

# Local Market Update – June 2018

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



## Bozeman City Limits

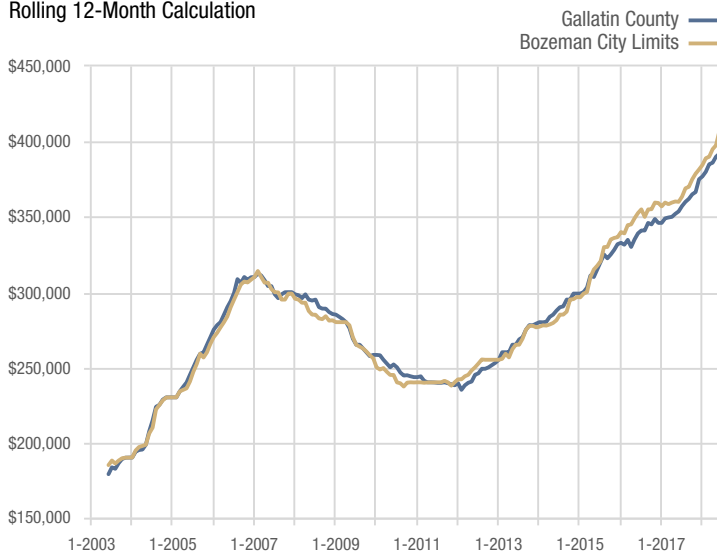
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	71	<b>80</b>	+ 12.7%	374	<b>380</b>	+ 1.6%
Pending Sales	54	<b>63</b>	+ 16.7%	314	<b>325</b>	+ 3.5%
Closed Sales	72	<b>55</b>	- 23.6%	268	<b>284</b>	+ 6.0%
Days on Market Until Sale	63	<b>45</b>	- 28.6%	64	<b>51</b>	- 20.3%
Median Sales Price*	\$367,500	<b>\$415,000</b>	+ 12.9%	\$374,250	<b>\$418,130</b>	+ 11.7%
Average Sales Price*	\$405,602	<b>\$496,926</b>	+ 22.5%	\$410,256	<b>\$460,167</b>	+ 12.2%
Percent of List Price Received*	99.3%	<b>98.8%</b>	- 0.5%	99.5%	<b>99.4%</b>	- 0.1%
Inventory of Homes for Sale	128	<b>125</b>	- 2.3%	—	—	—
Months Supply of Inventory	2.7	<b>2.6</b>	- 3.7%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	83	<b>46</b>	- 44.6%	330	<b>246</b>	- 25.5%
Pending Sales	56	<b>45</b>	- 19.6%	267	<b>251</b>	- 6.0%
Closed Sales	47	<b>49</b>	+ 4.3%	200	<b>209</b>	+ 4.5%
Days on Market Until Sale	43	<b>48</b>	+ 11.6%	81	<b>61</b>	- 24.7%
Median Sales Price*	\$250,000	<b>\$275,000</b>	+ 10.0%	\$265,000	<b>\$299,670</b>	+ 13.1%
Average Sales Price*	\$279,104	<b>\$350,599</b>	+ 25.6%	\$306,286	<b>\$350,898</b>	+ 14.6%
Percent of List Price Received*	99.8%	<b>98.9%</b>	- 0.9%	99.7%	<b>99.4%</b>	- 0.3%
Inventory of Homes for Sale	95	<b>70</b>	- 26.3%	—	—	—
Months Supply of Inventory	2.6	<b>2.0</b>	- 23.1%	—	—	—

\* 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.

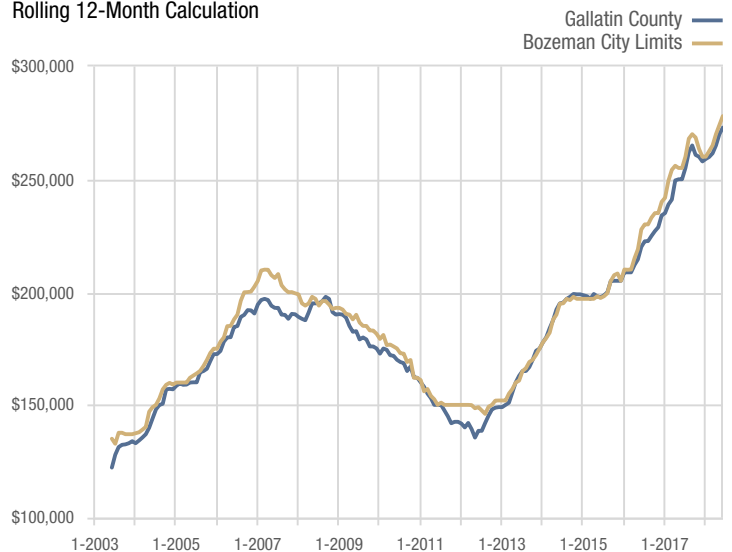
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Bozeman Areas Outside City Limits

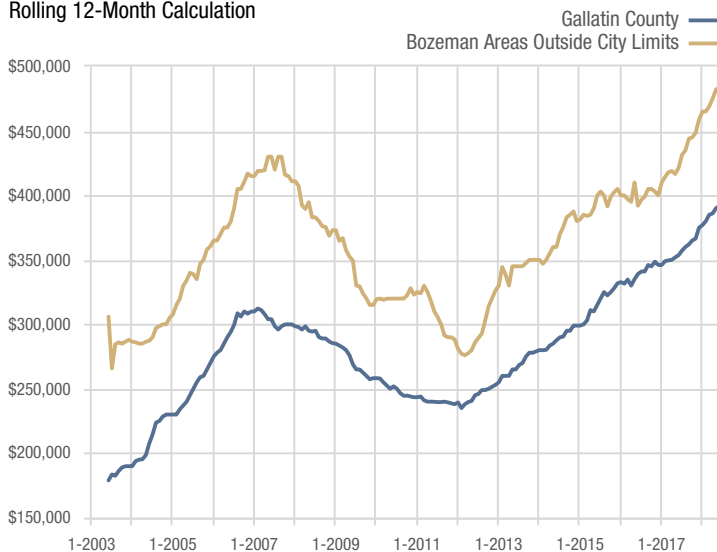
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	71	<b>74</b>	+ 4.2%	331	<b>322</b>	- 2.7%
Pending Sales	34	<b>29</b>	- 14.7%	222	<b>217</b>	- 2.3%
Closed Sales	51	<b>47</b>	- 7.8%	200	<b>196</b>	- 2.0%
Days on Market Until Sale	39	<b>49</b>	+ 25.6%	83	<b>66</b>	- 20.5%
Median Sales Price*	\$465,000	<b>\$471,000</b>	+ 1.3%	\$441,500	<b>\$483,800</b>	+ 9.6%
Average Sales Price*	\$561,351	<b>\$551,353</b>	- 1.8%	\$569,944	<b>\$629,874</b>	+ 10.5%
Percent of List Price Received*	98.8%	<b>98.8%</b>	0.0%	97.7%	<b>98.5%</b>	+ 0.8%
Inventory of Homes for Sale	190	<b>175</b>	- 7.9%	—	—	—
Months Supply of Inventory	5.2	<b>5.1</b>	- 1.9%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	6	<b>12</b>	+ 100.0%	38	<b>46</b>	+ 21.1%
Pending Sales	6	<b>9</b>	+ 50.0%	31	<b>39</b>	+ 25.8%
Closed Sales	5	<b>6</b>	+ 20.0%	18	<b>34</b>	+ 88.9%
Days on Market Until Sale	38	<b>12</b>	- 68.4%	64	<b>20</b>	- 68.8%
Median Sales Price*	\$259,000	<b>\$289,950</b>	+ 11.9%	\$248,950	<b>\$279,950</b>	+ 12.5%
Average Sales Price*	\$257,780	<b>\$293,125</b>	+ 13.7%	\$272,047	<b>\$285,492</b>	+ 4.9%
Percent of List Price Received*	99.6%	<b>101.0%</b>	+ 1.4%	98.5%	<b>100.1%</b>	+ 1.6%
Inventory of Homes for Sale	7	<b>9</b>	+ 28.6%	—	—	—
Months Supply of Inventory	1.5	<b>1.4</b>	- 6.7%	—	—	—

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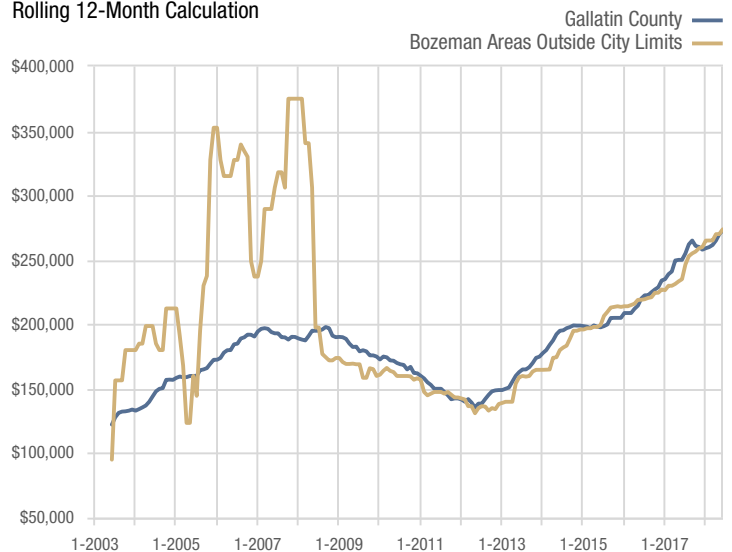
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Belgrade

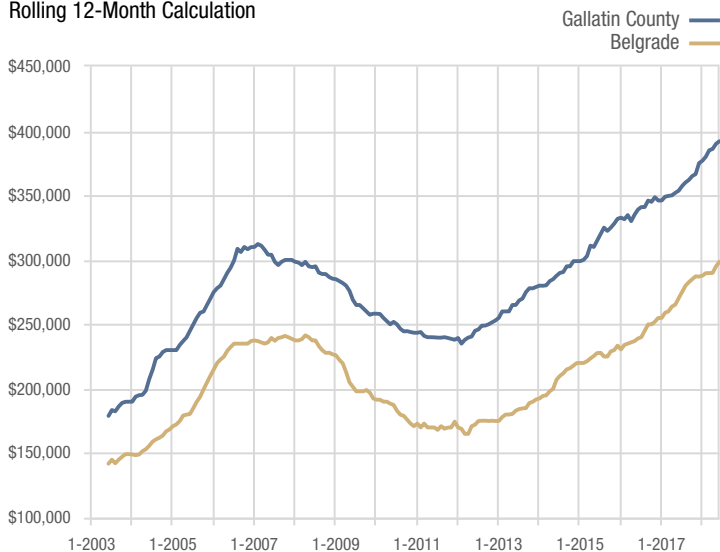
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	48	<b>49</b>	+ 2.1%	218	<b>220</b>	+ 0.9%
Pending Sales	34	<b>30</b>	- 11.8%	198	<b>181</b>	- 8.6%
Closed Sales	46	<b>44</b>	- 4.3%	168	<b>164</b>	- 2.4%
Days on Market Until Sale	30	<b>33</b>	+ 10.0%	48	<b>40</b>	- 16.7%
Median Sales Price*	\$297,550	<b>\$333,975</b>	+ 12.2%	\$280,750	<b>\$311,200</b>	+ 10.8%
Average Sales Price*	\$381,777	<b>\$329,261</b>	- 13.8%	\$323,159	<b>\$330,504</b>	+ 2.3%
Percent of List Price Received*	98.8%	<b>99.6%</b>	+ 0.8%	98.9%	<b>98.9%</b>	0.0%
Inventory of Homes for Sale	50	<b>67</b>	+ 34.0%	—	—	—
Months Supply of Inventory	1.8	<b>2.4</b>	+ 33.3%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	11	<b>17</b>	+ 54.5%	52	<b>75</b>	+ 44.2%
Pending Sales	12	<b>18</b>	+ 50.0%	49	<b>66</b>	+ 34.7%
Closed Sales	11	<b>11</b>	0.0%	35	<b>40</b>	+ 14.3%
Days on Market Until Sale	17	<b>14</b>	- 17.6%	27	<b>21</b>	- 22.2%
Median Sales Price*	\$210,000	<b>\$245,000</b>	+ 16.7%	\$182,000	<b>\$210,000</b>	+ 15.4%
Average Sales Price*	\$204,455	<b>\$225,982</b>	+ 10.5%	\$186,417	<b>\$216,833</b>	+ 16.3%
Percent of List Price Received*	100.5%	<b>98.5%</b>	- 2.0%	99.8%	<b>99.6%</b>	- 0.2%
Inventory of Homes for Sale	9	<b>17</b>	+ 88.9%	—	—	—
Months Supply of Inventory	1.3	<b>2.0</b>	+ 53.8%	—	—	—

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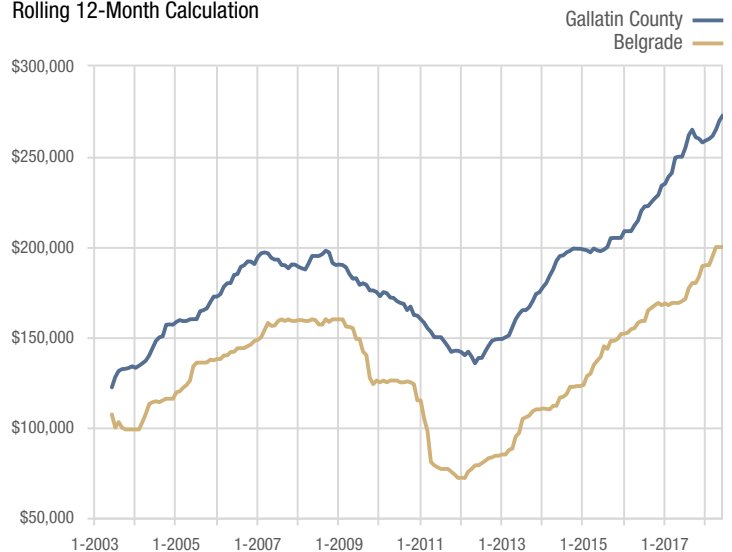
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Greater Manhattan

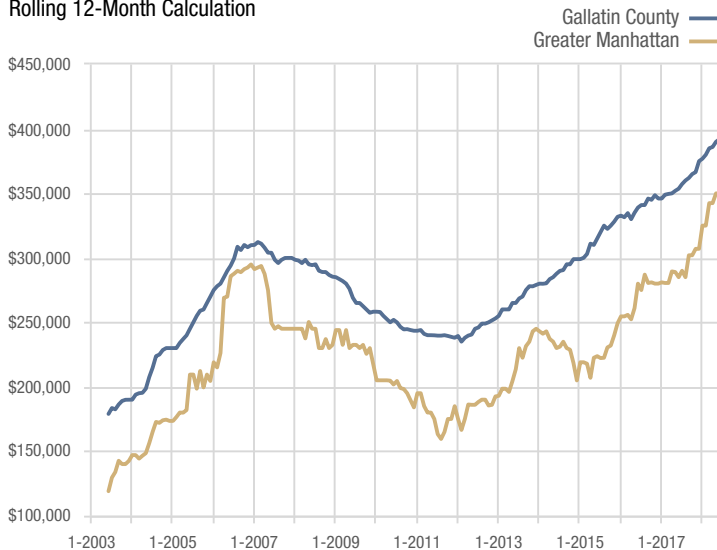
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	10	13	+ 30.0%	44	52	+ 18.2%
Pending Sales	4	3	- 25.0%	33	34	+ 3.0%
Closed Sales	4	5	+ 25.0%	28	30	+ 7.1%
Days on Market Until Sale	86	13	- 84.9%	67	81	+ 20.9%
Median Sales Price*	\$303,514	<b>\$299,000</b>	- 1.5%	\$304,500	<b>\$383,500</b>	+ 25.9%
Average Sales Price*	\$338,757	<b>\$298,700</b>	- 11.8%	\$366,157	<b>\$434,802</b>	+ 18.7%
Percent of List Price Received*	97.8%	<b>92.0%</b>	- 5.9%	98.4%	<b>97.6%</b>	- 0.8%
Inventory of Homes for Sale	23	35	+ 52.2%	—	—	—
Months Supply of Inventory	4.3	6.9	+ 60.5%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	2	2	0.0%	6	6	0.0%
Pending Sales	2	1	- 50.0%	6	5	- 16.7%
Closed Sales	3	2	- 33.3%	4	3	- 25.0%
Days on Market Until Sale	8	4	- 50.0%	9	3	- 66.7%
Median Sales Price*	\$200,000	<b>\$224,000</b>	+ 12.0%	\$173,750	<b>\$220,000</b>	+ 26.6%
Average Sales Price*	\$181,667	<b>\$224,000</b>	+ 23.3%	\$173,125	<b>\$222,667</b>	+ 28.6%
Percent of List Price Received*	100.8%	<b>100.0%</b>	- 0.8%	98.8%	<b>100.0%</b>	+ 1.2%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.9	—	—	—	—

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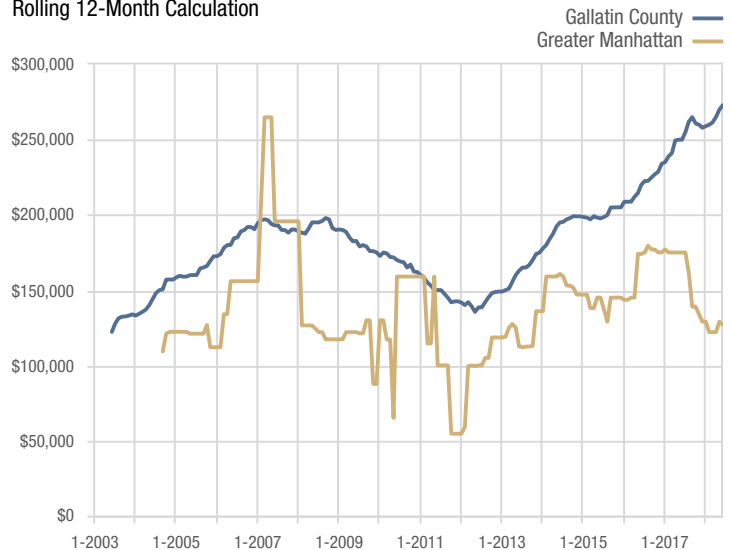
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

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## Greater Three Forks

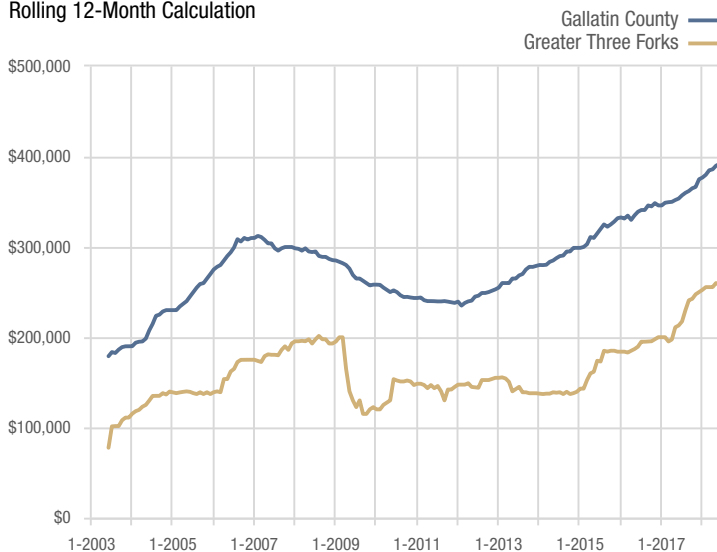
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	11	11	0.0%	37	47	+ 27.0%
Pending Sales	6	5	- 16.7%	18	33	+ 83.3%
Closed Sales	5	18	+ 260.0%	14	29	+ 107.1%
Days on Market Until Sale	46	28	- 39.1%	101	42	- 58.4%
Median Sales Price*	\$239,900	\$255,625	+ 6.6%	\$219,300	\$257,000	+ 17.2%
Average Sales Price*	\$291,960	\$262,781	- 10.0%	\$234,721	\$256,978	+ 9.5%
Percent of List Price Received*	96.2%	97.8%	+ 1.7%	96.0%	98.0%	+ 2.1%
Inventory of Homes for Sale	22	24	+ 9.1%	—	—	—
Months Supply of Inventory	6.4	5.1	- 20.3%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	1	—
Pending Sales	1	0	- 100.0%	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	1	5	+ 400.0%
Days on Market Until Sale	17	—	—	17	302	+ 1,676.5%
Median Sales Price*	\$241,735	—	—	\$241,735	\$215,000	- 11.1%
Average Sales Price*	\$241,735	—	—	\$241,735	\$215,000	- 11.1%
Percent of List Price Received*	102.9%	—	—	102.9%	100.0%	- 2.8%
Inventory of Homes for Sale	7	0	- 100.0%	—	—	—
Months Supply of Inventory	7.0	—	—	—	—	—

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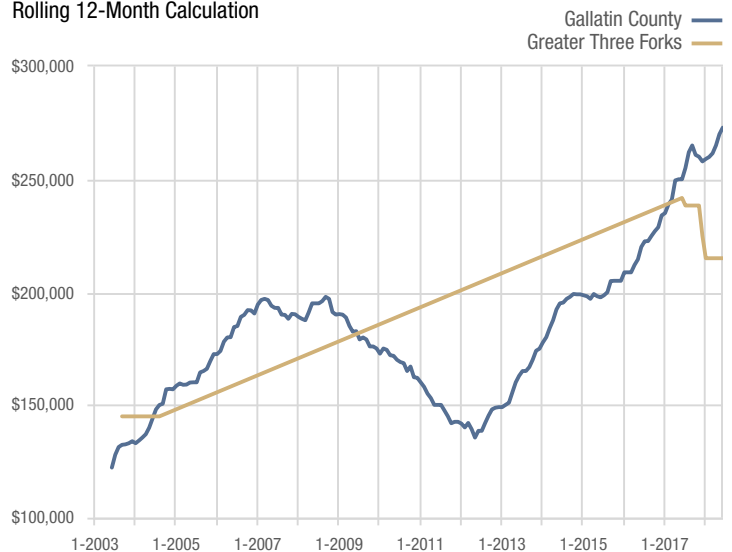
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

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## Greater Big Sky

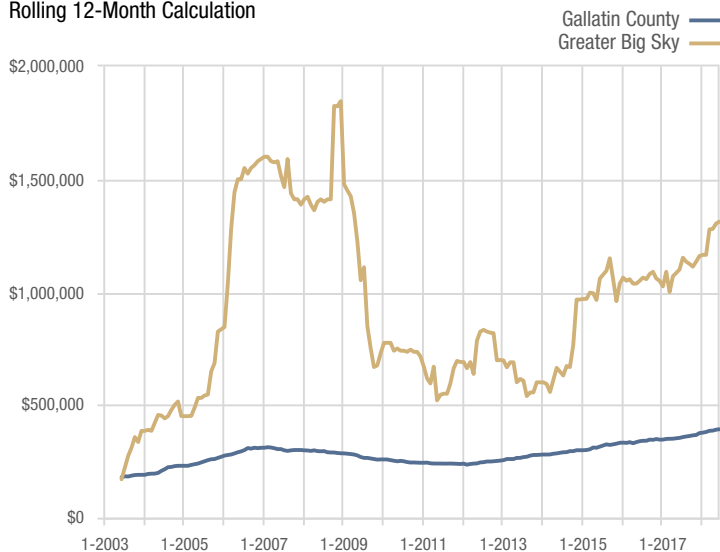
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	24	15	- 37.5%	65	65	0.0%
Pending Sales	8	12	+ 50.0%	38	57	+ 50.0%
Closed Sales	9	8	- 11.1%	31	42	+ 35.5%
Days on Market Until Sale	302	129	- 57.3%	221	141	- 36.2%
Median Sales Price*	\$1,200,000	<b>\$1,250,000</b>	+ 4.2%	\$1,170,000	<b>\$1,566,000</b>	+ 33.8%
Average Sales Price*	\$1,457,989	<b>\$1,495,175</b>	+ 2.6%	\$1,420,154	<b>\$1,737,274</b>	+ 22.3%
Percent of List Price Received*	93.7%	<b>98.0%</b>	+ 4.6%	94.7%	<b>97.2%</b>	+ 2.6%
Inventory of Homes for Sale	92	64	- 30.4%	—	—	—
Months Supply of Inventory	13.5	7.9	- 41.5%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	23	14	- 39.1%	111	88	- 20.7%
Pending Sales	17	16	- 5.9%	96	103	+ 7.3%
Closed Sales	15	9	- 40.0%	85	96	+ 12.9%
Days on Market Until Sale	167	97	- 41.9%	161	109	- 32.3%
Median Sales Price*	\$385,000	<b>\$376,000</b>	- 2.3%	\$360,000	<b>\$393,950</b>	+ 9.4%
Average Sales Price*	\$584,933	<b>\$768,500</b>	+ 31.4%	\$464,633	<b>\$517,139</b>	+ 11.3%
Percent of List Price Received*	97.6%	<b>95.4%</b>	- 2.3%	96.6%	<b>96.6%</b>	0.0%
Inventory of Homes for Sale	112	83	- 25.9%	—	—	—
Months Supply of Inventory	7.1	5.6	- 21.1%	—	—	—

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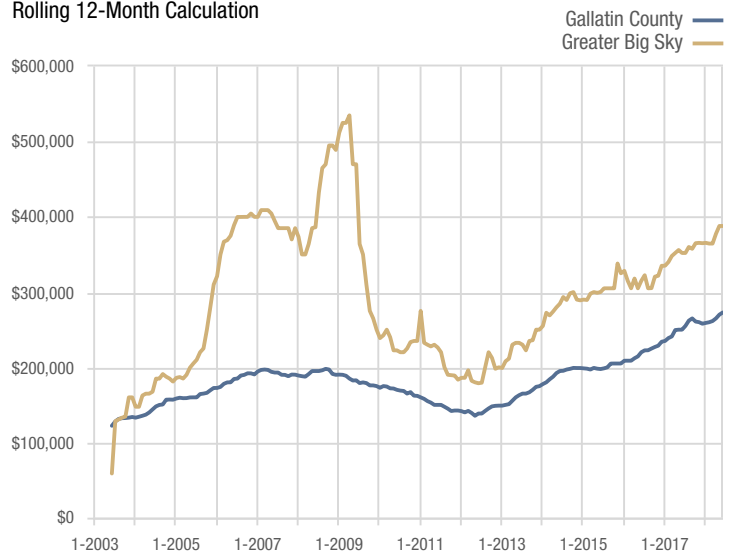
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## West Yellowstone

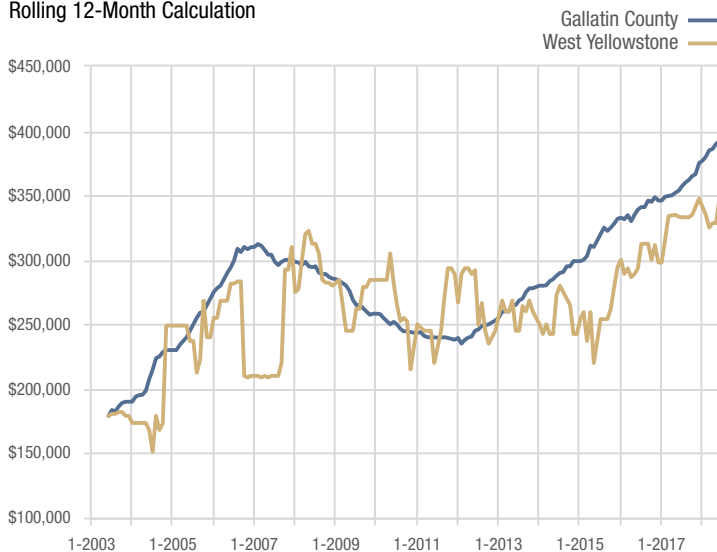
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	9	6	- 33.3%	26	12	- 53.8%
Pending Sales	1	1	0.0%	12	13	+ 8.3%
Closed Sales	6	4	- 33.3%	11	13	+ 18.2%
Days on Market Until Sale	189	516	+ 173.0%	197	258	+ 31.0%
Median Sales Price*	\$330,000	<b>\$378,250</b>	+ 14.6%	\$335,000	<b>\$335,000</b>	0.0%
Average Sales Price*	\$417,833	<b>\$382,625</b>	- 8.4%	\$423,409	<b>\$327,192</b>	- 22.7%
Percent of List Price Received*	92.3%	<b>97.1%</b>	+ 5.2%	94.1%	<b>96.4%</b>	+ 2.4%
Inventory of Homes for Sale	32	15	- 53.1%	—	—	—
Months Supply of Inventory	14.5	4.7	- 67.6%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	5	0	- 100.0%
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Days on Market Until Sale	9	—	—	27	126	+ 366.7%
Median Sales Price*	\$101,500	—	—	\$195,000	<b>\$275,000</b>	+ 41.0%
Average Sales Price*	\$101,500	—	—	\$164,467	<b>\$213,833</b>	+ 30.0%
Percent of List Price Received*	103.6%	—	—	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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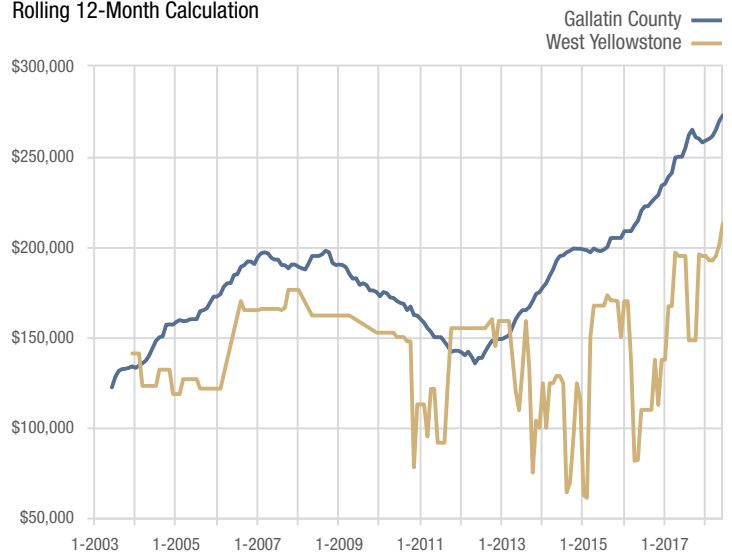
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Livingston City Limits

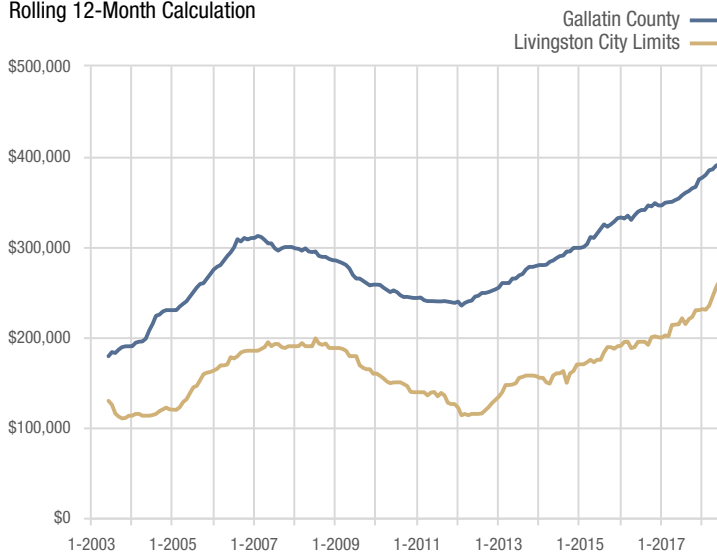
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	20	21	+ 5.0%	88	94	+ 6.8%
Pending Sales	16	12	- 25.0%	92	69	- 25.0%
Closed Sales	21	12	- 42.9%	74	60	- 18.9%
Days on Market Until Sale	32	43	+ 34.4%	59	53	- 10.2%
Median Sales Price*	\$245,000	<b>\$282,500</b>	+ 15.3%	\$220,000	<b>\$270,000</b>	+ 22.7%
Average Sales Price*	\$231,471	<b>\$294,359</b>	+ 27.2%	\$226,539	<b>\$278,530</b>	+ 23.0%
Percent of List Price Received*	97.8%	<b>96.9%</b>	- 0.9%	97.1%	<b>97.3%</b>	+ 0.2%
Inventory of Homes for Sale	28	43	+ 53.6%	—	—	—
Months Supply of Inventory	2.3	3.8	+ 65.2%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	3	5	+ 66.7%	12	23	+ 91.7%
Pending Sales	5	2	- 60.0%	11	21	+ 90.9%
Closed Sales	2	2	0.0%	4	15	+ 275.0%
Days on Market Until Sale	10	146	+ 1,360.0%	28	57	+ 103.6%
Median Sales Price*	\$162,000	<b>\$146,000</b>	- 9.9%	\$163,500	<b>\$217,000</b>	+ 32.7%
Average Sales Price*	\$162,000	<b>\$146,000</b>	- 9.9%	\$199,250	<b>\$199,287</b>	+ 0.0%
Percent of List Price Received*	96.8%	<b>96.3%</b>	- 0.5%	95.8%	<b>97.6%</b>	+ 1.9%
Inventory of Homes for Sale	2	9	+ 350.0%	—	—	—
Months Supply of Inventory	0.9	2.3	+ 155.6%	—	—	—

\* 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.

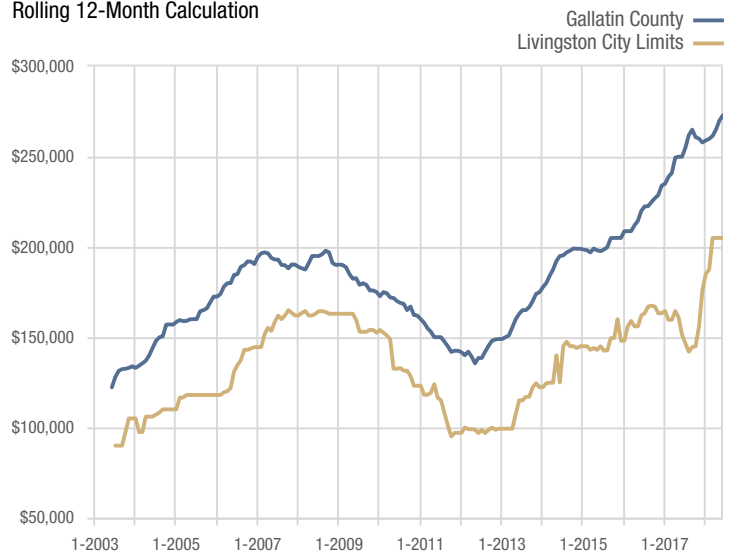
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – June 2018

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## Butte

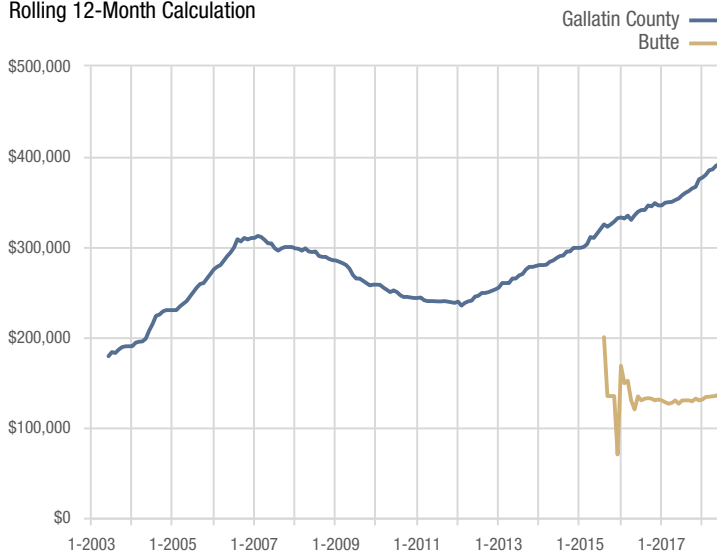
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	43	<b>64</b>	+ 48.8%	204	<b>275</b>	+ 34.8%
Pending Sales	36	<b>35</b>	- 2.8%	197	<b>190</b>	- 3.6%
Closed Sales	55	<b>37</b>	- 32.7%	189	<b>171</b>	- 9.5%
Days on Market Until Sale	70	<b>39</b>	- 44.3%	79	<b>55</b>	- 30.4%
Median Sales Price*	\$125,000	<b>\$137,000</b>	+ 9.6%	\$125,000	<b>\$142,000</b>	+ 13.6%
Average Sales Price*	\$147,940	<b>\$157,852</b>	+ 6.7%	\$140,941	<b>\$166,849</b>	+ 18.4%
Percent of List Price Received*	94.6%	<b>97.6%</b>	+ 3.2%	94.8%	<b>95.8%</b>	+ 1.1%
Inventory of Homes for Sale	81	<b>123</b>	+ 51.9%	—	—	—
Months Supply of Inventory	3.0	<b>4.1</b>	+ 36.7%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	—	3	<b>5</b>	+ 66.7%
Pending Sales	1	<b>0</b>	- 100.0%	3	<b>4</b>	+ 33.3%
Closed Sales	1	<b>1</b>	0.0%	2	<b>4</b>	+ 100.0%
Days on Market Until Sale	0	<b>50</b>	—	4	<b>40</b>	+ 900.0%
Median Sales Price*	\$240,000	<b>\$225,000</b>	- 6.3%	\$245,000	<b>\$220,000</b>	- 10.2%
Average Sales Price*	\$240,000	<b>\$225,000</b>	- 6.3%	\$245,000	<b>\$210,500</b>	- 14.1%
Percent of List Price Received*	98.0%	<b>95.7%</b>	- 2.3%	95.3%	<b>97.2%</b>	+ 2.0%
Inventory of Homes for Sale	2	<b>4</b>	+ 100.0%	—	—	—
Months Supply of Inventory	1.8	<b>4.0</b>	+ 122.2%	—	—	—

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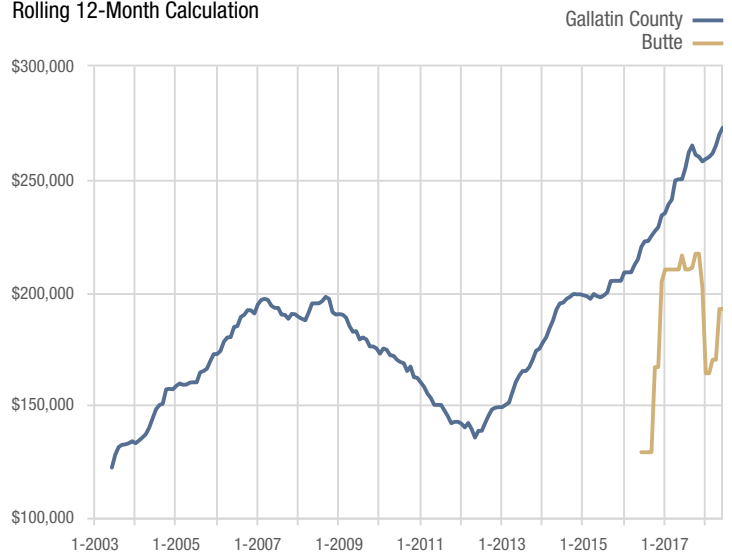
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – June 2018

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## Gallatin County

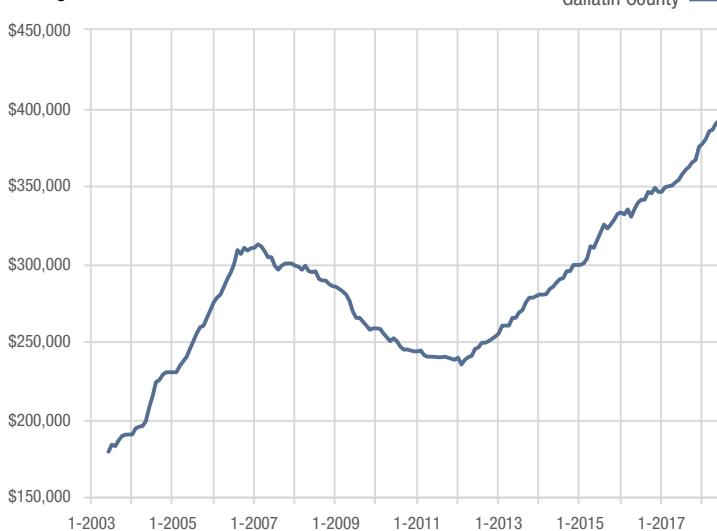
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	242	<b>248</b>	+ 2.5%	1,081	<b>1,091</b>	+ 0.9%
Pending Sales	140	<b>143</b>	+ 2.1%	828	<b>855</b>	+ 3.3%
Closed Sales	193	<b>181</b>	- 6.2%	715	<b>754</b>	+ 5.5%
Days on Market Until Sale	64	<b>55</b>	- 14.1%	75	<b>61</b>	- 18.7%
Median Sales Price*	\$367,060	<b>\$382,450</b>	+ 4.2%	\$365,000	<b>\$400,000</b>	+ 9.6%
Average Sales Price*	\$486,206	<b>\$482,756</b>	- 0.7%	\$471,621	<b>\$531,497</b>	+ 12.7%
Percent of List Price Received*	98.5%	<b>98.7%</b>	+ 0.2%	98.5%	<b>98.8%</b>	+ 0.3%
Inventory of Homes for Sale	525	<b>496</b>	- 5.5%	—	—	—
Months Supply of Inventory	4.1	<b>3.8</b>	- 7.3%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	125	<b>91</b>	- 27.2%	542	<b>462</b>	- 14.8%
Pending Sales	95	<b>89</b>	- 6.3%	453	<b>467</b>	+ 3.1%
Closed Sales	83	<b>77</b>	- 7.2%	346	<b>390</b>	+ 12.7%
Days on Market Until Sale	60	<b>45</b>	- 25.0%	93	<b>68</b>	- 26.9%
Median Sales Price*	\$240,000	<b>\$275,000</b>	+ 14.6%	\$260,250	<b>\$288,950</b>	+ 11.0%
Average Sales Price*	\$317,084	<b>\$373,876</b>	+ 17.9%	\$328,324	<b>\$368,584</b>	+ 12.3%
Percent of List Price Received*	99.6%	<b>98.6%</b>	- 1.0%	98.8%	<b>98.7%</b>	- 0.1%
Inventory of Homes for Sale	232	<b>180</b>	- 22.4%	—	—	—
Months Supply of Inventory	3.5	<b>2.7</b>	- 22.9%	—	—	—

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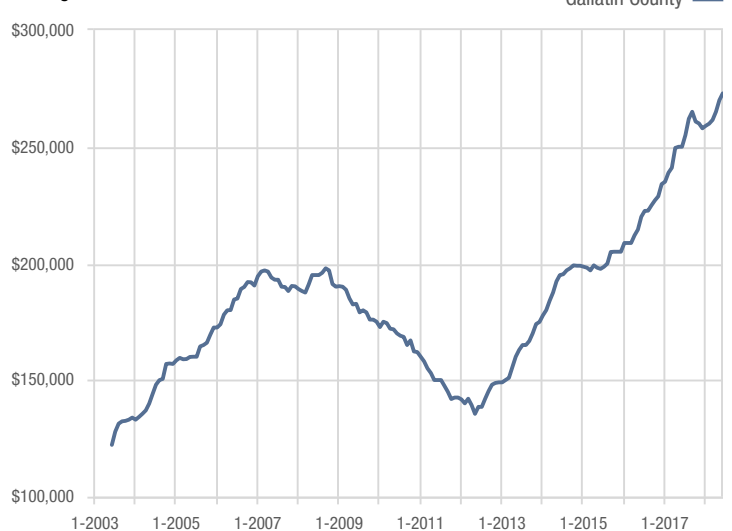
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – June 2018

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## Park County

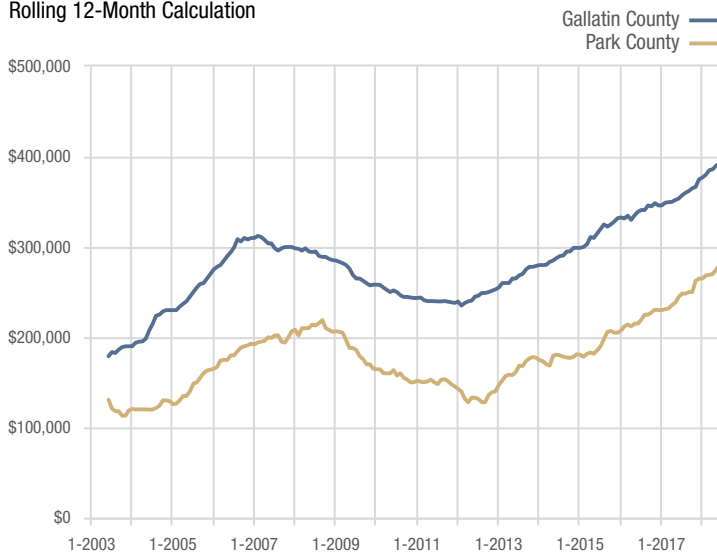
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	32	30	- 6.3%	147	134	- 8.8%
Pending Sales	23	15	- 34.8%	125	92	- 26.4%
Closed Sales	25	17	- 32.0%	106	84	- 20.8%
Days on Market Until Sale	42	88	+ 109.5%	78	92	+ 17.9%
Median Sales Price*	\$270,000	<b>\$285,000</b>	+ 5.6%	\$247,500	<b>\$287,500</b>	+ 16.2%
Average Sales Price*	\$312,436	<b>\$317,138</b>	+ 1.5%	\$290,656	<b>\$330,218</b>	+ 13.6%
Percent of List Price Received*	97.5%	<b>96.8%</b>	- 0.7%	96.4%	<b>96.3%</b>	- 0.1%
Inventory of Homes for Sale	81	81	0.0%	—	—	—
Months Supply of Inventory	4.6	5.1	+ 10.9%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	3	5	+ 66.7%	15	24	+ 60.0%
Pending Sales	5	2	- 60.0%	11	21	+ 90.9%
Closed Sales	2	2	0.0%	4	15	+ 275.0%
Days on Market Until Sale	10	146	+ 1,360.0%	28	57	+ 103.6%
Median Sales Price*	\$162,000	<b>\$146,000</b>	- 9.9%	\$163,500	<b>\$217,000</b>	+ 32.7%
Average Sales Price*	\$162,000	<b>\$146,000</b>	- 9.9%	\$199,250	<b>\$199,287</b>	+ 0.0%
Percent of List Price Received*	96.8%	<b>96.3%</b>	- 0.5%	95.8%	<b>97.6%</b>	+ 1.9%
Inventory of Homes for Sale	5	10	+ 100.0%	—	—	—
Months Supply of Inventory	2.2	2.5	+ 13.6%	—	—	—

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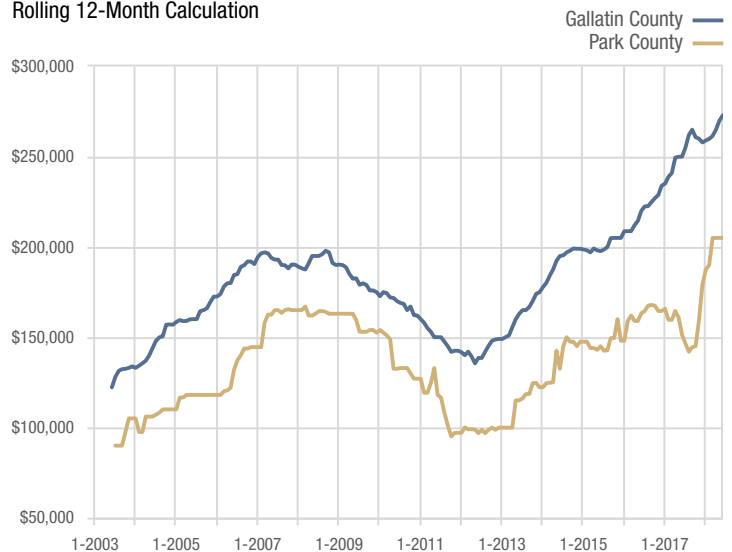
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – June 2018

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## Silver Bow County

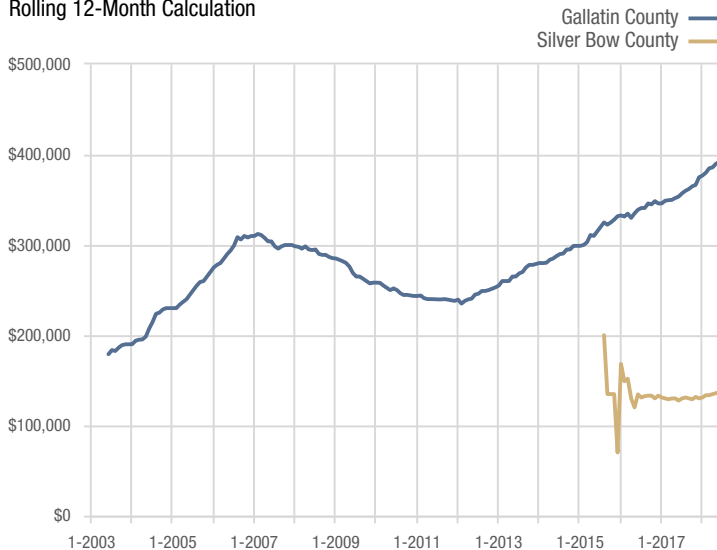
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	45	<b>69</b>	+ 53.3%	209	<b>298</b>	+ 42.6%
Pending Sales	36	<b>38</b>	+ 5.6%	200	<b>204</b>	+ 2.0%
Closed Sales	56	<b>41</b>	- 26.8%	192	<b>181</b>	- 5.7%
Days on Market Until Sale	69	<b>37</b>	- 46.4%	79	<b>57</b>	- 27.8%
Median Sales Price*	\$125,000	<b>\$134,000</b>	+ 7.2%	\$125,000	<b>\$142,000</b>	+ 13.6%
Average Sales Price*	\$148,406	<b>\$157,110</b>	+ 5.9%	\$140,793	<b>\$167,291</b>	+ 18.8%
Percent of List Price Received*	94.7%	<b>97.5%</b>	+ 3.0%	94.8%	<b>95.9%</b>	+ 1.2%
Inventory of Homes for Sale	89	<b>135</b>	+ 51.7%	—	—	—
Months Supply of Inventory	3.2	<b>4.3</b>	+ 34.4%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	—	3	<b>5</b>	+ 66.7%
Pending Sales	1	<b>0</b>	- 100.0%	3	<b>4</b>	+ 33.3%
Closed Sales	1	<b>1</b>	0.0%	2	<b>4</b>	+ 100.0%
Days on Market Until Sale	0	<b>50</b>	—	4	<b>40</b>	+ 900.0%
Median Sales Price*	\$240,000	<b>\$225,000</b>	- 6.3%	\$245,000	<b>\$220,000</b>	- 10.2%
Average Sales Price*	\$240,000	<b>\$225,000</b>	- 6.3%	\$245,000	<b>\$210,500</b>	- 14.1%
Percent of List Price Received*	98.0%	<b>95.7%</b>	- 2.3%	95.3%	<b>97.2%</b>	+ 2.0%
Inventory of Homes for Sale	2	<b>4</b>	+ 100.0%	—	—	—
Months Supply of Inventory	1.8	<b>4.0</b>	+ 122.2%	—	—	—

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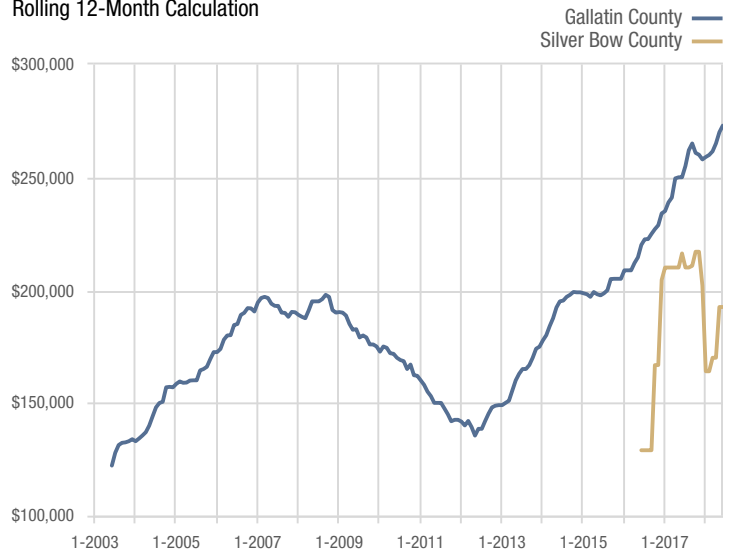
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – June 2018

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## Deer Lodge County

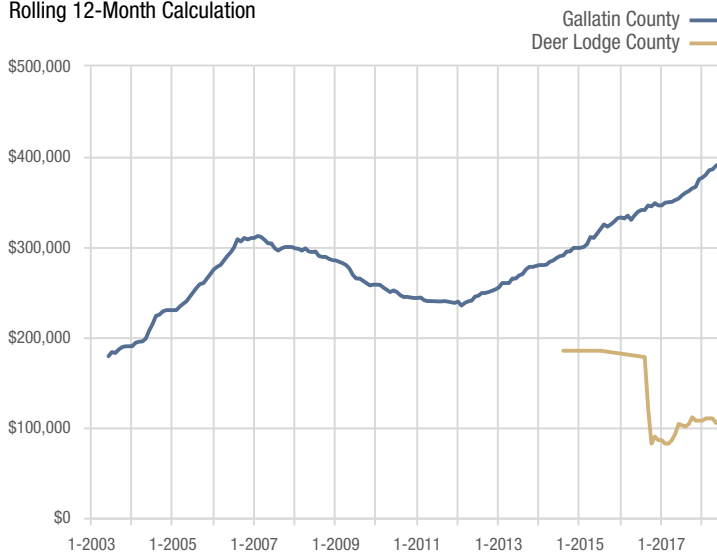
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	9	23	+ 155.6%	53	86	+ 62.3%
Pending Sales	11	17	+ 54.5%	41	60	+ 46.3%
Closed Sales	12	11	- 8.3%	35	43	+ 22.9%
Days on Market Until Sale	178	50	- 71.9%	168	95	- 43.5%
Median Sales Price*	\$121,250	<b>\$135,000</b>	+ 11.3%	\$110,000	<b>\$105,000</b>	- 4.5%
Average Sales Price*	\$118,283	<b>\$134,432</b>	+ 13.7%	\$126,303	<b>\$124,680</b>	- 1.3%
Percent of List Price Received*	91.5%	<b>95.4%</b>	+ 4.3%	91.8%	<b>93.5%</b>	+ 1.9%
Inventory of Homes for Sale	47	52	+ 10.6%	—	—	—
Months Supply of Inventory	8.3	6.4	- 22.9%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% 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	—	—	—	—	—	—

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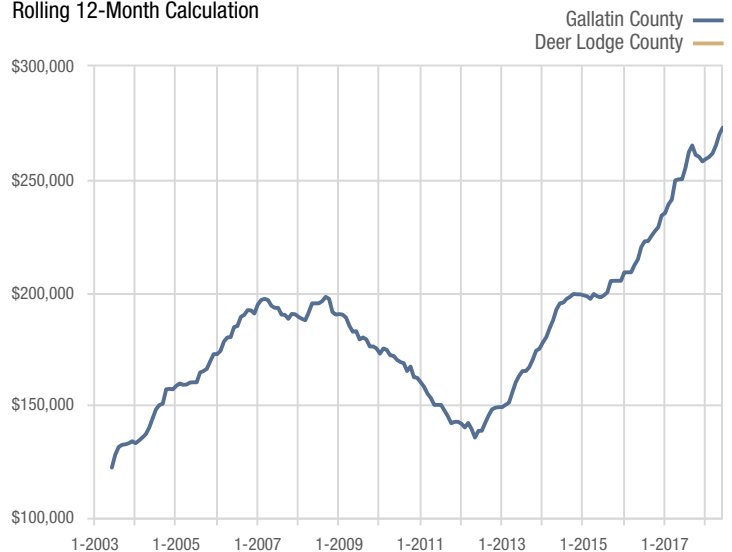
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Beaverhead County

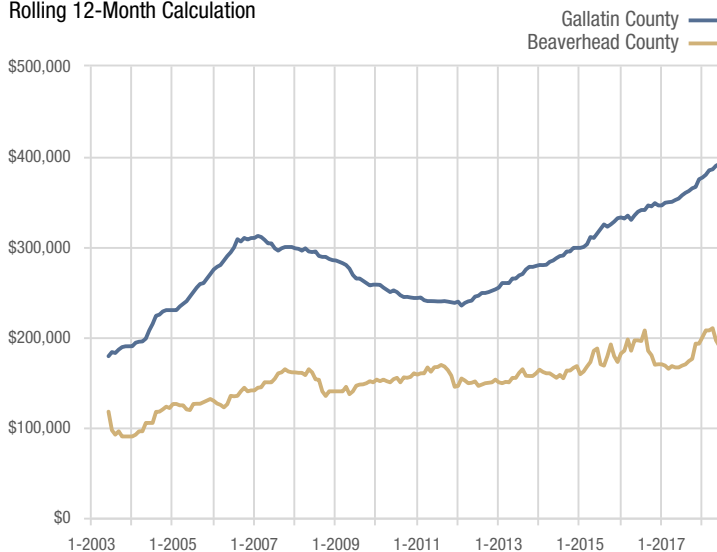
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	23	<b>26</b>	+ 13.0%	66	<b>86</b>	+ 30.3%
Pending Sales	10	<b>14</b>	+ 40.0%	45	<b>53</b>	+ 17.8%
Closed Sales	8	<b>10</b>	+ 25.0%	42	<b>34</b>	- 19.0%
Days on Market Until Sale	119	<b>109</b>	- 8.4%	120	<b>110</b>	- 8.3%
Median Sales Price*	\$202,500	<b>\$181,500</b>	- 10.4%	\$172,500	<b>\$181,500</b>	+ 5.2%
Average Sales Price*	\$201,450	<b>\$254,350</b>	+ 26.3%	\$199,942	<b>\$209,615</b>	+ 4.8%
Percent of List Price Received*	94.8%	<b>98.0%</b>	+ 3.4%	94.3%	<b>95.2%</b>	+ 1.0%
Inventory of Homes for Sale	49	<b>61</b>	+ 24.5%	—	—	—
Months Supply of Inventory	6.1	<b>7.9</b>	+ 29.5%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	—	2	<b>1</b>	- 50.0%
Pending Sales	0	<b>0</b>	—	2	<b>2</b>	0.0%
Closed Sales	1	<b>1</b>	0.0%	1	<b>2</b>	+ 100.0%
Days on Market Until Sale	72	<b>14</b>	- 80.6%	72	<b>111</b>	+ 54.2%
Median Sales Price*	\$137,000	<b>\$178,000</b>	+ 29.9%	\$137,000	<b>\$158,000</b>	+ 15.3%
Average Sales Price*	\$137,000	<b>\$178,000</b>	+ 29.9%	\$137,000	<b>\$158,000</b>	+ 15.3%
Percent of List Price Received*	97.9%	<b>99.2%</b>	+ 1.3%	97.9%	<b>98.2%</b>	+ 0.3%
Inventory of Homes for Sale	0	<b>2</b>	—	—	—	—
Months Supply of Inventory	—	<b>2.0</b>	—	—	—	—

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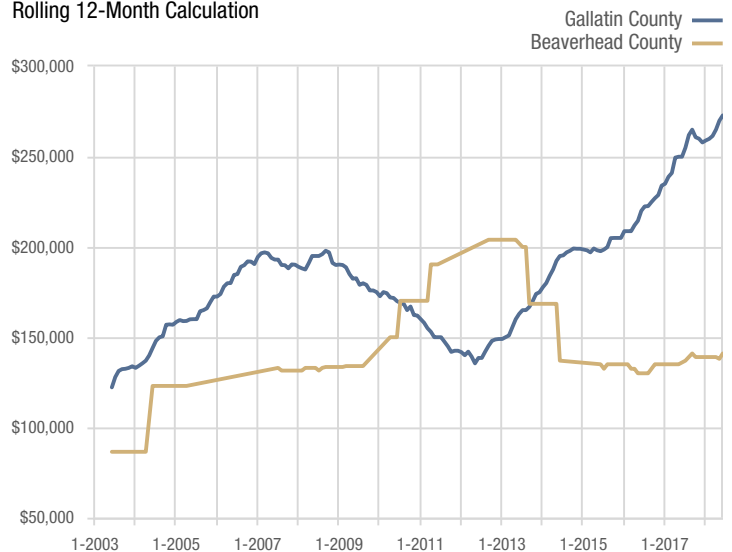
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Madison County

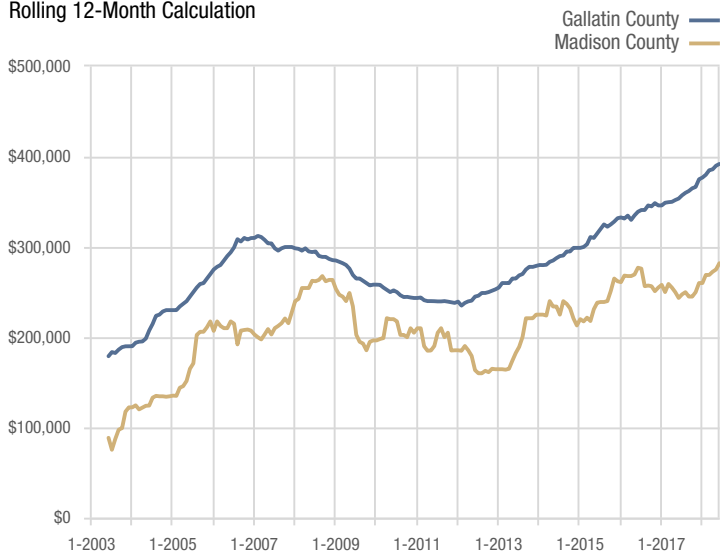
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	16	24	+ 50.0%	99	132	+ 33.3%
Pending Sales	11	9	- 18.2%	55	60	+ 9.1%
Closed Sales	11	15	+ 36.4%	43	54	+ 25.6%
Days on Market Until Sale	117	105	- 10.3%	166	117	- 29.5%
Median Sales Price*	\$220,000	<b>\$240,000</b>	+ 9.1%	\$238,000	<b>\$282,000</b>	+ 18.5%
Average Sales Price*	\$208,582	<b>\$289,893</b>	+ 39.0%	\$295,353	<b>\$330,509</b>	+ 11.9%
Percent of List Price Received*	97.3%	<b>97.5%</b>	+ 0.2%	95.0%	<b>97.7%</b>	+ 2.8%
Inventory of Homes for Sale	123	137	+ 11.4%	—	—	—
Months Supply of Inventory	13.3	13.9	+ 4.5%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	8	2	- 75.0%
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	0	—	—	116	—	—
Median Sales Price*	\$172,500	—	—	\$198,750	—	—
Average Sales Price*	\$172,500	—	—	\$198,750	—	—
Percent of List Price Received*	98.6%	—	—	94.3%	—	—
Inventory of Homes for Sale	6	0	- 100.0%	—	—	—
Months Supply of Inventory	6.0	—	—	—	—	—

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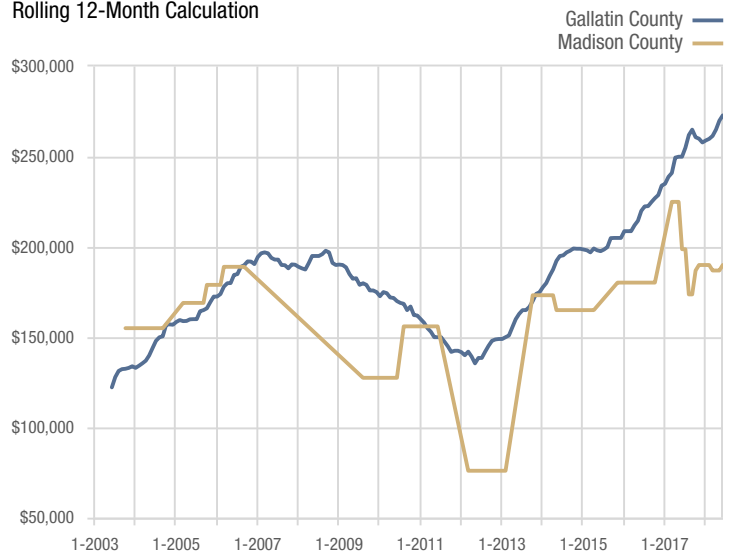
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Jefferson County

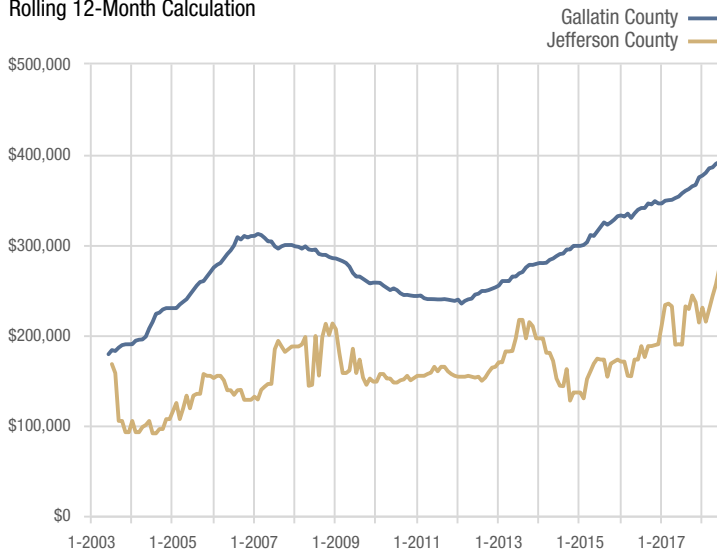
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	5	5	0.0%	28	35	+ 25.0%
Pending Sales	6	2	- 66.7%	21	20	- 4.8%
Closed Sales	4	6	+ 50.0%	18	23	+ 27.8%
Days on Market Until Sale	294	34	- 88.4%	135	109	- 19.3%
Median Sales Price*	\$202,000	<b>\$307,150</b>	+ 52.1%	\$189,000	<b>\$275,000</b>	+ 45.5%
Average Sales Price*	\$218,288	<b>\$322,967</b>	+ 48.0%	\$228,150	<b>\$280,448</b>	+ 22.9%
Percent of List Price Received*	90.5%	<b>97.1%</b>	+ 7.3%	94.4%	<b>97.8%</b>	+ 3.6%
Inventory of Homes for Sale	23	28	+ 21.7%	—	—	—
Months Supply of Inventory	6.5	8.1	+ 24.6%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% 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.

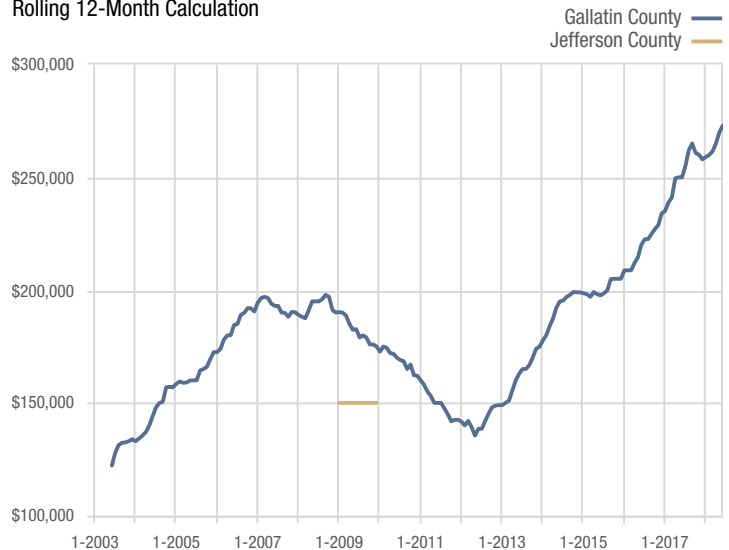
### Median Sales Price - Single Family

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 – June 2018

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



## Broadwater County

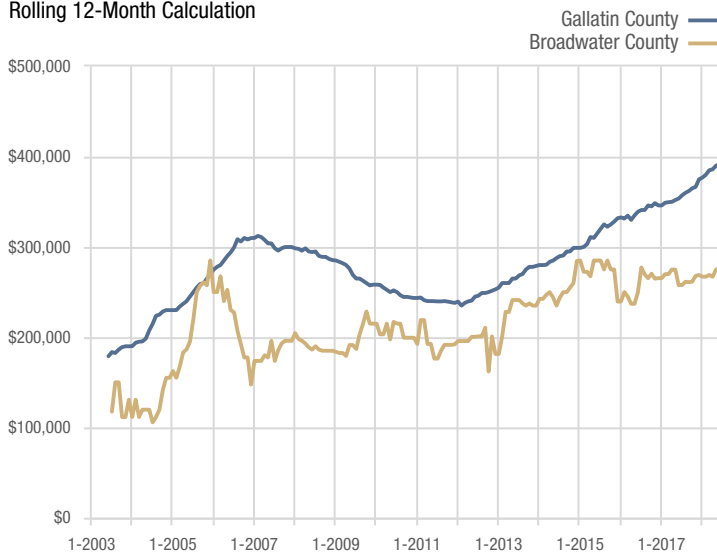
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	8	13	+ 62.5%	44	40	- 9.1%
Pending Sales	8	5	- 37.5%	31	20	- 35.5%
Closed Sales	5	5	0.0%	21	20	- 4.8%
Days on Market Until Sale	54	130	+ 140.7%	104	80	- 23.1%
Median Sales Price*	\$189,000	\$168,000	- 11.1%	\$249,900	\$254,500	+ 1.8%
Average Sales Price*	\$171,960	\$199,920	+ 16.3%	\$245,148	\$240,615	- 1.8%
Percent of List Price Received*	98.6%	93.1%	- 5.6%	98.2%	95.7%	- 2.5%
Inventory of Homes for Sale	20	25	+ 25.0%	—	—	—
Months Supply of Inventory	5.0	8.1	+ 62.0%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% 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	—	—	—	—	—	—

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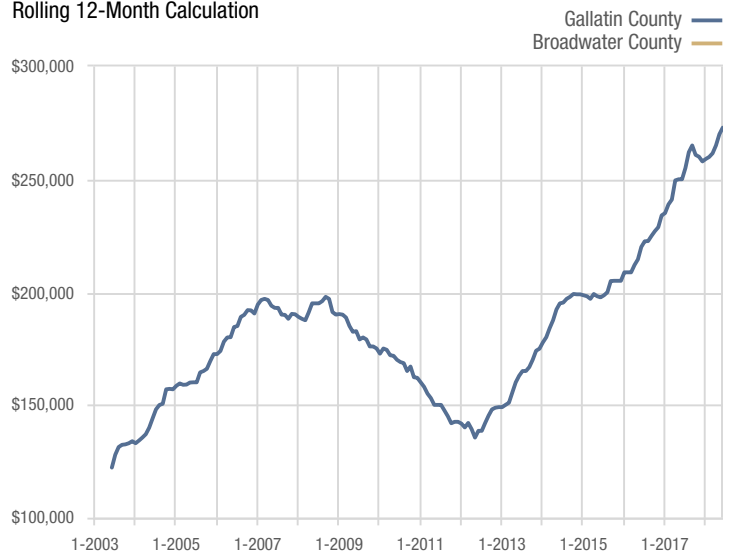
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Sweet Grass County

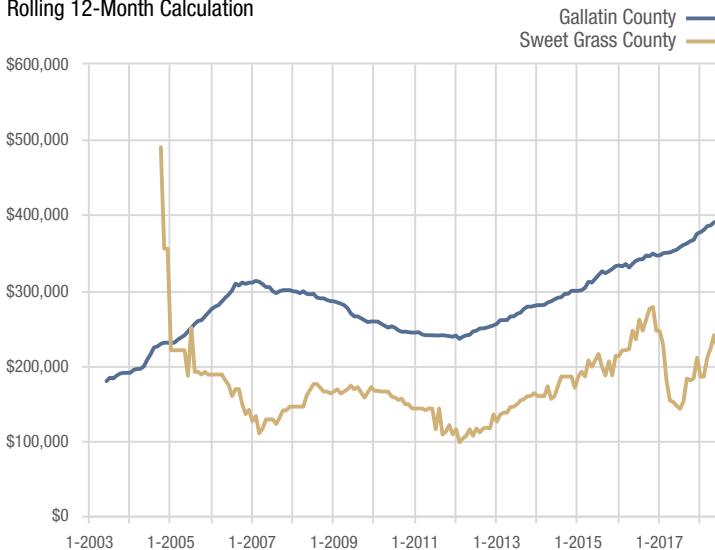
Single Family	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	9	7	- 22.2%	38	29	- 23.7%
Pending Sales	1	7	+ 600.0%	14	18	+ 28.6%
Closed Sales	2	4	+ 100.0%	13	12	- 7.7%
Days on Market Until Sale	126	100	- 20.6%	180	106	- 41.1%
Median Sales Price*	\$218,000	<b>\$193,500</b>	- 11.2%	\$150,000	<b>\$193,500</b>	+ 29.0%
Average Sales Price*	\$218,000	<b>\$184,000</b>	- 15.6%	\$188,058	<b>\$210,723</b>	+ 12.1%
Percent of List Price Received*	91.9%	<b>97.2%</b>	+ 5.8%	92.8%	<b>95.8%</b>	+ 3.2%
Inventory of Homes for Sale	41	21	- 48.8%	—	—	—
Months Supply of Inventory	15.9	5.8	- 63.5%	—	—	—

Condo/Townhouse	June			Year to Date		
	2017	2018	% Change	Thru 6-2017	Thru 6-2018	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	2	0	- 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	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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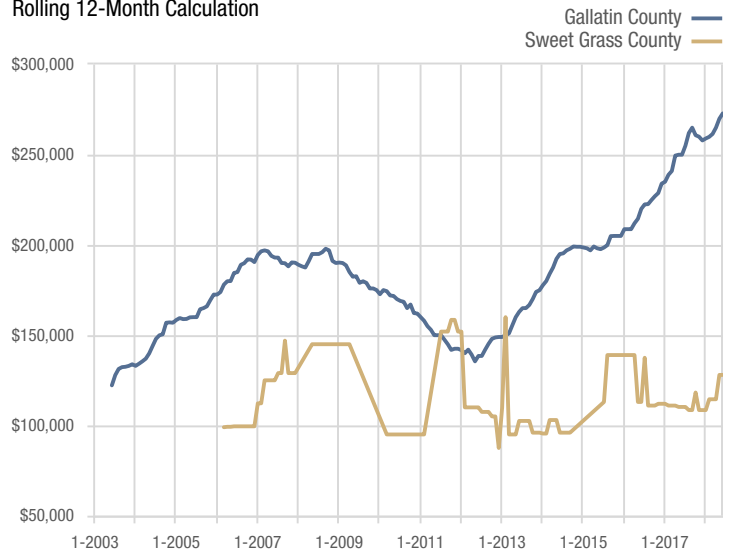
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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