
Average Sales Price*	\$586,071	<b>\$717,298</b>	+ 22.4%	\$572,959	<b>\$639,601</b>	+ 11.6%
Percent of List Price Received*	100.1%	<b>97.2%</b>	- 2.9%	98.2%	<b>98.3%</b>	+ 0.1%
Inventory of Homes for Sale	199	177	- 11.1%	—	—	—
Months Supply of Inventory	5.5	5.2	- 5.5%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	9	8	- 11.1%	47	55	+ 17.0%
Pending Sales	9	8	- 11.1%	40	47	+ 17.5%
Closed Sales	6	12	+ 100.0%	24	47	+ 95.8%
Days on Market Until Sale	44	15	- 65.9%	59	18	- 69.5%
Median Sales Price*	\$255,950	<b>\$289,950</b>	+ 13.3%	\$251,000	<b>\$280,500</b>	+ 11.8%
Average Sales Price*	\$256,817	<b>\$296,275</b>	+ 15.4%	\$268,240	<b>\$287,913</b>	+ 7.3%
Percent of List Price Received*	100.6%	<b>98.7%</b>	- 1.9%	99.1%	<b>99.7%</b>	+ 0.6%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

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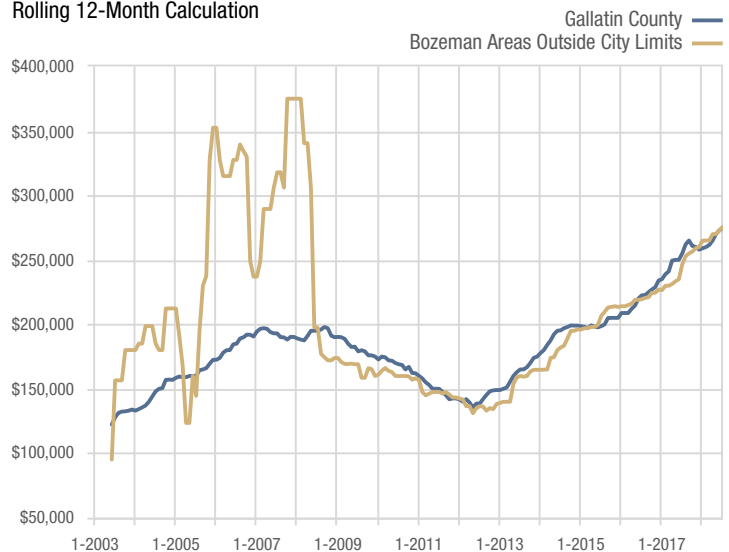
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Belgrade

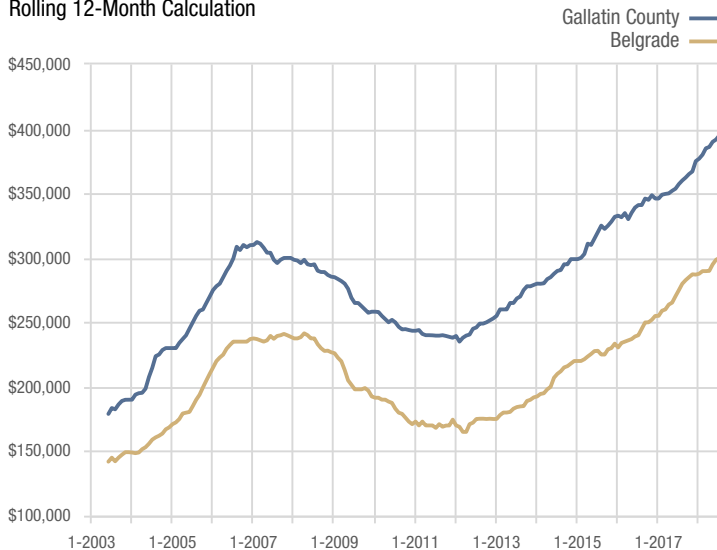
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	39	34	- 12.8%	257	255	- 0.8%
Pending Sales	27	23	- 14.8%	225	203	- 9.8%
Closed Sales	36	28	- 22.2%	204	192	- 5.9%
Days on Market Until Sale	32	17	- 46.9%	46	37	- 19.6%
Median Sales Price*	\$295,500	<b>\$328,500</b>	+ 11.2%	\$282,200	<b>\$316,950</b>	+ 12.3%
Average Sales Price*	\$346,066	<b>\$398,682</b>	+ 15.2%	\$327,201	<b>\$340,447</b>	+ 4.0%
Percent of List Price Received*	99.7%	<b>99.5%</b>	- 0.2%	99.0%	<b>99.0%</b>	0.0%
Inventory of Homes for Sale	58	<b>76</b>	+ 31.0%	—	—	—
Months Supply of Inventory	2.1	<b>2.7</b>	+ 28.6%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	4	13	+ 225.0%	56	88	+ 57.1%
Pending Sales	10	8	- 20.0%	59	72	+ 22.0%
Closed Sales	16	14	- 12.5%	51	54	+ 5.9%
Days on Market Until Sale	53	13	- 75.5%	35	19	- 45.7%
Median Sales Price*	\$181,750	<b>\$199,500</b>	+ 9.8%	\$182,000	<b>\$210,000</b>	+ 15.4%
Average Sales Price*	\$170,063	<b>\$216,657</b>	+ 27.4%	\$181,286	<b>\$216,787</b>	+ 19.6%
Percent of List Price Received*	98.3%	<b>99.9%</b>	+ 1.6%	99.3%	<b>99.7%</b>	+ 0.4%
Inventory of Homes for Sale	3	24	+ 700.0%	—	—	—
Months Supply of Inventory	0.4	<b>3.0</b>	+ 650.0%	—	—	—

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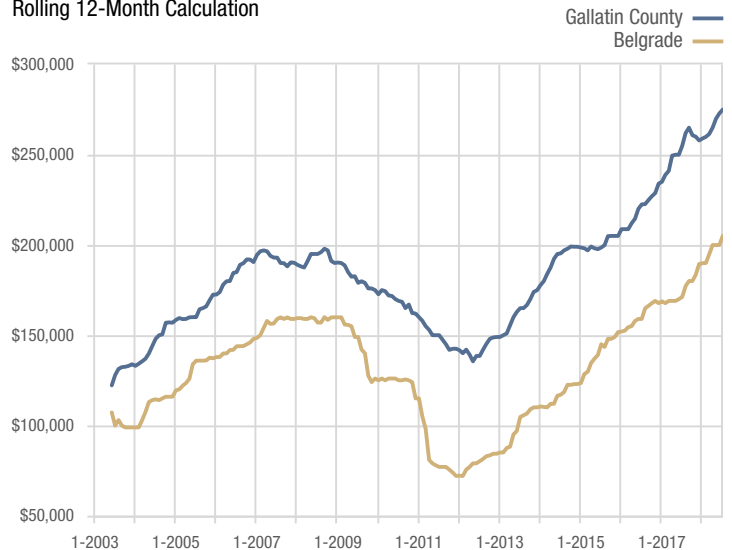
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Greater Manhattan

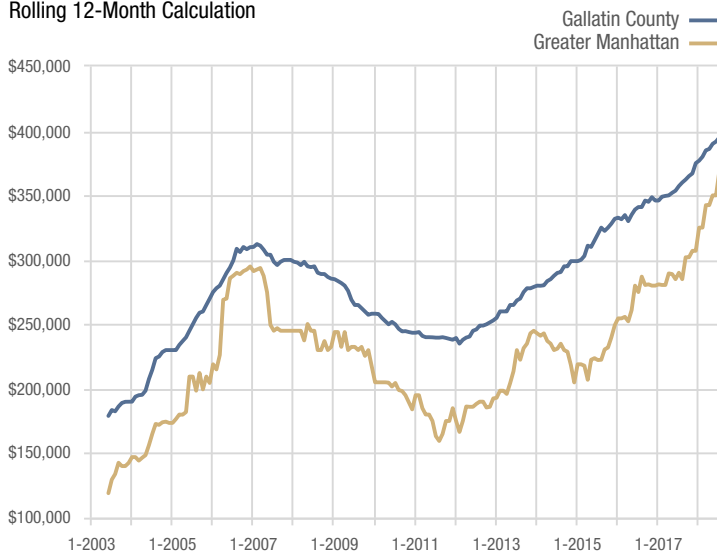
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	7	7	0.0%	51	59	+ 15.7%
Pending Sales	7	9	+ 28.6%	40	42	+ 5.0%
Closed Sales	8	5	- 37.5%	36	35	- 2.8%
Days on Market Until Sale	66	110	+ 66.7%	67	85	+ 26.9%
Median Sales Price*	\$313,450	<b>\$409,866</b>	+ 30.8%	\$304,500	<b>\$387,000</b>	+ 27.1%
Average Sales Price*	\$346,100	<b>\$424,693</b>	+ 22.7%	\$361,700	<b>\$433,358</b>	+ 19.8%
Percent of List Price Received*	98.0%	<b>100.4%</b>	+ 2.4%	98.3%	<b>98.0%</b>	- 0.3%
Inventory of Homes for Sale	21	<b>32</b>	+ 52.4%	—	—	—
Months Supply of Inventory	4.1	<b>6.2</b>	+ 51.2%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	8	7	- 12.5%
Pending Sales	1	1	0.0%	7	6	- 14.3%
Closed Sales	1	1	0.0%	5	4	- 20.0%
Days on Market Until Sale	7	25	+ 257.1%	9	9	0.0%
Median Sales Price*	\$104,000	<b>\$139,000</b>	+ 33.7%	\$147,500	<b>\$204,500</b>	+ 38.6%
Average Sales Price*	\$104,000	<b>\$139,000</b>	+ 33.7%	\$159,300	<b>\$201,750</b>	+ 26.6%
Percent of List Price Received*	99.0%	<b>98.2%</b>	- 0.8%	98.8%	<b>99.6%</b>	+ 0.8%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	<b>0.9</b>	+ 28.6%	—	—	—

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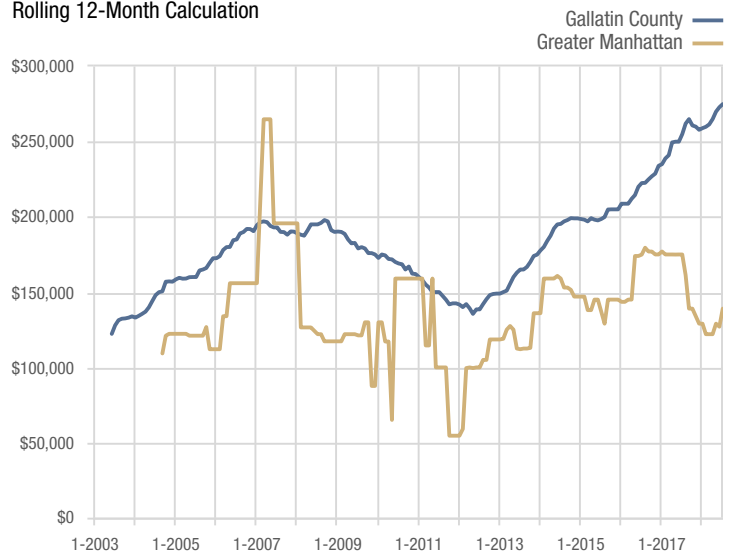
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Greater Three Forks

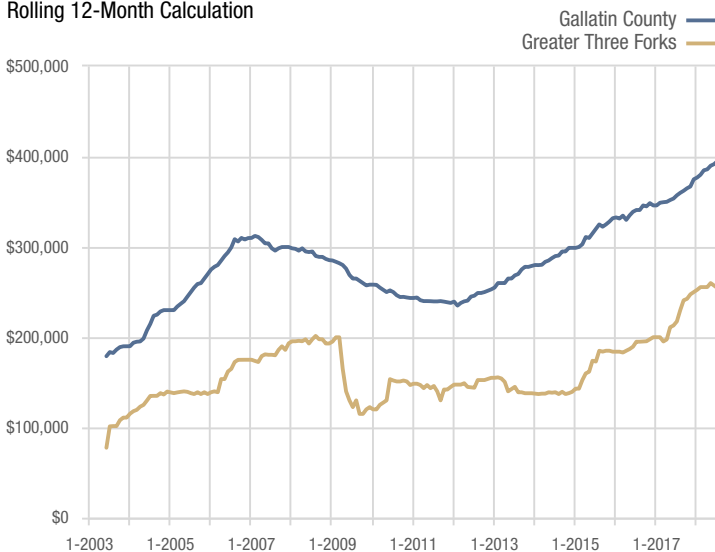
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	9	9	0.0%	46	58	+ 26.1%
Pending Sales	5	9	+ 80.0%	23	40	+ 73.9%
Closed Sales	3	4	+ 33.3%	17	32	+ 88.2%
Days on Market Until Sale	32	61	+ 90.6%	89	45	- 49.4%
Median Sales Price*	\$260,000	\$192,975	- 25.8%	\$239,900	\$252,000	+ 5.0%
Average Sales Price*	\$266,500	\$190,613	- 28.5%	\$240,329	\$242,963	+ 1.1%
Percent of List Price Received*	99.4%	98.2%	- 1.2%	96.6%	98.9%	+ 2.4%
Inventory of Homes for Sale	23	26	+ 13.0%	—	—	—
Months Supply of Inventory	6.4	5.4	- 15.6%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	1	—
Pending Sales	0	0	—	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	2	5	+ 150.0%
Days on Market Until Sale	290	—	—	154	302	+ 96.1%
Median Sales Price*	\$235,000	—	—	\$238,368	\$215,000	- 9.8%
Average Sales Price*	\$235,000	—	—	\$238,368	\$215,000	- 9.8%
Percent of List Price Received*	100.0%	—	—	101.4%	100.0%	- 1.4%
Inventory of Homes for Sale	7	0	- 100.0%	—	—	—
Months Supply of Inventory	7.0	—	—	—	—	—

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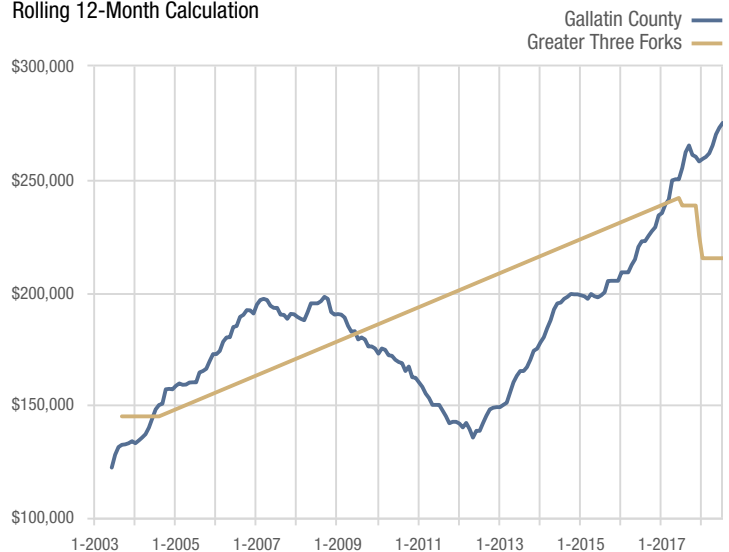
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Greater Big Sky

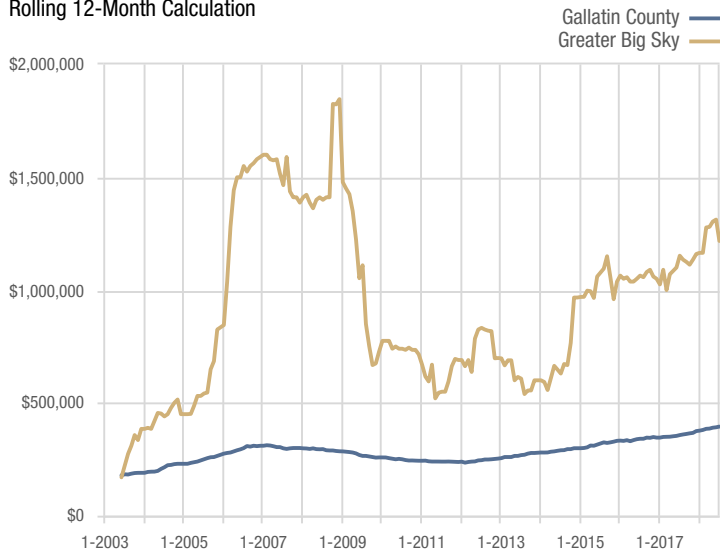
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	16	11	- 31.3%	81	77	- 4.9%
Pending Sales	14	13	- 7.1%	52	70	+ 34.6%
Closed Sales	5	8	+ 60.0%	36	50	+ 38.9%
Days on Market Until Sale	453	166	- 63.4%	255	145	- 43.1%
Median Sales Price*	\$2,220,000	<b>\$725,000</b>	- 67.3%	\$1,328,750	<b>\$1,518,000</b>	+ 14.2%
Average Sales Price*	\$1,938,500	<b>\$1,175,040</b>	- 39.4%	\$1,492,147	<b>\$1,645,481</b>	+ 10.3%
Percent of List Price Received*	95.1%	<b>93.4%</b>	- 1.8%	94.8%	<b>96.6%</b>	+ 1.9%
Inventory of Homes for Sale	88	<b>58</b>	- 34.1%	—	—	—
Months Supply of Inventory	12.4	<b>7.3</b>	- 41.1%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	12	14	+ 16.7%	123	102	- 17.1%
Pending Sales	13	18	+ 38.5%	109	122	+ 11.9%
Closed Sales	12	12	0.0%	97	108	+ 11.3%
Days on Market Until Sale	47	171	+ 263.8%	147	116	- 21.1%
Median Sales Price*	\$408,250	<b>\$621,500</b>	+ 52.2%	\$365,000	<b>\$402,500</b>	+ 10.3%
Average Sales Price*	\$433,858	<b>\$612,005</b>	+ 41.1%	\$460,826	<b>\$527,680</b>	+ 14.5%
Percent of List Price Received*	96.9%	<b>95.7%</b>	- 1.2%	96.6%	<b>96.5%</b>	- 0.1%
Inventory of Homes for Sale	107	<b>76</b>	- 29.0%	—	—	—
Months Supply of Inventory	6.8	<b>4.9</b>	- 27.9%	—	—	—

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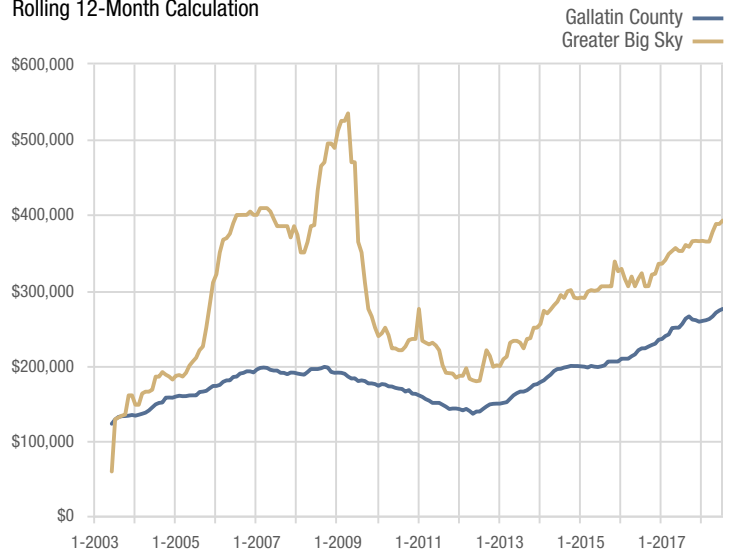
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## West Yellowstone

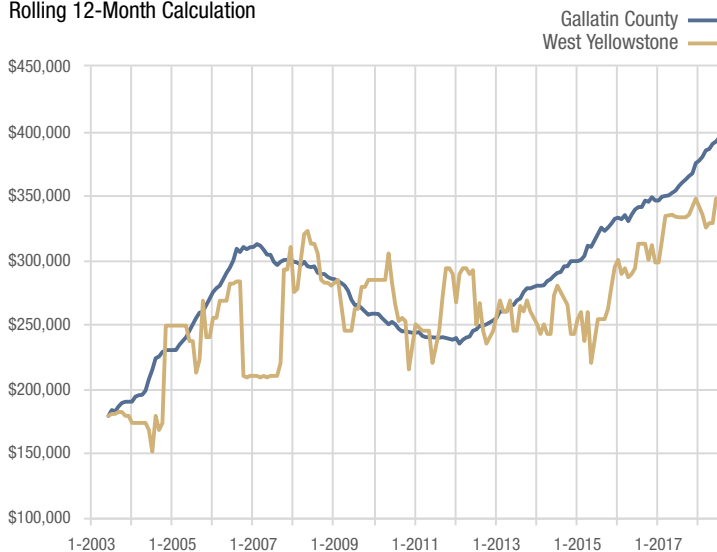
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	10	4	- 60.0%	36	16	- 55.6%
Pending Sales	7	7	0.0%	19	20	+ 5.3%
Closed Sales	1	1	0.0%	12	14	+ 16.7%
Days on Market Until Sale	285	289	+ 1.4%	205	260	+ 26.8%
Median Sales Price*	\$350,000	<b>\$416,500</b>	+ 19.0%	\$342,500	<b>\$347,500</b>	+ 1.5%
Average Sales Price*	\$350,000	<b>\$416,500</b>	+ 19.0%	\$417,292	<b>\$333,571</b>	- 20.1%
Percent of List Price Received*	95.9%	<b>99.4%</b>	+ 3.6%	94.2%	<b>96.6%</b>	+ 2.5%
Inventory of Homes for Sale	32	11	- 65.6%	—	—	—
Months Supply of Inventory	11.4	3.4	- 70.2%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	6	0	- 100.0%
Pending Sales	1	0	- 100.0%	4	0	- 100.0%
Closed Sales	0	0	—	3	3	0.0%
Days on Market Until Sale	—	—	—	27	126	+ 366.7%
Median Sales Price*	—	—	—	\$195,000	<b>\$275,000</b>	+ 41.0%
Average Sales Price*	—	—	—	\$164,467	<b>\$213,833</b>	+ 30.0%
Percent of List Price Received*	—	—	—	99.2%	<b>87.8%</b>	- 11.5%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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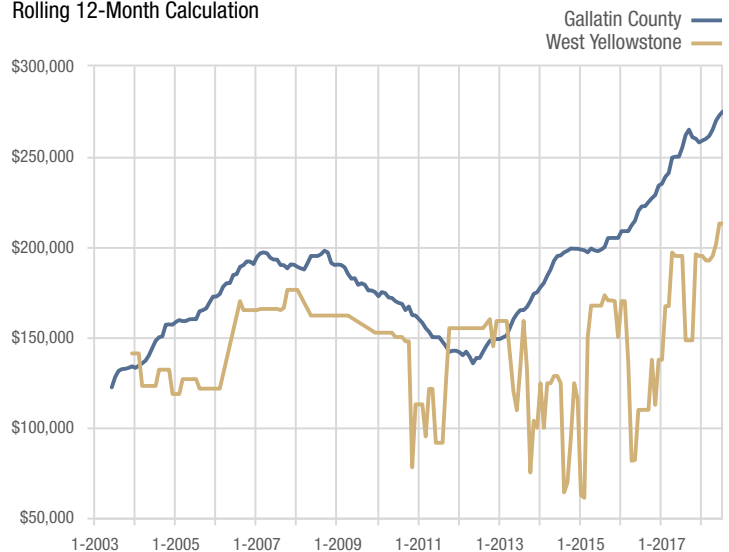
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

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## Livingston City Limits

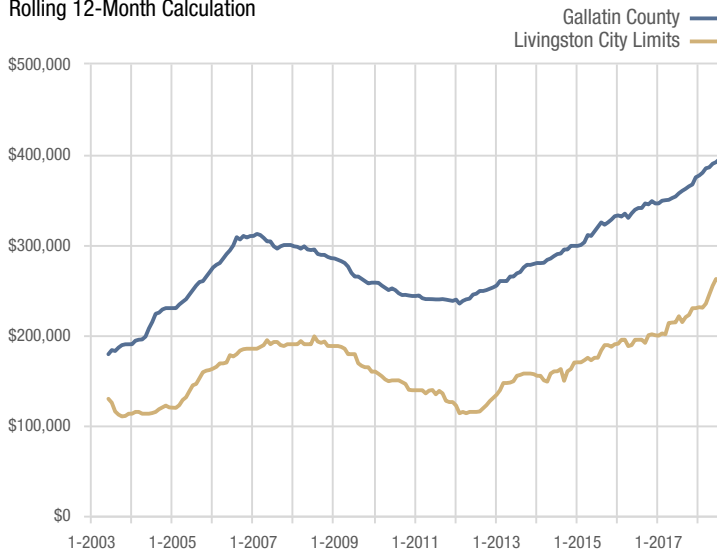
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	14	18	+ 28.6%	102	112	+ 9.8%
Pending Sales	17	14	- 17.6%	109	83	- 23.9%
Closed Sales	13	19	+ 46.2%	87	79	- 9.2%
Days on Market Until Sale	74	61	- 17.6%	61	55	- 9.8%
Median Sales Price*	\$279,900	<b>\$285,000</b>	+ 1.8%	\$230,000	<b>\$270,000</b>	+ 17.4%
Average Sales Price*	\$268,058	<b>\$271,295</b>	+ 1.2%	\$232,743	<b>\$276,790</b>	+ 18.9%
Percent of List Price Received*	97.7%	<b>98.7%</b>	+ 1.0%	97.2%	<b>97.6%</b>	+ 0.4%
Inventory of Homes for Sale	23	47	+ 104.3%	—	—	—
Months Supply of Inventory	1.8	4.3	+ 138.9%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	4	3	- 25.0%	16	28	+ 75.0%
Pending Sales	1	2	+ 100.0%	12	25	+ 108.3%
Closed Sales	4	2	- 50.0%	8	18	+ 125.0%
Days on Market Until Sale	34	99	+ 191.2%	31	59	+ 90.3%
Median Sales Price*	\$133,500	<b>\$249,000</b>	+ 86.5%	\$146,500	<b>\$217,500</b>	+ 48.5%
Average Sales Price*	\$112,721	<b>\$249,000</b>	+ 120.9%	\$155,986	<b>\$201,628</b>	+ 29.3%
Percent of List Price Received*	93.8%	<b>100.0%</b>	+ 6.6%	94.8%	<b>98.0%</b>	+ 3.4%
Inventory of Homes for Sale	5	10	+ 100.0%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

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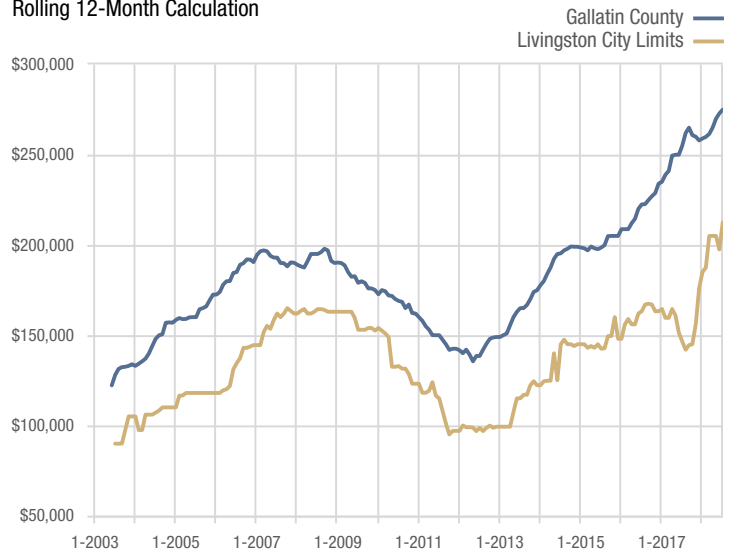
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Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – July 2018

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## Butte

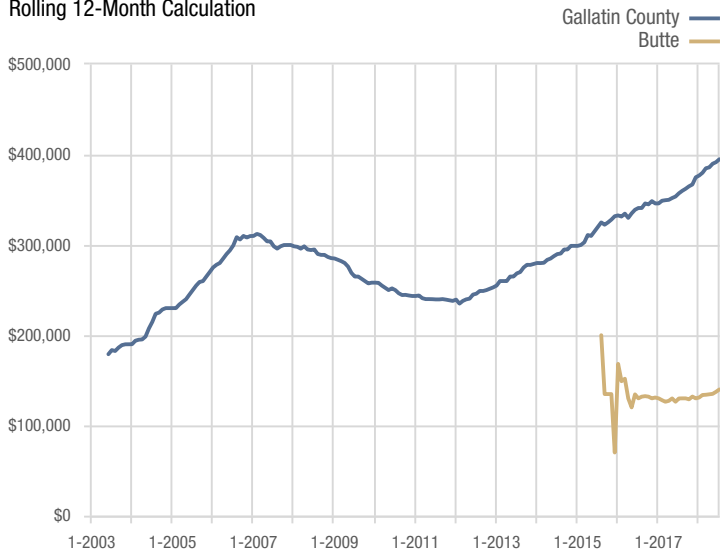
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	42	<b>57</b>	+ 35.7%	246	<b>334</b>	+ 35.8%
Pending Sales	32	<b>40</b>	+ 25.0%	229	<b>232</b>	+ 1.3%
Closed Sales	24	<b>35</b>	+ 45.8%	213	<b>208</b>	- 2.3%
Days on Market Until Sale	50	<b>57</b>	+ 14.0%	76	<b>55</b>	- 27.6%
Median Sales Price*	\$139,950	<b>\$171,500</b>	+ 22.5%	\$126,500	<b>\$145,750</b>	+ 15.2%
Average Sales Price*	\$160,514	<b>\$212,802</b>	+ 32.6%	\$143,189	<b>\$173,951</b>	+ 21.5%
Percent of List Price Received*	95.7%	<b>98.8%</b>	+ 3.2%	94.9%	<b>96.3%</b>	+ 1.5%
Inventory of Homes for Sale	90	<b>123</b>	+ 36.7%	—	—	—
Months Supply of Inventory	3.1	<b>4.0</b>	+ 29.0%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	1	<b>2</b>	+ 100.0%	4	<b>7</b>	+ 75.0%
Pending Sales	0	<b>3</b>	—	3	<b>7</b>	+ 133.3%
Closed Sales	2	<b>0</b>	- 100.0%	4	<b>4</b>	0.0%
Days on Market Until Sale	49	—	—	26	<b>40</b>	+ 53.8%
Median Sales Price*	\$146,000	—	—	\$202,000	<b>\$220,000</b>	+ 8.9%
Average Sales Price*	\$146,000	—	—	\$195,500	<b>\$210,500</b>	+ 7.7%
Percent of List Price Received*	85.0%	—	—	90.2%	<b>97.2%</b>	+ 7.8%
Inventory of Homes for Sale	3	<b>3</b>	0.0%	—	—	—
Months Supply of Inventory	3.0	<b>2.1</b>	- 30.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

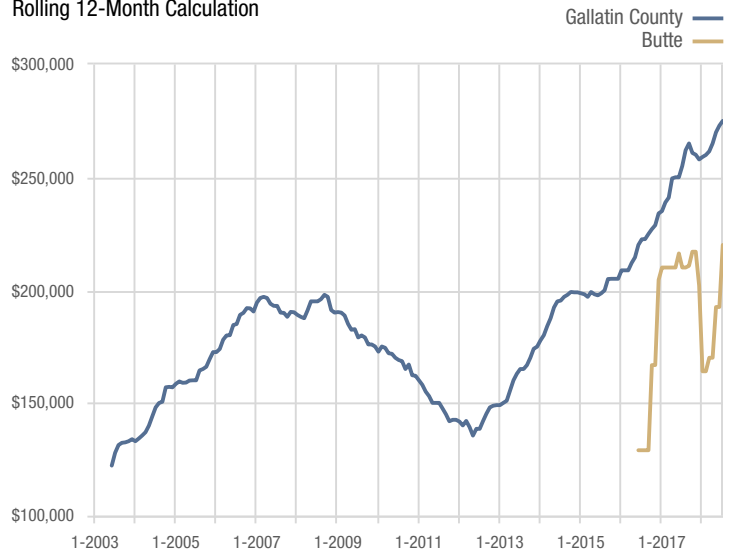
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – July 2018

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## Gallatin County

Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	209	<b>192</b>	- 8.1%	1,290	<b>1,292</b>	+ 0.2%
Pending Sales	147	<b>155</b>	+ 5.4%	975	<b>1,000</b>	+ 2.6%
Closed Sales	163	<b>134</b>	- 17.8%	878	<b>888</b>	+ 1.1%
Days on Market Until Sale	69	<b>48</b>	- 30.4%	74	<b>59</b>	- 20.3%
Median Sales Price*	\$377,000	<b>\$420,000</b>	+ 11.4%	\$369,000	<b>\$405,500</b>	+ 9.9%
Average Sales Price*	\$488,210	<b>\$540,008</b>	+ 10.6%	\$474,701	<b>\$532,675</b>	+ 12.2%
Percent of List Price Received*	99.4%	<b>98.5%</b>	- 0.9%	98.7%	<b>98.8%</b>	+ 0.1%
Inventory of Homes for Sale	543	<b>525</b>	- 3.3%	—	—	—
Months Supply of Inventory	4.3	<b>4.0</b>	- 7.0%	—	—	—

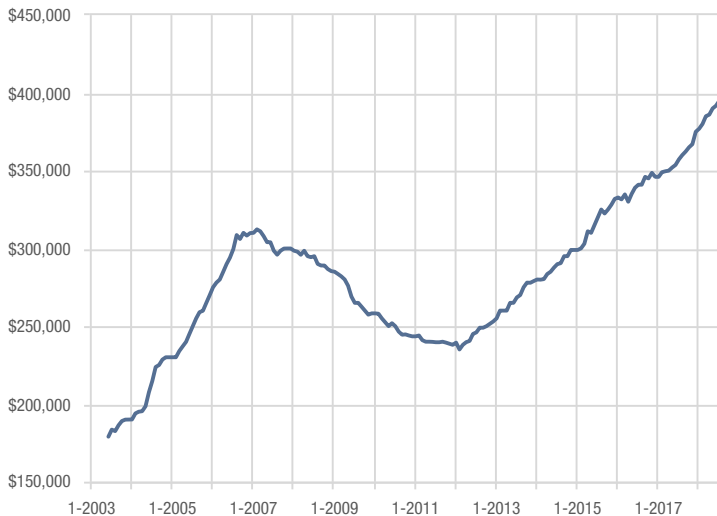
Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	75	<b>86</b>	+ 14.7%	617	<b>551</b>	- 10.7%
Pending Sales	72	<b>70</b>	- 2.8%	525	<b>532</b>	+ 1.3%
Closed Sales	74	<b>87</b>	+ 17.6%	420	<b>478</b>	+ 13.8%
Days on Market Until Sale	52	<b>61</b>	+ 17.3%	86	<b>67</b>	- 22.1%
Median Sales Price*	\$255,000	<b>\$298,700</b>	+ 17.1%	\$259,950	<b>\$290,000</b>	+ 11.6%
Average Sales Price*	\$313,213	<b>\$342,169</b>	+ 9.2%	\$325,662	<b>\$363,569</b>	+ 11.6%
Percent of List Price Received*	99.3%	<b>98.7%</b>	- 0.6%	98.9%	<b>98.7%</b>	- 0.2%
Inventory of Homes for Sale	230	<b>198</b>	- 13.9%	—	—	—
Months Supply of Inventory	3.5	<b>3.0</b>	- 14.3%	—	—	—

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### Median Sales Price - Single Family

Rolling 12-Month Calculation

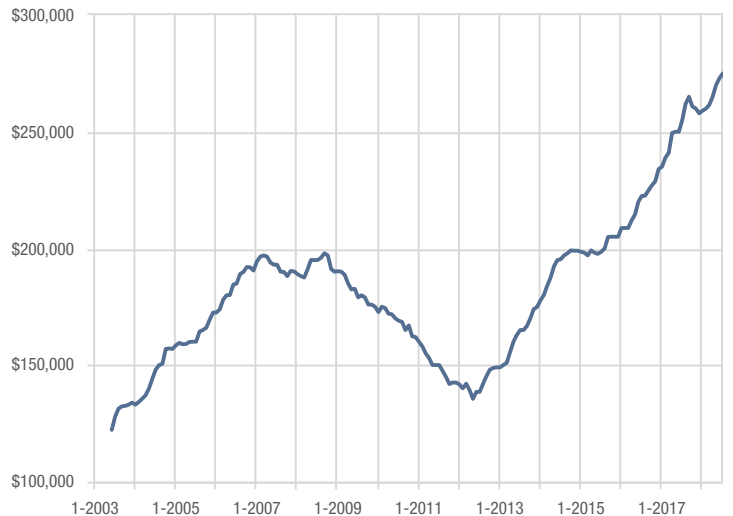
Gallatin County



### Median Sales Price - Condo

Rolling 12-Month Calculation

Gallatin County



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# Local Market Update – July 2018

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## Park County

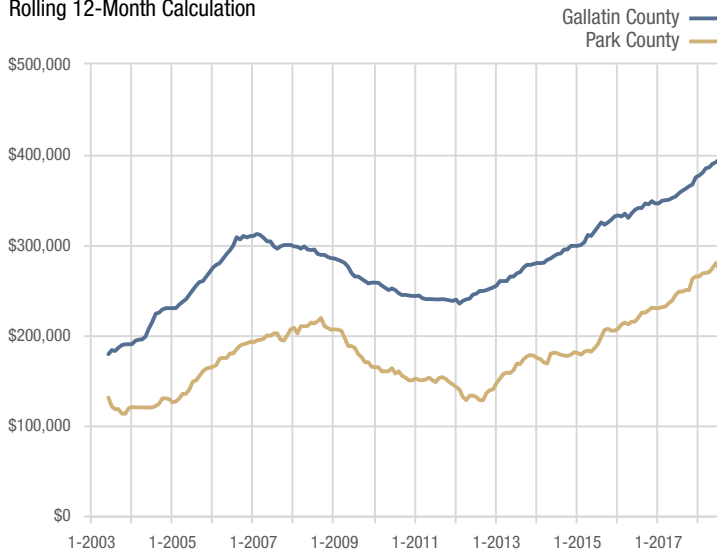
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	27	26	- 3.7%	174	161	- 7.5%
Pending Sales	27	23	- 14.8%	152	115	- 24.3%
Closed Sales	21	23	+ 9.5%	127	107	- 15.7%
Days on Market Until Sale	110	53	- 51.8%	83	84	+ 1.2%
Median Sales Price*	\$309,000	<b>\$293,000</b>	- 5.2%	\$265,000	<b>\$290,000</b>	+ 9.4%
Average Sales Price*	\$387,160	<b>\$287,722</b>	- 25.7%	\$306,614	<b>\$321,083</b>	+ 4.7%
Percent of List Price Received*	97.4%	<b>99.0%</b>	+ 1.6%	96.5%	<b>96.9%</b>	+ 0.4%
Inventory of Homes for Sale	76	83	+ 9.2%	—	—	—
Months Supply of Inventory	4.1	5.4	+ 31.7%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	4	3	- 25.0%	19	29	+ 52.6%
Pending Sales	1	2	+ 100.0%	12	25	+ 108.3%
Closed Sales	4	2	- 50.0%	8	18	+ 125.0%
Days on Market Until Sale	34	99	+ 191.2%	31	59	+ 90.3%
Median Sales Price*	\$133,500	<b>\$249,000</b>	+ 86.5%	\$146,500	<b>\$217,500</b>	+ 48.5%
Average Sales Price*	\$112,721	<b>\$249,000</b>	+ 120.9%	\$155,986	<b>\$201,628</b>	+ 29.3%
Percent of List Price Received*	93.8%	<b>100.0%</b>	+ 6.6%	94.8%	<b>98.0%</b>	+ 3.4%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	3.8	2.5	- 34.2%	—	—	—

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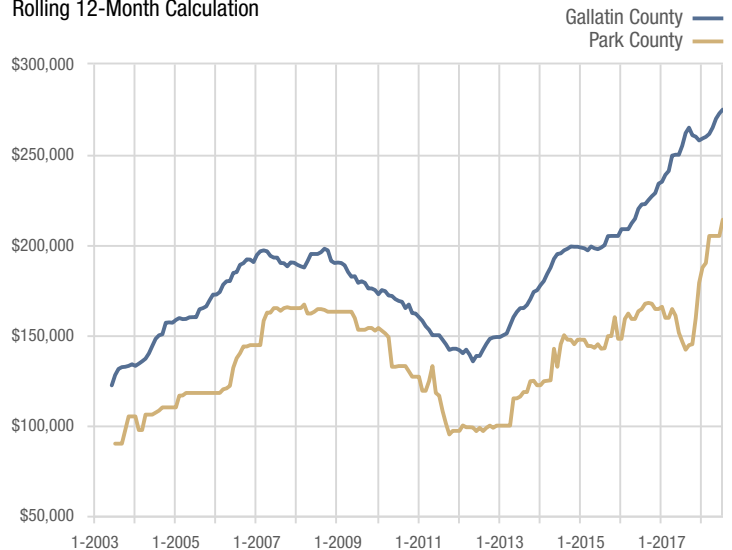
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – July 2018

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## Silver Bow County

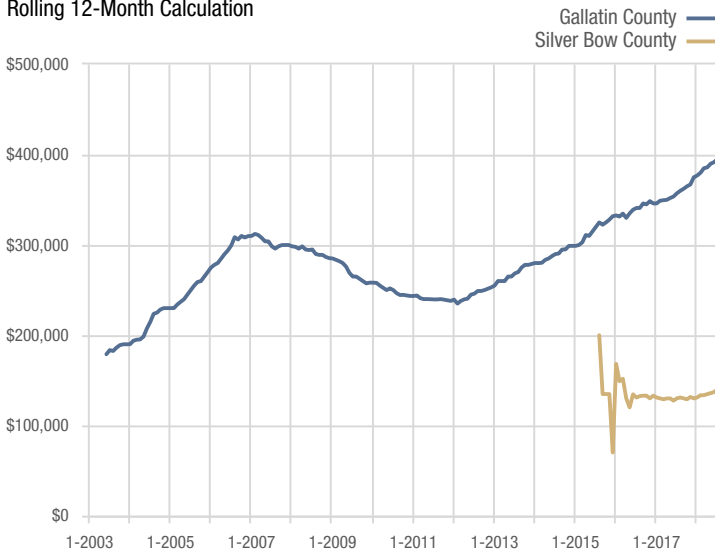
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	43	<b>59</b>	+ 37.2%	252	<b>359</b>	+ 42.5%
Pending Sales	34	<b>41</b>	+ 20.6%	234	<b>247</b>	+ 5.6%
Closed Sales	24	<b>38</b>	+ 58.3%	216	<b>221</b>	+ 2.3%
Days on Market Until Sale	50	<b>54</b>	+ 8.0%	76	<b>56</b>	- 26.3%
Median Sales Price*	\$139,950	<b>\$182,000</b>	+ 30.0%	\$126,750	<b>\$146,500</b>	+ 15.6%
Average Sales Price*	\$160,514	<b>\$214,423</b>	+ 33.6%	\$143,026	<b>\$174,797</b>	+ 22.2%
Percent of List Price Received*	95.7%	<b>98.3%</b>	+ 2.7%	94.9%	<b>96.3%</b>	+ 1.5%
Inventory of Homes for Sale	97	<b>134</b>	+ 38.1%	—	—	—
Months Supply of Inventory	3.3	<b>4.1</b>	+ 24.2%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	1	<b>2</b>	+ 100.0%	4	<b>7</b>	+ 75.0%
Pending Sales	0	<b>3</b>	—	3	<b>7</b>	+ 133.3%
Closed Sales	2	<b>0</b>	- 100.0%	4	<b>4</b>	0.0%
Days on Market Until Sale	49	—	—	26	<b>40</b>	+ 53.8%
Median Sales Price*	\$146,000	—	—	\$202,000	<b>\$220,000</b>	+ 8.9%
Average Sales Price*	\$146,000	—	—	\$195,500	<b>\$210,500</b>	+ 7.7%
Percent of List Price Received*	85.0%	—	—	90.2%	<b>97.2%</b>	+ 7.8%
Inventory of Homes for Sale	3	<b>3</b>	0.0%	—	—	—
Months Supply of Inventory	3.0	<b>2.1</b>	- 30.0%	—	—	—

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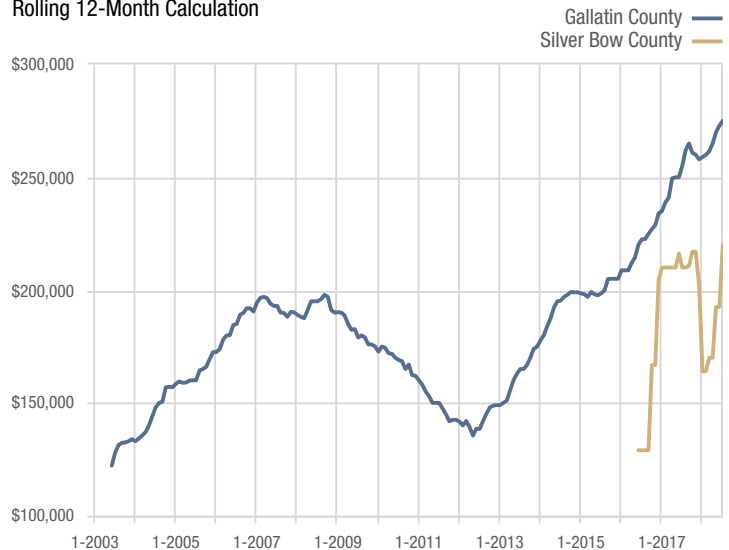
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Deer Lodge County

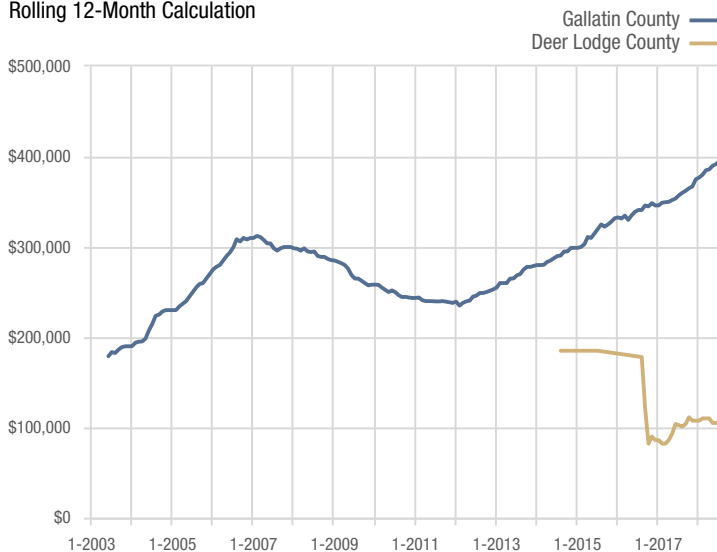
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	7	<b>21</b>	+ 200.0%	60	<b>108</b>	+ 80.0%
Pending Sales	7	<b>13</b>	+ 85.7%	48	<b>73</b>	+ 52.1%
Closed Sales	5	<b>10</b>	+ 100.0%	40	<b>53</b>	+ 32.5%
Days on Market Until Sale	114	<b>98</b>	- 14.0%	161	<b>95</b>	- 41.0%
Median Sales Price*	\$101,000	<b>\$111,250</b>	+ 10.1%	\$106,950	<b>\$105,000</b>	- 1.8%
Average Sales Price*	\$107,600	<b>\$111,900</b>	+ 4.0%	\$123,965	<b>\$122,269</b>	- 1.4%
Percent of List Price Received*	94.5%	<b>96.7%</b>	+ 2.3%	92.1%	<b>94.1%</b>	+ 2.2%
Inventory of Homes for Sale	46	<b>60</b>	+ 30.4%	—	—	—
Months Supply of Inventory	7.5	<b>7.0</b>	- 6.7%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	—	0	<b>0</b>	—
Pending Sales	0	<b>0</b>	—	0	<b>0</b>	—
Closed Sales	0	<b>0</b>	—	0	<b>0</b>	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	<b>0</b>	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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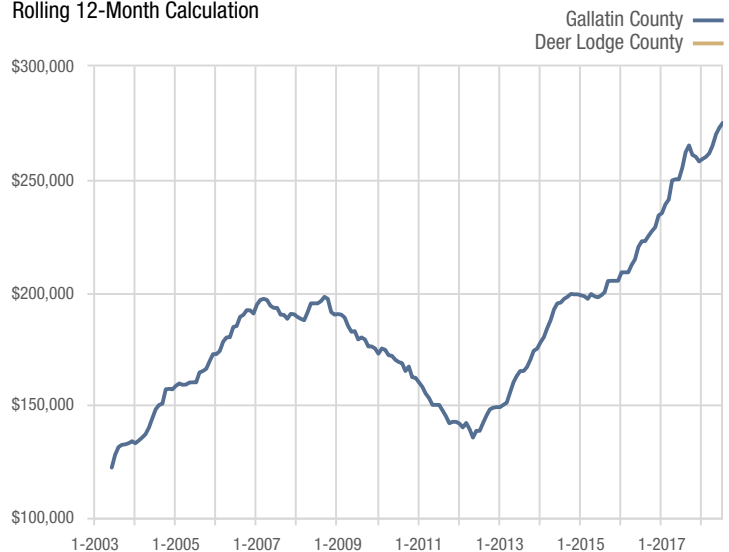
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – July 2018

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## Beaverhead County

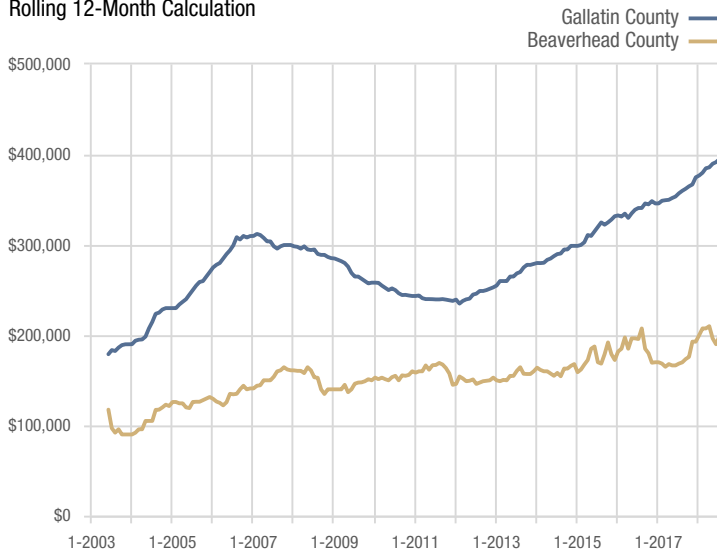
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	22	21	- 4.5%	88	107	+ 21.6%
Pending Sales	12	16	+ 33.3%	57	69	+ 21.1%
Closed Sales	6	17	+ 183.3%	48	51	+ 6.3%
Days on Market Until Sale	55	66	+ 20.0%	112	95	- 15.2%
Median Sales Price*	\$246,500	<b>\$225,000</b>	- 8.7%	\$182,750	<b>\$190,000</b>	+ 4.0%
Average Sales Price*	\$257,417	<b>\$272,456</b>	+ 5.8%	\$207,126	<b>\$230,562</b>	+ 11.3%
Percent of List Price Received*	95.4%	<b>97.0%</b>	+ 1.7%	94.4%	<b>95.8%</b>	+ 1.5%
Inventory of Homes for Sale	57	62	+ 8.8%	—	—	—
Months Supply of Inventory	7.2	7.7	+ 6.9%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	2	1	- 50.0%
Pending Sales	0	0	—	2	2	0.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	13	—	—	43	111	+ 158.1%
Median Sales Price*	\$141,000	—	—	\$139,000	<b>\$158,000</b>	+ 13.7%
Average Sales Price*	\$141,000	—	—	\$139,000	<b>\$158,000</b>	+ 13.7%
Percent of List Price Received*	100.0%	—	—	99.0%	<b>98.2%</b>	- 0.8%
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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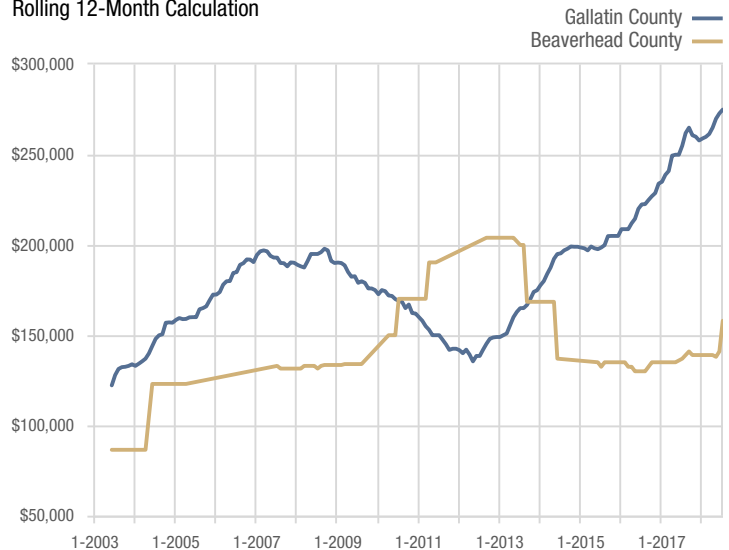
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Madison County

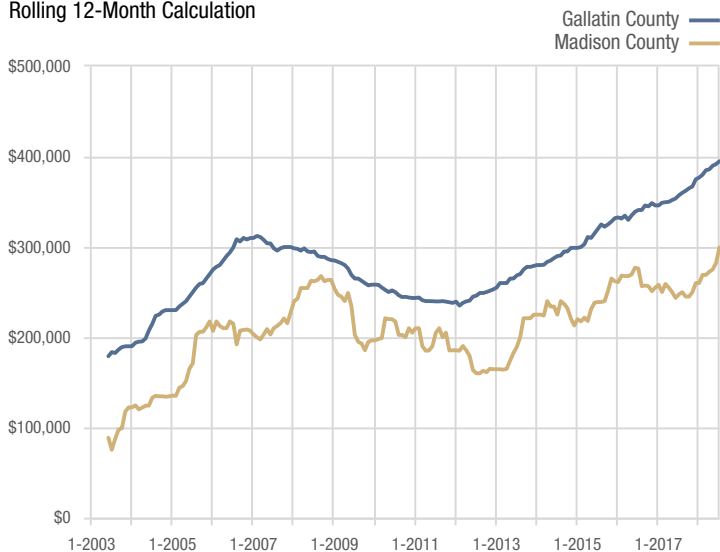
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	29	17	- 41.4%	128	151	+ 18.0%
Pending Sales	9	8	- 11.1%	64	68	+ 6.3%
Closed Sales	9	14	+ 55.6%	52	68	+ 30.8%
Days on Market Until Sale	120	73	- 39.2%	158	108	- 31.6%
Median Sales Price*	\$250,000	<b>\$290,000</b>	+ 16.0%	\$240,750	<b>\$282,000</b>	+ 17.1%
Average Sales Price*	\$239,022	<b>\$400,818</b>	+ 67.7%	\$285,604	<b>\$344,985</b>	+ 20.8%
Percent of List Price Received*	96.0%	<b>93.4%</b>	- 2.7%	95.2%	<b>96.8%</b>	+ 1.7%
Inventory of Homes for Sale	135	<b>139</b>	+ 3.0%	—	—	—
Months Supply of Inventory	16.2	<b>14.3</b>	- 11.7%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	8	2	- 75.0%
Pending Sales	0	0	—	3	1	- 66.7%
Closed Sales	0	0	—	2	0	- 100.0%
Days on Market Until Sale	—	—	—	116	—	—
Median Sales Price*	—	—	—	\$198,750	—	—
Average Sales Price*	—	—	—	\$198,750	—	—
Percent of List Price Received*	—	—	—	94.3%	—	—
Inventory of Homes for Sale	6	0	- 100.0%	—	—	—
Months Supply of Inventory	6.0	—	—	—	—	—

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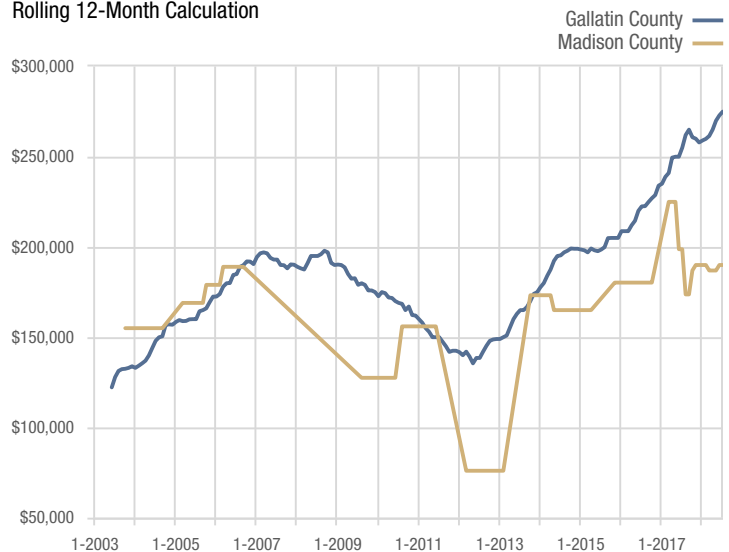
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Jefferson County

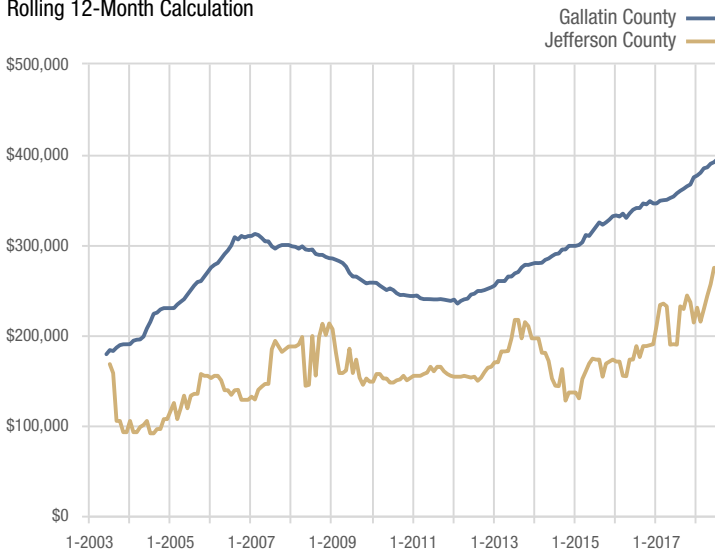
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	8	3	- 62.5%	36	39	+ 8.3%
Pending Sales	1	4	+ 300.0%	22	24	+ 9.1%
Closed Sales	3	1	- 66.7%	21	24	+ 14.3%
Days on Market Until Sale	501	75	- 85.0%	188	107	- 43.1%
Median Sales Price*	\$340,000	<b>\$520,000</b>	+ 52.9%	\$209,000	<b>\$280,000</b>	+ 34.0%
Average Sales Price*	\$329,333	<b>\$520,000</b>	+ 57.9%	\$243,328	<b>\$290,429</b>	+ 19.4%
Percent of List Price Received*	98.5%	<b>92.9%</b>	- 5.7%	95.0%	<b>97.6%</b>	+ 2.7%
Inventory of Homes for Sale	26	24	- 7.7%	—	—	—
Months Supply of Inventory	7.7	6.4	- 16.9%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

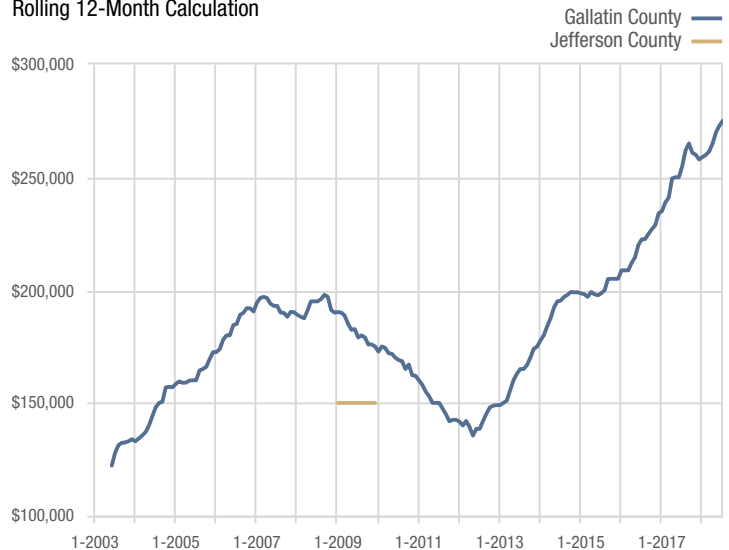
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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This is a research tool provided by the Big Sky Country MLS



## Broadwater County

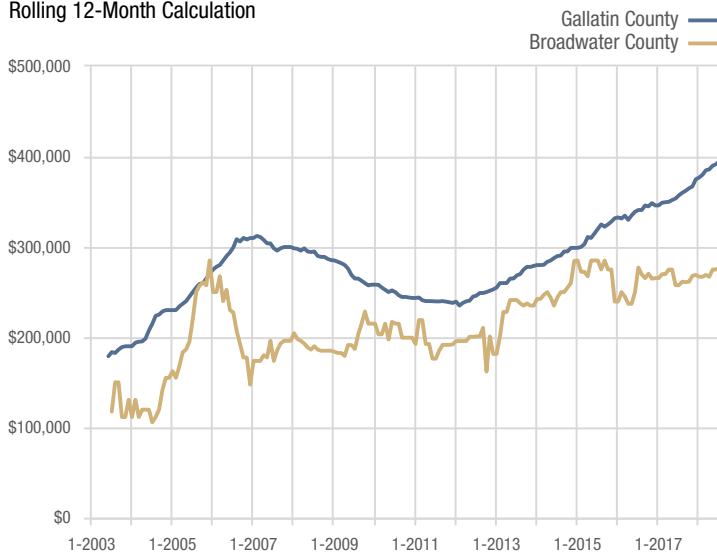
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	5	11	+ 120.0%	49	50	+ 2.0%
Pending Sales	2	7	+ 250.0%	33	27	- 18.2%
Closed Sales	6	1	- 83.3%	27	21	- 22.2%
Days on Market Until Sale	125	21	- 83.2%	109	78	- 28.4%
Median Sales Price*	\$303,000	<b>\$295,000</b>	- 2.6%	\$261,000	<b>\$264,000</b>	+ 1.1%
Average Sales Price*	\$333,033	<b>\$295,000</b>	- 11.4%	\$264,678	<b>\$243,205</b>	- 8.1%
Percent of List Price Received*	97.6%	<b>95.2%</b>	- 2.5%	98.0%	<b>95.7%</b>	- 2.3%
Inventory of Homes for Sale	21	25	+ 19.0%	—	—	—
Months Supply of Inventory	5.9	7.1	+ 20.3%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

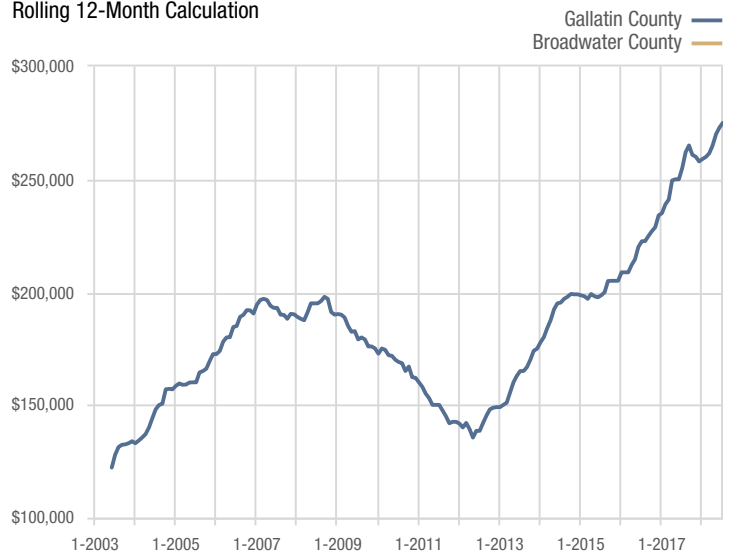
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – July 2018

This is a research tool provided by the Big Sky Country MLS



## Sweet Grass County

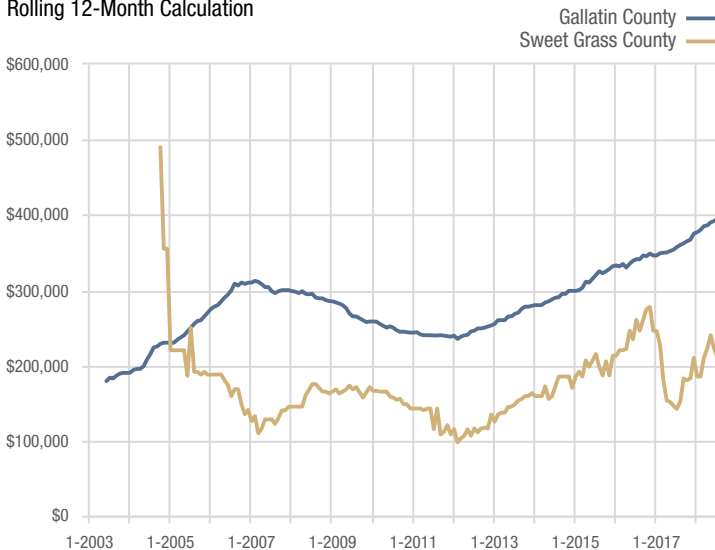
Single Family	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	5	<b>11</b>	+ 120.0%	43	<b>40</b>	- 7.0%
Pending Sales	8	<b>2</b>	- 75.0%	22	<b>20</b>	- 9.1%
Closed Sales	4	<b>3</b>	- 25.0%	17	<b>15</b>	- 11.8%
Days on Market Until Sale	49	<b>54</b>	+ 10.2%	149	<b>96</b>	- 35.6%
Median Sales Price*	\$198,950	<b>\$118,085</b>	- 40.6%	\$150,000	<b>\$189,000</b>	+ 26.0%
Average Sales Price*	\$212,225	<b>\$147,695</b>	- 30.4%	\$193,744	<b>\$198,117</b>	+ 2.3%
Percent of List Price Received*	96.0%	<b>97.2%</b>	+ 1.3%	93.6%	<b>96.1%</b>	+ 2.7%
Inventory of Homes for Sale	37	<b>28</b>	- 24.3%	—	—	—
Months Supply of Inventory	12.3	<b>9.1</b>	- 26.0%	—	—	—

Condo/Townhouse	July			Year to Date		
	2017	2018	% Change	Thru 7-2017	Thru 7-2018	% Change
<b>Key Metrics</b>						
New Listings	1	<b>0</b>	- 100.0%	2	<b>0</b>	- 100.0%
Pending Sales	0	<b>0</b>	—	1	<b>0</b>	- 100.0%
Closed Sales	0	<b>0</b>	—	2	<b>0</b>	- 100.0%
Days on Market Until Sale	—	—	—	53	—	—
Median Sales Price*	—	—	—	\$104,750	—	—
Average Sales Price*	—	—	—	\$104,750	—	—
Percent of List Price Received*	—	—	—	96.0%	—	—
Inventory of Homes for Sale	1	<b>0</b>	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

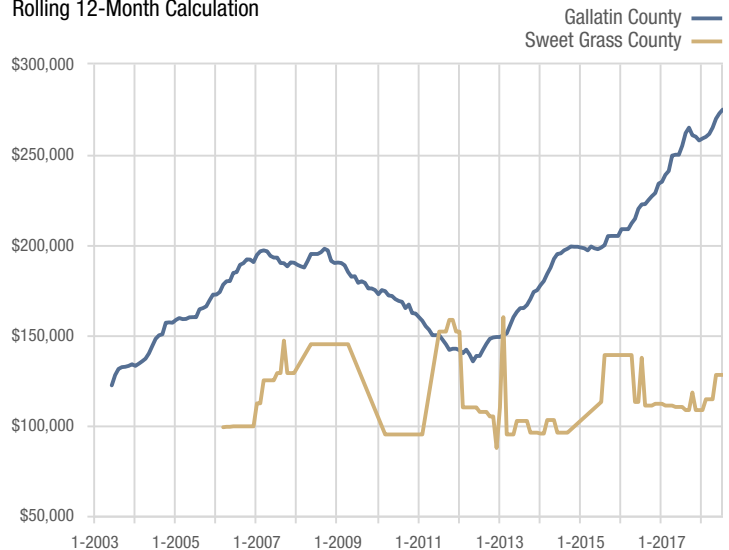
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.