

# Local Market Update – January 2018

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



## Bozeman City Limits

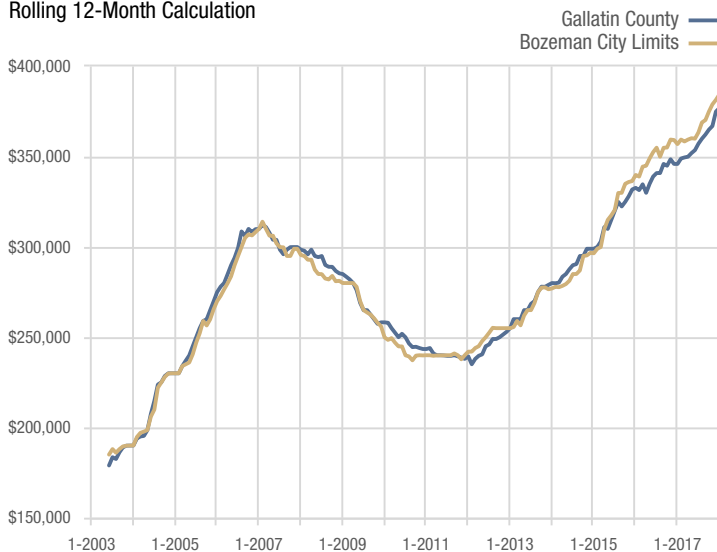
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	43	<b>50</b>	+ 16.3%	43	<b>50</b>	+ 16.3%
Pending Sales	39	<b>43</b>	+ 10.3%	39	<b>43</b>	+ 10.3%
Closed Sales	38	<b>32</b>	- 15.8%	38	<b>32</b>	- 15.8%
Days on Market Until Sale	79	<b>59</b>	- 25.3%	79	<b>59</b>	- 25.3%
Median Sales Price*	\$356,460	<b>\$395,000</b>	+ 10.8%	\$356,460	<b>\$395,000</b>	+ 10.8%
Average Sales Price*	\$424,547	<b>\$463,643</b>	+ 9.2%	\$424,547	<b>\$463,643</b>	+ 9.2%
Percent of List Price Received*	99.7%	<b>99.3%</b>	- 0.4%	99.7%	<b>99.3%</b>	- 0.4%
Inventory of Homes for Sale	100	<b>94</b>	- 6.0%	—	—	—
Months Supply of Inventory	2.0	<b>2.0</b>	0.0%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	48	<b>24</b>	- 50.0%	48	<b>24</b>	- 50.0%
Pending Sales	42	<b>35</b>	- 16.7%	42	<b>35</b>	- 16.7%
Closed Sales	27	<b>26</b>	- 3.7%	27	<b>26</b>	- 3.7%
Days on Market Until Sale	229	<b>50</b>	- 78.2%	229	<b>50</b>	- 78.2%
Median Sales Price*	\$304,500	<b>\$281,950</b>	- 7.4%	\$304,500	<b>\$281,950</b>	- 7.4%
Average Sales Price*	\$407,577	<b>\$364,908</b>	- 10.5%	\$407,577	<b>\$364,908</b>	- 10.5%
Percent of List Price Received*	99.7%	<b>99.6%</b>	- 0.1%	99.7%	<b>99.6%</b>	- 0.1%
Inventory of Homes for Sale	55	<b>75</b>	+ 36.4%	—	—	—
Months Supply of Inventory	1.4	<b>2.1</b>	+ 50.0%	—	—	—

\* 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.

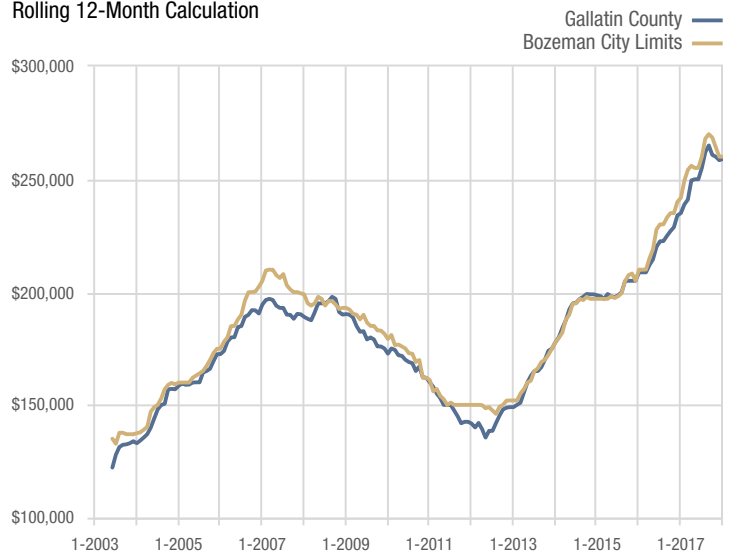
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Bozeman Areas Outside City Limits

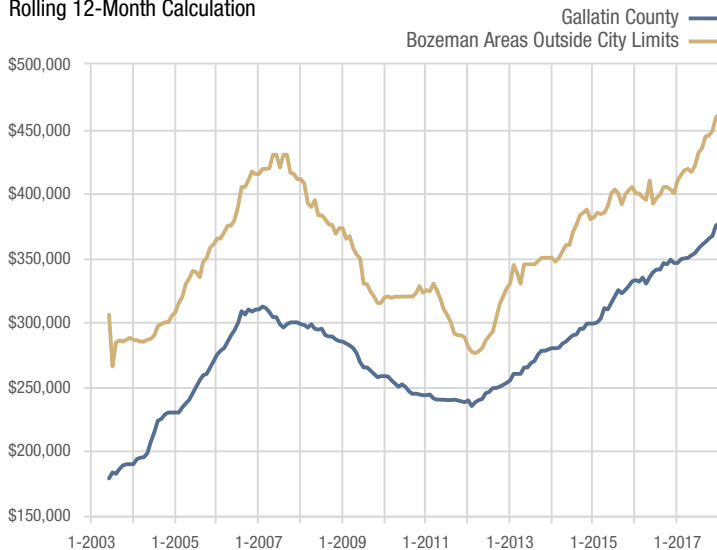
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	35	26	- 25.7%	35	26	- 25.7%
Pending Sales	28	29	+ 3.6%	28	29	+ 3.6%
Closed Sales	34	19	- 44.1%	34	19	- 44.1%
Days on Market Until Sale	111	74	- 33.3%	111	74	- 33.3%
Median Sales Price*	\$420,000	<b>\$475,000</b>	+ 13.1%	\$420,000	<b>\$475,000</b>	+ 13.1%
Average Sales Price*	\$697,807	<b>\$572,303</b>	- 18.0%	\$697,807	<b>\$572,303</b>	- 18.0%
Percent of List Price Received*	96.5%	<b>98.9%</b>	+ 2.5%	96.5%	<b>98.9%</b>	+ 2.5%
Inventory of Homes for Sale	135	109	- 19.3%	—	—	—
Months Supply of Inventory	3.2	3.2	0.0%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	4	3	- 25.0%	4	3	- 25.0%
Pending Sales	2	6	+ 200.0%	2	6	+ 200.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	51	23	- 54.9%	51	23	- 54.9%
Median Sales Price*	\$211,500	<b>\$279,700</b>	+ 32.2%	\$211,500	<b>\$279,700</b>	+ 32.2%
Average Sales Price*	\$211,500	<b>\$278,813</b>	+ 31.8%	\$211,500	<b>\$278,813</b>	+ 31.8%
Percent of List Price Received*	97.5%	<b>100.2%</b>	+ 2.8%	97.5%	<b>100.2%</b>	+ 2.8%
Inventory of Homes for Sale	6	0	- 100.0%	—	—	—
Months Supply of Inventory	1.2	—	—	—	—	—

\* 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.

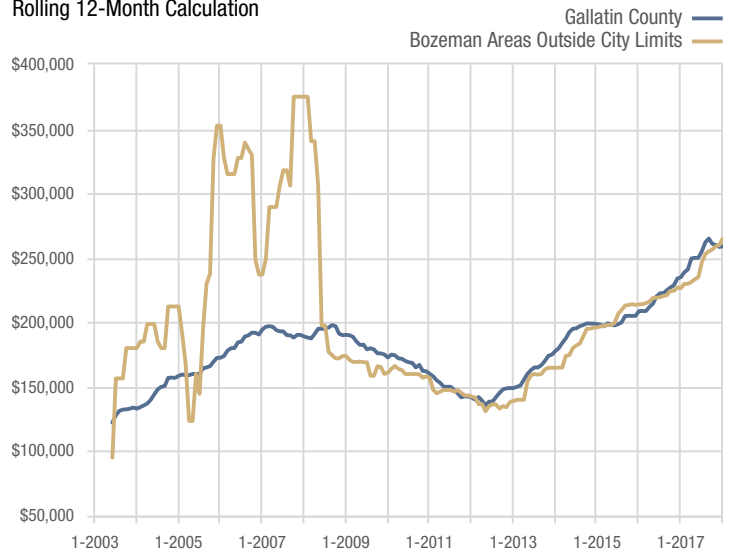
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Belgrade

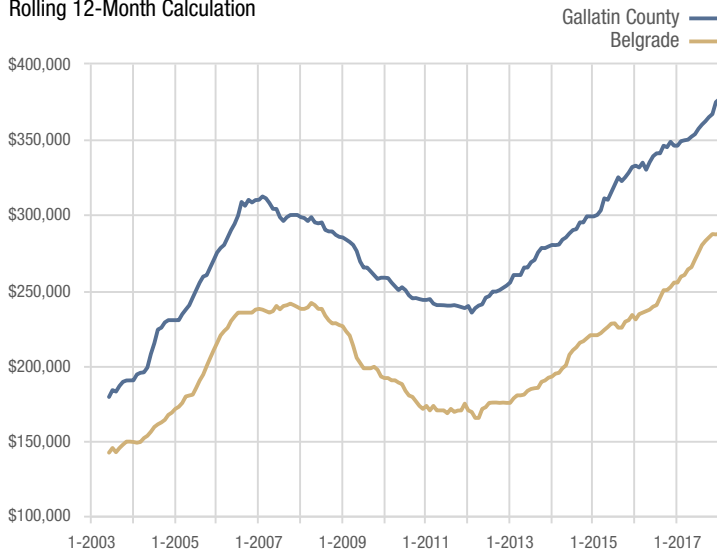
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	24	27	+ 12.5%	24	27	+ 12.5%
Pending Sales	27	21	- 22.2%	27	21	- 22.2%
Closed Sales	18	10	- 44.4%	18	10	- 44.4%
Days on Market Until Sale	54	51	- 5.6%	54	51	- 5.6%
Median Sales Price*	\$252,700	<b>\$264,900</b>	+ 4.8%	\$252,700	<b>\$264,900</b>	+ 4.8%
Average Sales Price*	\$260,040	<b>\$282,448</b>	+ 8.6%	\$260,040	<b>\$282,448</b>	+ 8.6%
Percent of List Price Received*	99.1%	<b>98.8%</b>	- 0.3%	99.1%	<b>98.8%</b>	- 0.3%
Inventory of Homes for Sale	44	49	+ 11.4%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	6	5	- 16.7%	6	5	- 16.7%
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	6	52	+ 766.7%	6	52	+ 766.7%
Median Sales Price*	\$136,900	<b>\$237,750</b>	+ 73.7%	\$136,900	<b>\$237,750</b>	+ 73.7%
Average Sales Price*	\$154,900	<b>\$237,750</b>	+ 53.5%	\$154,900	<b>\$237,750</b>	+ 53.5%
Percent of List Price Received*	100.5%	<b>98.9%</b>	- 1.6%	100.5%	<b>98.9%</b>	- 1.6%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

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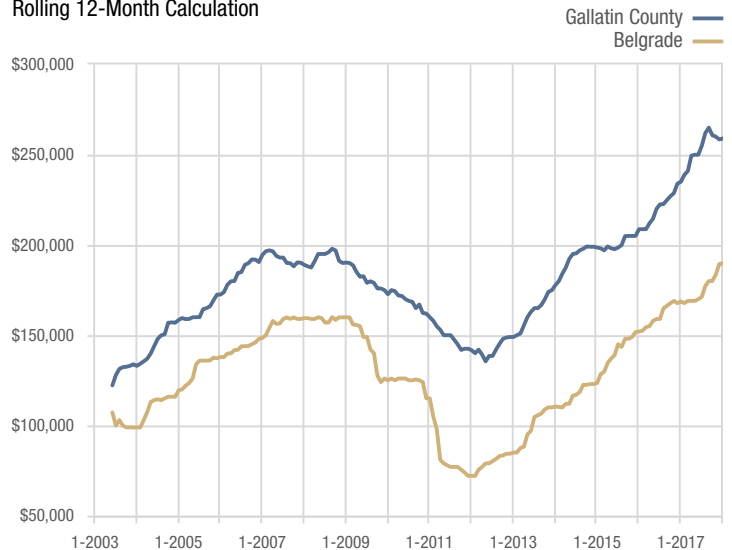
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

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## Greater Manhattan

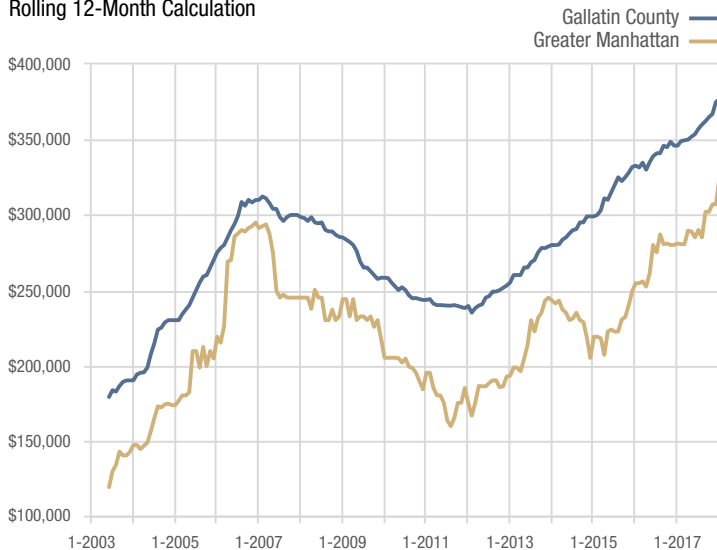
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	5	8	+ 60.0%	5	8	+ 60.0%
Pending Sales	5	8	+ 60.0%	5	8	+ 60.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	41	21	- 48.8%	41	21	- 48.8%
Median Sales Price*	\$303,500	<b>\$389,000</b>	+ 28.2%	\$303,500	<b>\$389,000</b>	+ 28.2%
Average Sales Price*	\$303,500	<b>\$375,750</b>	+ 23.8%	\$303,500	<b>\$375,750</b>	+ 23.8%
Percent of List Price Received*	98.2%	<b>99.4%</b>	+ 1.2%	98.2%	<b>99.4%</b>	+ 1.2%
Inventory of Homes for Sale	23	<b>23</b>	0.0%	—	—	—
Months Supply of Inventory	3.9	<b>4.4</b>	+ 12.8%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% 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	<b>1</b>	—	—	—	—
Months Supply of Inventory	—	<b>0.8</b>	—	—	—	—

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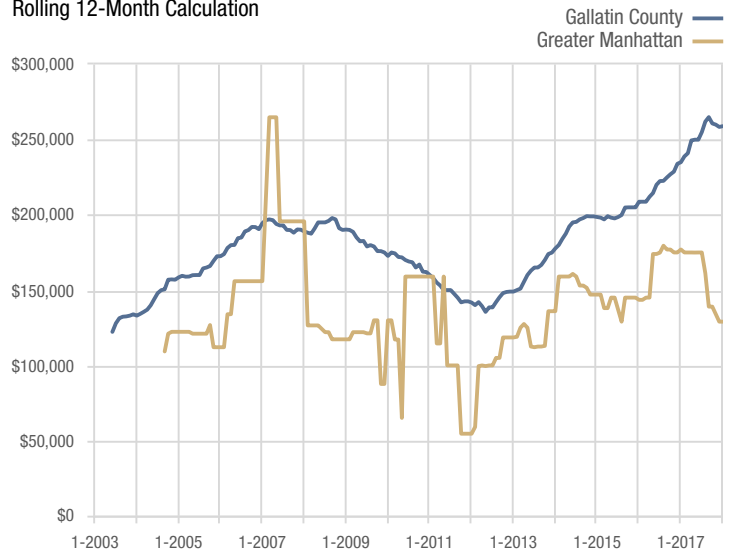
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Greater Three Forks

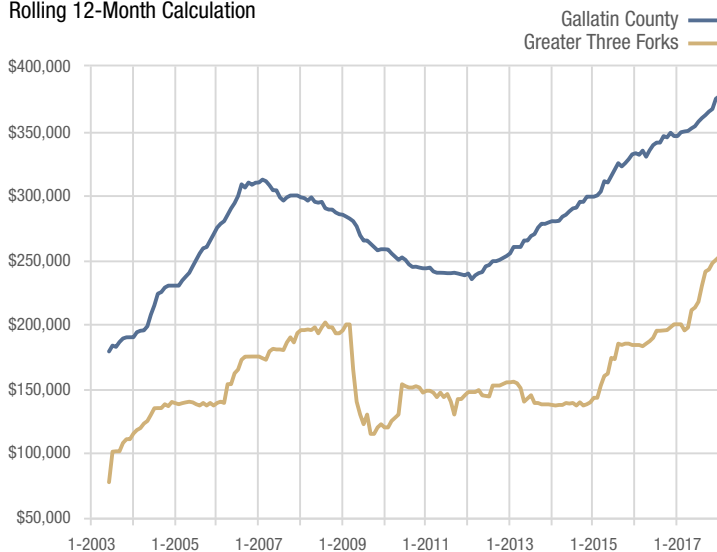
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	52	42	- 19.2%	52	42	- 19.2%
Median Sales Price*	\$218,700	<b>\$255,000</b>	+ 16.6%	\$218,700	<b>\$255,000</b>	+ 16.6%
Average Sales Price*	\$218,700	<b>\$213,967</b>	- 2.2%	\$218,700	<b>\$213,967</b>	- 2.2%
Percent of List Price Received*	97.7%	<b>99.1%</b>	+ 1.4%	97.7%	<b>99.1%</b>	+ 1.4%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	1.3	<b>2.0</b>	+ 53.8%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	0	1	—	0	1	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	2	—	0	2	—
Days on Market Until Sale	—	240	—	—	240	—
Median Sales Price*	—	<b>\$215,000</b>	—	—	<b>\$215,000</b>	—
Average Sales Price*	—	<b>\$215,000</b>	—	—	<b>\$215,000</b>	—
Percent of List Price Received*	—	<b>100.0%</b>	—	—	<b>100.0%</b>	—
Inventory of Homes for Sale	9	2	- 77.8%	—	—	—
Months Supply of Inventory	9.0	<b>1.3</b>	- 85.6%	—	—	—

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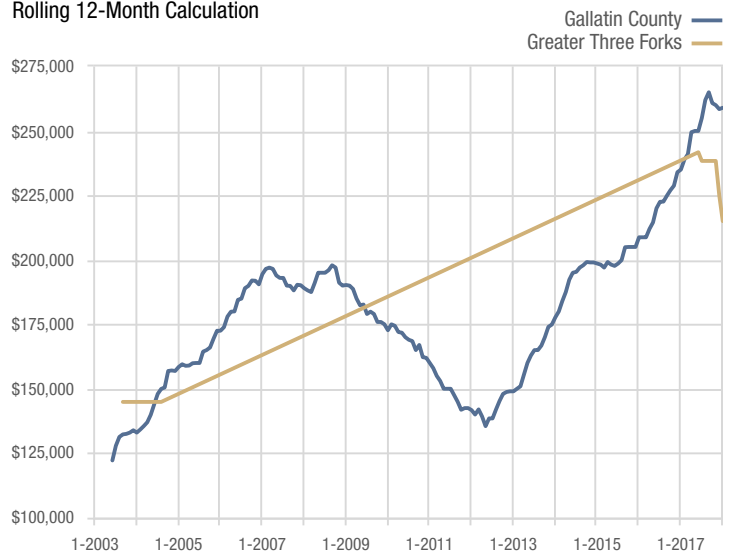
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Greater Big Sky

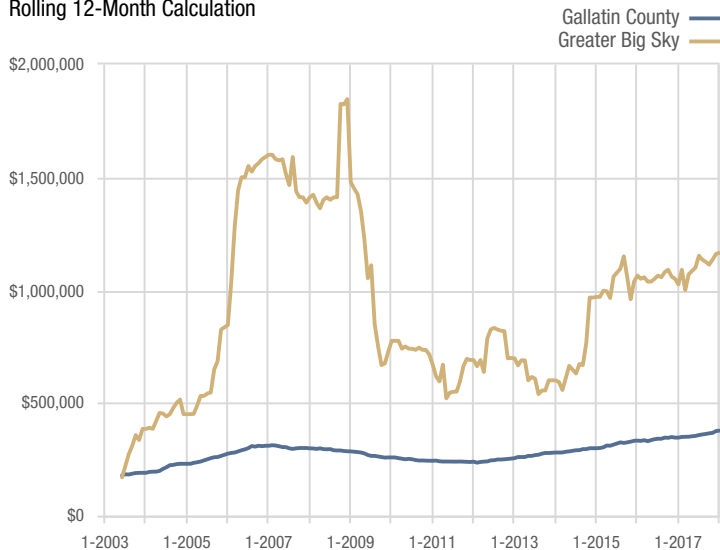
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	2	7	+ 250.0%	2	7	+ 250.0%
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	189	—	—	189	—	—
Median Sales Price*	\$505,000	—	—	\$505,000	—	—
Average Sales Price*	\$505,000	—	—	\$505,000	—	—
Percent of List Price Received*	95.5%	—	—	95.5%	—	—
Inventory of Homes for Sale	76	72	- 5.3%	—	—	—
Months Supply of Inventory	13.3	10.9	- 18.0%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	8	23	+ 187.5%	8	23	+ 187.5%
Pending Sales	20	19	- 5.0%	20	19	- 5.0%
Closed Sales	7	12	+ 71.4%	7	12	+ 71.4%
Days on Market Until Sale	196	92	- 53.1%	196	92	- 53.1%
Median Sales Price*	\$350,000	\$349,500	- 0.1%	\$350,000	\$349,500	- 0.1%
Average Sales Price*	\$342,286	\$392,458	+ 14.7%	\$342,286	\$392,458	+ 14.7%
Percent of List Price Received*	93.3%	96.1%	+ 3.0%	93.3%	96.1%	+ 3.0%
Inventory of Homes for Sale	102	123	+ 20.6%	—	—	—
Months Supply of Inventory	7.1	8.6	+ 21.1%	—	—	—

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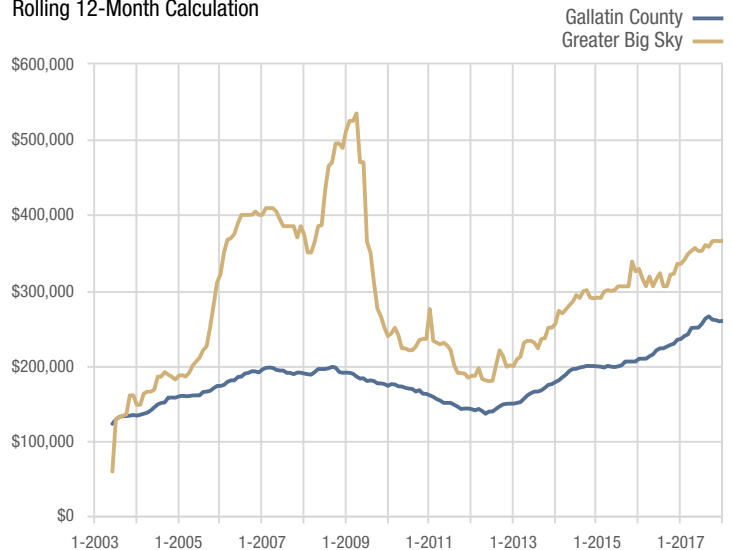
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## West Yellowstone

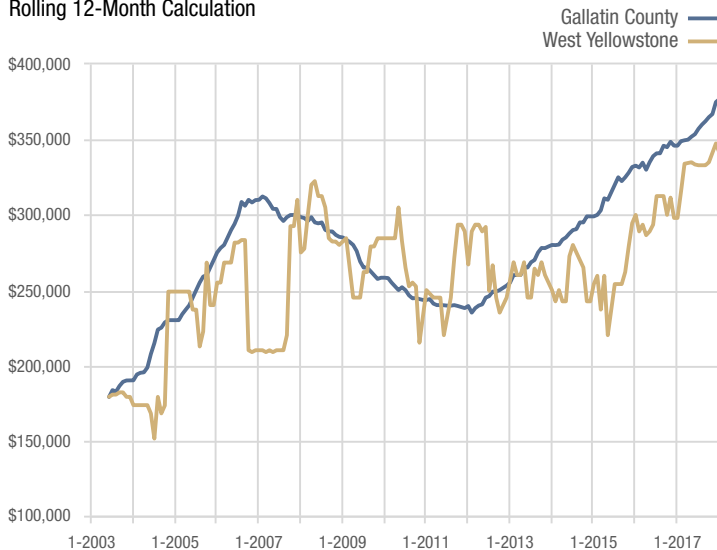
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	137	—	—	137	—
Median Sales Price*	—	\$175,000	—	—	\$175,000	—
Average Sales Price*	—	\$175,000	—	—	\$175,000	—
Percent of List Price Received*	—	94.9%	—	—	94.9%	—
Inventory of Homes for Sale	28	25	- 10.7%	—	—	—
Months Supply of Inventory	12.2	8.1	- 33.6%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% 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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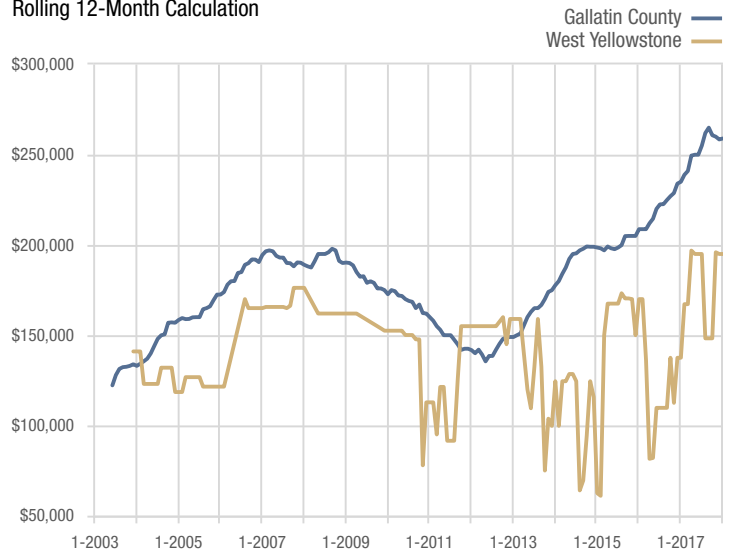
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

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## Livingston City Limits

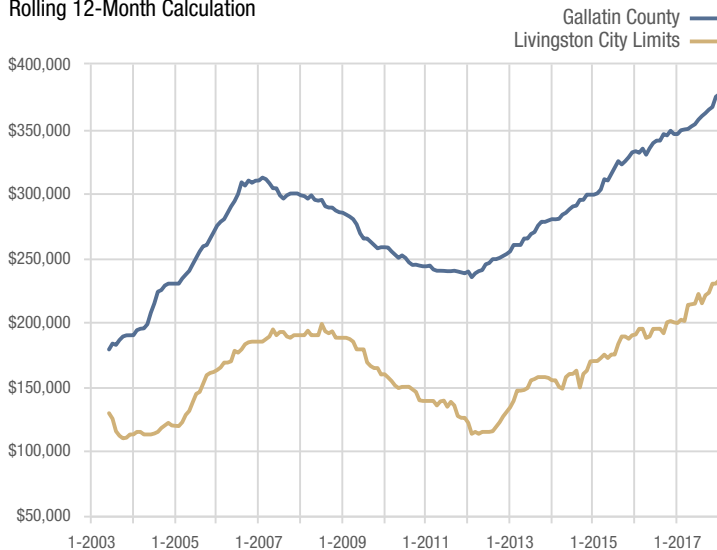
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	7	9	+ 28.6%	7	9	+ 28.6%
Pending Sales	13	8	- 38.5%	13	8	- 38.5%
Closed Sales	6	9	+ 50.0%	6	9	+ 50.0%
Days on Market Until Sale	68	34	- 50.0%	68	34	- 50.0%
Median Sales Price*	\$176,500	<b>\$238,500</b>	+ 35.1%	\$176,500	<b>\$238,500</b>	+ 35.1%
Average Sales Price*	\$186,283	<b>\$240,578</b>	+ 29.1%	\$186,283	<b>\$240,578</b>	+ 29.1%
Percent of List Price Received*	96.3%	<b>93.9%</b>	- 2.5%	96.3%	<b>93.9%</b>	- 2.5%
Inventory of Homes for Sale	31	25	- 19.4%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	0	3	—	0	3	—
Pending Sales	0	3	—	0	3	—
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	76	1	- 98.7%	76	1	- 98.7%
Median Sales Price*	\$148,000	<b>\$218,000</b>	+ 47.3%	\$148,000	<b>\$218,000</b>	+ 47.3%
Average Sales Price*	\$148,000	<b>\$218,000</b>	+ 47.3%	\$148,000	<b>\$218,000</b>	+ 47.3%
Percent of List Price Received*	96.7%	<b>100.0%</b>	+ 3.4%	96.7%	<b>100.0%</b>	+ 3.4%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	4.2	1.9	- 54.8%	—	—	—

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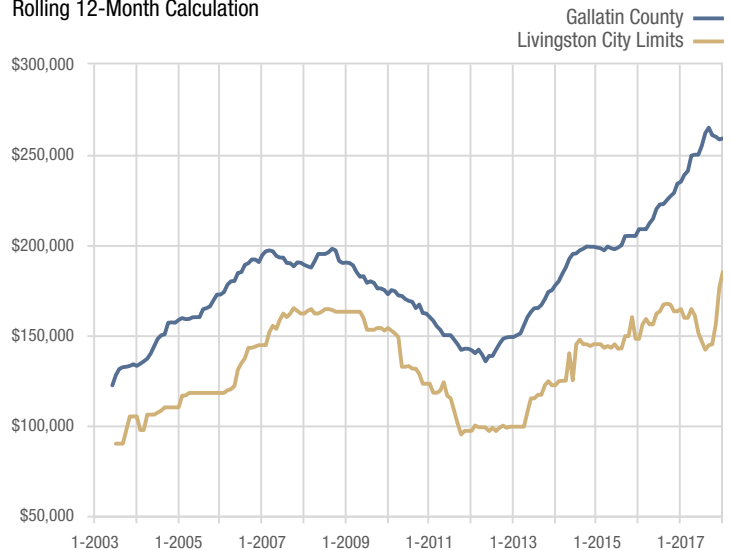
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

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## Butte

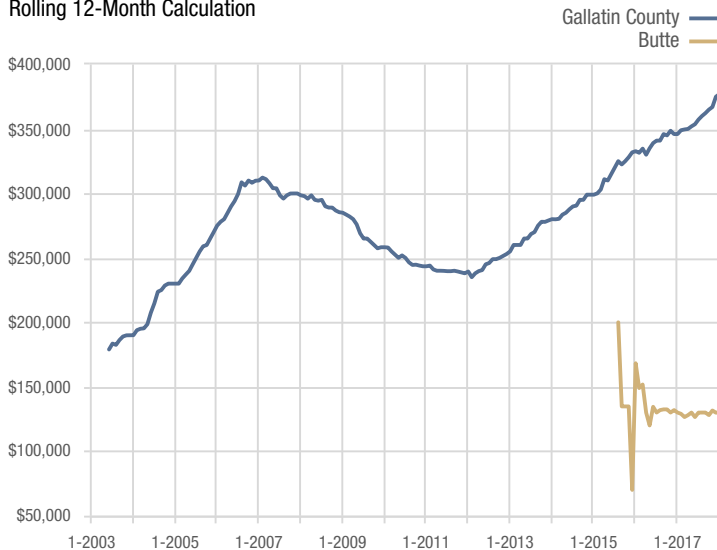
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	23	<b>31</b>	+ 34.8%	23	<b>31</b>	+ 34.8%
Pending Sales	24	<b>20</b>	- 16.7%	24	<b>20</b>	- 16.7%
Closed Sales	18	<b>24</b>	+ 33.3%	18	<b>24</b>	+ 33.3%
Days on Market Until Sale	73	<b>79</b>	+ 8.2%	73	<b>79</b>	+ 8.2%
Median Sales Price*	\$133,000	<b>\$138,250</b>	+ 3.9%	\$133,000	<b>\$138,250</b>	+ 3.9%
Average Sales Price*	\$130,572	<b>\$170,836</b>	+ 30.8%	\$130,572	<b>\$170,836</b>	+ 30.8%
Percent of List Price Received*	96.2%	<b>96.3%</b>	+ 0.1%	96.2%	<b>96.3%</b>	+ 0.1%
Inventory of Homes for Sale	73	<b>84</b>	+ 15.1%	—	—	—
Months Supply of Inventory	3.8	<b>2.7</b>	- 28.9%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	—	0	<b>1</b>	—
Pending Sales	0	<b>1</b>	—	0	<b>1</b>	—
Closed Sales	1	<b>0</b>	- 100.0%	1	<b>0</b>	- 100.0%
Days on Market Until Sale	7	—	—	7	—	—
Median Sales Price*	\$250,000	—	—	\$250,000	—	—
Average Sales Price*	\$250,000	—	—	\$250,000	—	—
Percent of List Price Received*	92.6%	—	—	92.6%	—	—
Inventory of Homes for Sale	2	<b>4</b>	+ 100.0%	—	—	—
Months Supply of Inventory	1.7	<b>4.0</b>	+ 135.3%	—	—	—

\* 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.

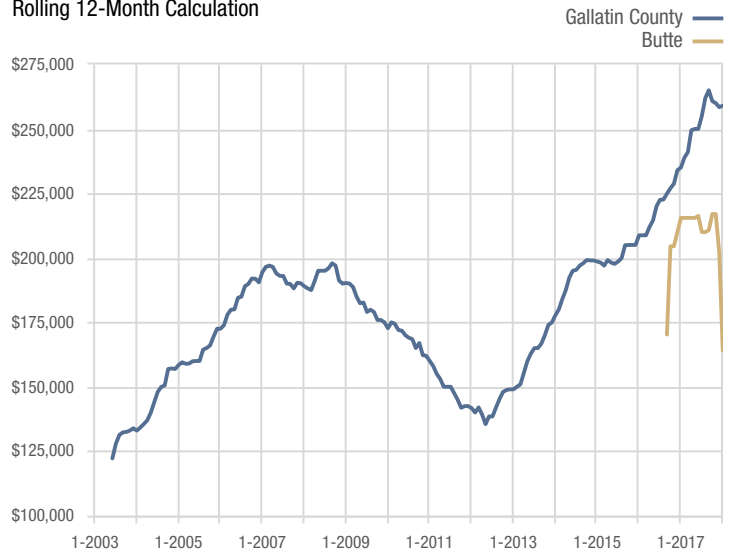
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – January 2018

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## Gallatin County

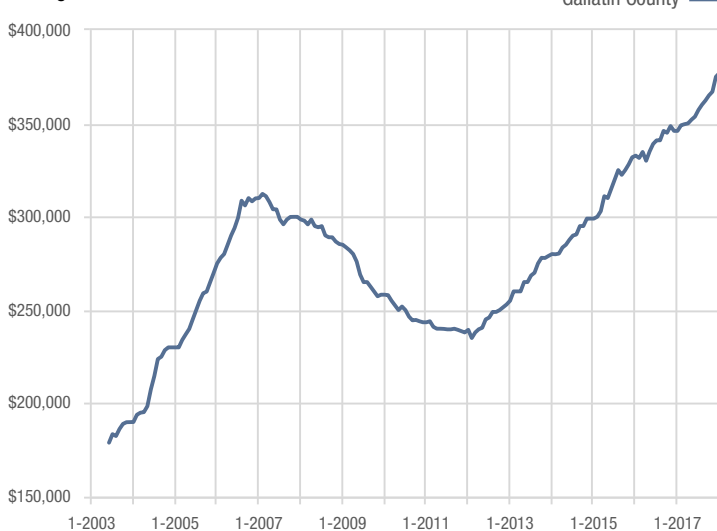
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	108	<b>120</b>	+ 11.1%	108	<b>120</b>	+ 11.1%
Pending Sales	106	<b>109</b>	+ 2.8%	106	<b>109</b>	+ 2.8%
Closed Sales	95	<b>69</b>	- 27.4%	95	<b>69</b>	- 27.4%
Days on Market Until Sale	85	<b>61</b>	- 28.2%	85	<b>61</b>	- 28.2%
Median Sales Price*	\$350,786	<b>\$395,000</b>	+ 12.6%	\$350,786	<b>\$395,000</b>	+ 12.6%
Average Sales Price*	\$485,141	<b>\$447,170</b>	- 7.8%	\$485,141	<b>\$447,170</b>	- 7.8%
Percent of List Price Received*	98.3%	<b>99.1%</b>	+ 0.8%	98.3%	<b>99.1%</b>	+ 0.8%
Inventory of Homes for Sale	401	<b>372</b>	- 7.2%	—	—	—
Months Supply of Inventory	3.0	<b>2.9</b>	- 3.3%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	66	<b>56</b>	- 15.2%	66	<b>56</b>	- 15.2%
Pending Sales	70	<b>68</b>	- 2.9%	70	<b>68</b>	- 2.9%
Closed Sales	39	<b>46</b>	+ 17.9%	39	<b>46</b>	+ 17.9%
Days on Market Until Sale	197	<b>67</b>	- 66.0%	197	<b>67</b>	- 66.0%
Median Sales Price*	\$301,000	<b>\$279,750</b>	- 7.1%	\$301,000	<b>\$279,750</b>	- 7.1%
Average Sales Price*	\$366,366	<b>\$352,562</b>	- 3.8%	\$366,366	<b>\$352,562</b>	- 3.8%
Percent of List Price Received*	98.5%	<b>98.7%</b>	+ 0.2%	98.5%	<b>98.7%</b>	+ 0.2%
Inventory of Homes for Sale	179	<b>209</b>	+ 16.8%	—	—	—
Months Supply of Inventory	2.6	<b>3.2</b>	+ 23.1%	—	—	—

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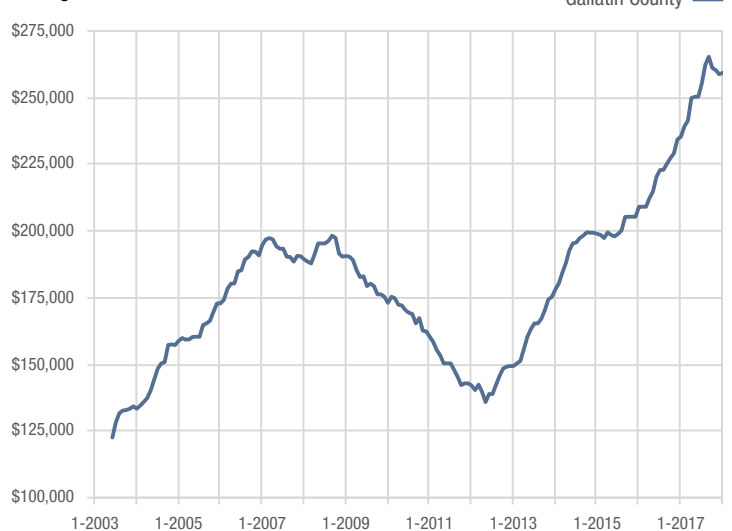
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – January 2018

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## Park County

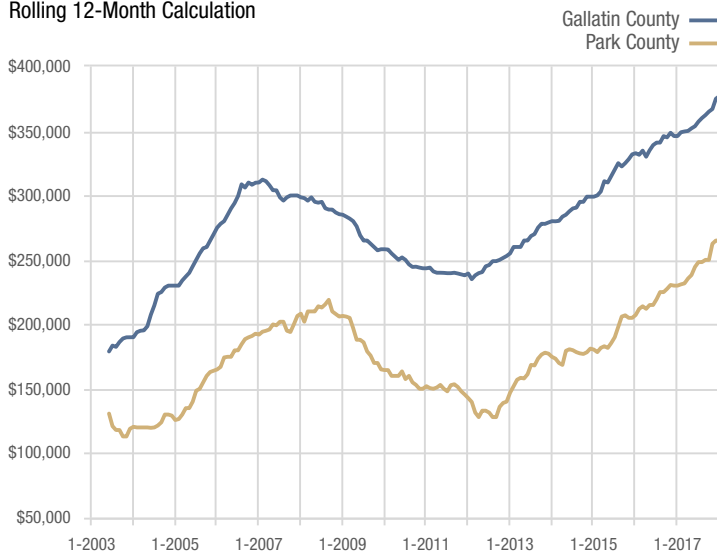
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	10	11	+ 10.0%	10	11	+ 10.0%
Pending Sales	19	9	- 52.6%	19	9	- 52.6%
Closed Sales	7	15	+ 114.3%	7	15	+ 114.3%
Days on Market Until Sale	69	84	+ 21.7%	69	84	+ 21.7%
Median Sales Price*	\$180,000	<b>\$270,000</b>	+ 50.0%	\$180,000	<b>\$270,000</b>	+ 50.0%
Average Sales Price*	\$199,671	<b>\$338,147</b>	+ 69.4%	\$199,671	<b>\$338,147</b>	+ 69.4%
Percent of List Price Received*	95.9%	<b>93.1%</b>	- 2.9%	95.9%	<b>93.1%</b>	- 2.9%
Inventory of Homes for Sale	61	57	- 6.6%	—	—	—
Months Supply of Inventory	3.7	3.2	- 13.5%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	1	4	+ 300.0%	1	4	+ 300.0%
Pending Sales	0	3	—	0	3	—
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	76	1	- 98.7%	76	1	- 98.7%
Median Sales Price*	\$148,000	<b>\$218,000</b>	+ 47.3%	\$148,000	<b>\$218,000</b>	+ 47.3%
Average Sales Price*	\$148,000	<b>\$218,000</b>	+ 47.3%	\$148,000	<b>\$218,000</b>	+ 47.3%
Percent of List Price Received*	96.7%	<b>100.0%</b>	+ 3.4%	96.7%	<b>100.0%</b>	+ 3.4%
Inventory of Homes for Sale	9	7	- 22.2%	—	—	—
Months Supply of Inventory	5.4	2.2	- 59.3%	—	—	—

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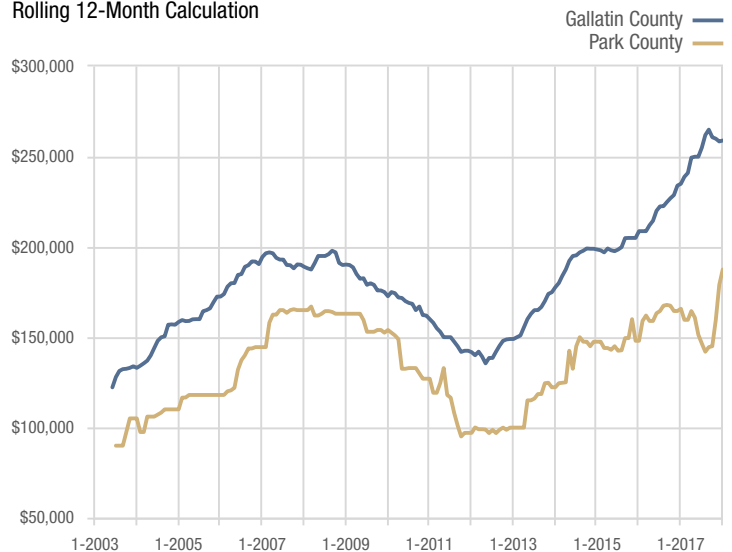
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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# Local Market Update – January 2018

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## Silver Bow County

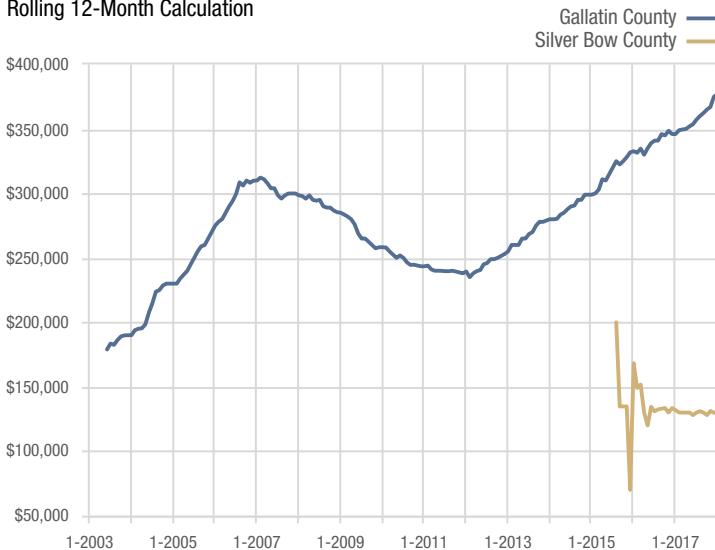
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	23	<b>33</b>	+ 43.5%	23	<b>33</b>	+ 43.5%
Pending Sales	25	<b>20</b>	- 20.0%	25	<b>20</b>	- 20.0%
Closed Sales	18	<b>24</b>	+ 33.3%	18	<b>24</b>	+ 33.3%
Days on Market Until Sale	73	<b>79</b>	+ 8.2%	73	<b>79</b>	+ 8.2%
Median Sales Price*	\$133,000	<b>\$138,250</b>	+ 3.9%	\$133,000	<b>\$138,250</b>	+ 3.9%
Average Sales Price*	\$130,572	<b>\$170,836</b>	+ 30.8%	\$130,572	<b>\$170,836</b>	+ 30.8%
Percent of List Price Received*	96.2%	<b>96.3%</b>	+ 0.1%	96.2%	<b>96.3%</b>	+ 0.1%
Inventory of Homes for Sale	78	<b>89</b>	+ 14.1%	—	—	—
Months Supply of Inventory	3.9	<b>2.9</b>	- 25.6%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	—	0	<b>1</b>	—
Pending Sales	0	<b>1</b>	—	0	<b>1</b>	—
Closed Sales	1	<b>0</b>	- 100.0%	1	<b>0</b>	- 100.0%
Days on Market Until Sale	7	—	—	7	—	—
Median Sales Price*	\$250,000	—	—	\$250,000	—	—
Average Sales Price*	\$250,000	—	—	\$250,000	—	—
Percent of List Price Received*	92.6%	—	—	92.6%	—	—
Inventory of Homes for Sale	2	<b>4</b>	+ 100.0%	—	—	—
Months Supply of Inventory	1.7	<b>4.0</b>	+ 135.3%	—	—	—

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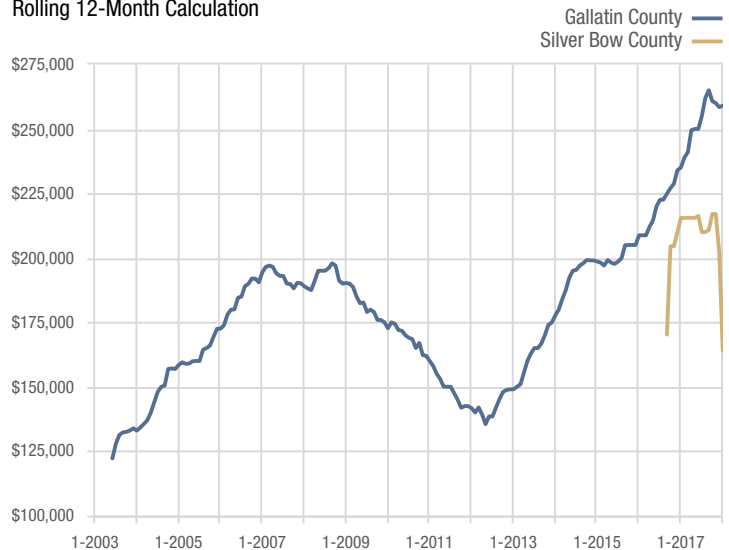
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Deer Lodge County

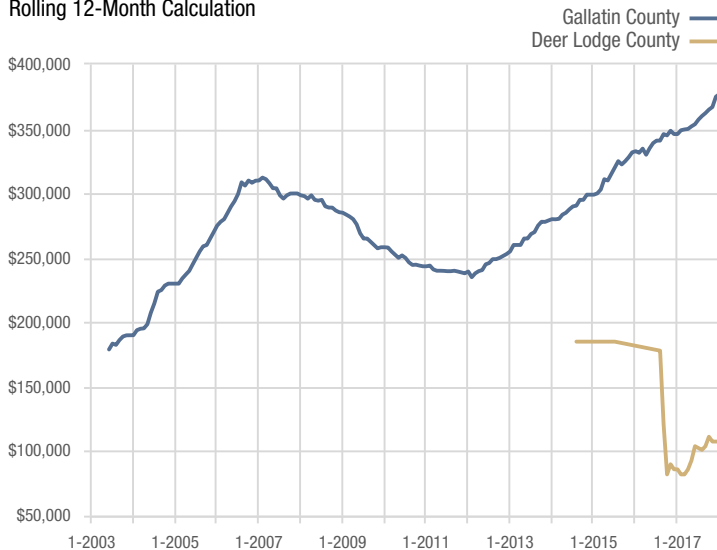
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	5	5	0.0%	5	5	0.0%
Pending Sales	3	12	+ 300.0%	3	12	+ 300.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	92	184	+ 100.0%	92	184	+ 100.0%
Median Sales Price*	\$88,750	\$205,000	+ 131.0%	\$88,750	\$205,000	+ 131.0%
Average Sales Price*	\$165,625	\$205,000	+ 23.8%	\$165,625	\$205,000	+ 23.8%
Percent of List Price Received*	96.1%	80.2%	- 16.5%	96.1%	80.2%	- 16.5%
Inventory of Homes for Sale	38	30	- 21.1%	—	—	—
Months Supply of Inventory	9.8	4.1	- 58.2%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% 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	2	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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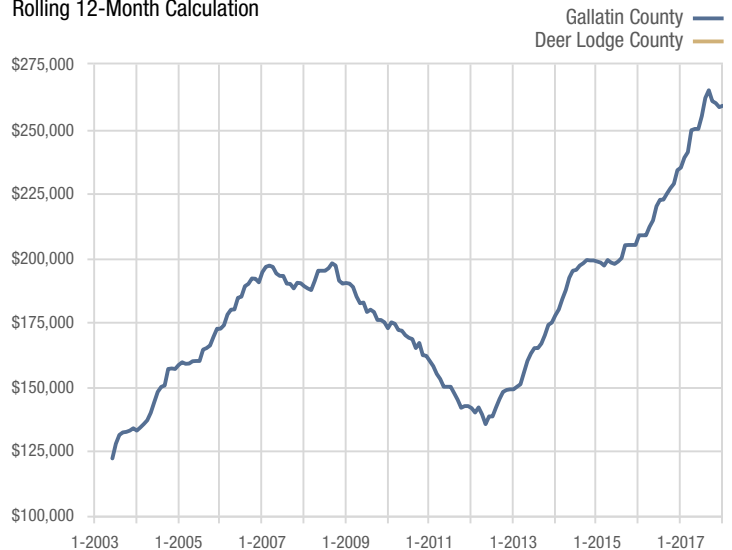
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Beaverhead County

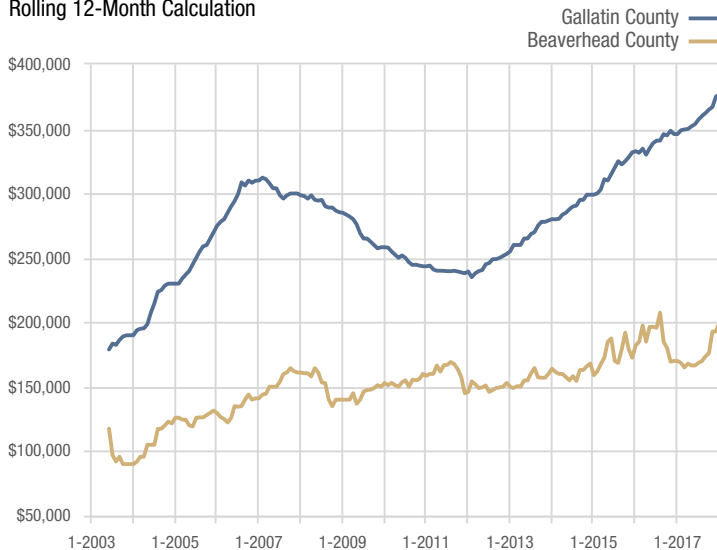
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	7	11	+ 57.1%	7	11	+ 57.1%
Pending Sales	6	4	- 33.3%	6	4	- 33.3%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	67	48	- 28.4%	67	48	- 28.4%
Median Sales Price*	\$168,000	<b>\$242,500</b>	+ 44.3%	\$168,000	<b>\$242,500</b>	+ 44.3%
Average Sales Price*	\$213,967	<b>\$242,500</b>	+ 13.3%	\$213,967	<b>\$242,500</b>	+ 13.3%
Percent of List Price Received*	97.2%	<b>94.5%</b>	- 2.8%	97.2%	<b>94.5%</b>	- 2.8%
Inventory of Homes for Sale	52	51	- 1.9%	—	—	—
Months Supply of Inventory	6.6	7.4	+ 12.1%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	1	0	- 100.0%
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	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.6	4.0	+ 566.7%	—	—	—

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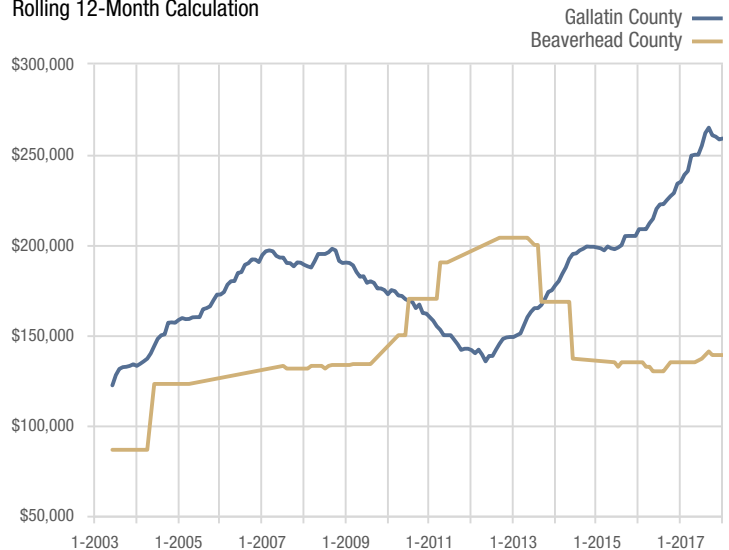
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



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## Madison County

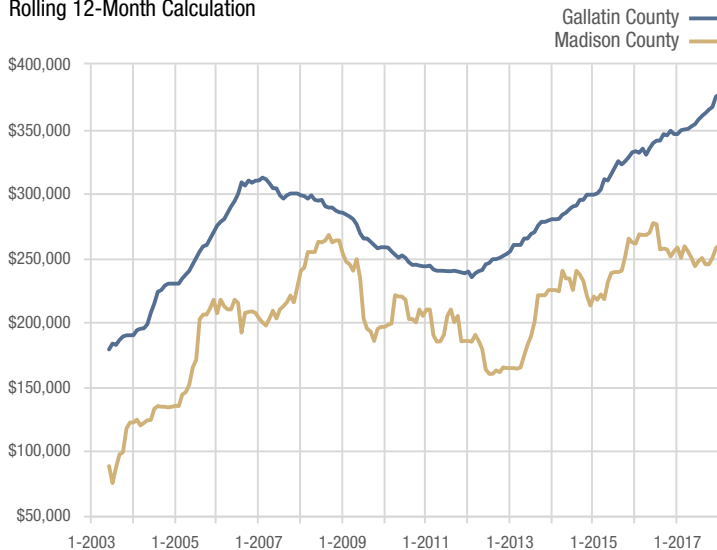
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	12	15	+ 25.0%	12	15	+ 25.0%
Pending Sales	5	8	+ 60.0%	5	8	+ 60.0%
Closed Sales	5	9	+ 80.0%	5	9	+ 80.0%
Days on Market Until Sale	49	92	+ 87.8%	49	92	+ 87.8%
Median Sales Price*	\$279,000	<b>\$344,500</b>	+ 23.5%	\$279,000	<b>\$344,500</b>	+ 23.5%
Average Sales Price*	\$297,200	<b>\$372,344</b>	+ 25.3%	\$297,200	<b>\$372,344</b>	+ 25.3%
Percent of List Price Received*	92.9%	<b>96.0%</b>	+ 3.3%	92.9%	<b>96.0%</b>	+ 3.3%
Inventory of Homes for Sale	110	93	- 15.5%	—	—	—
Months Supply of Inventory	11.3	9.5	- 15.9%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	0	1	—	0	1	—
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
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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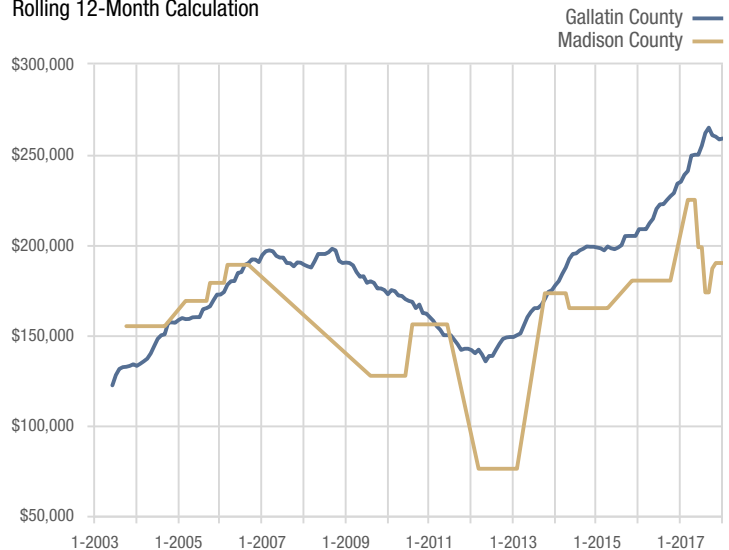
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

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## Jefferson County

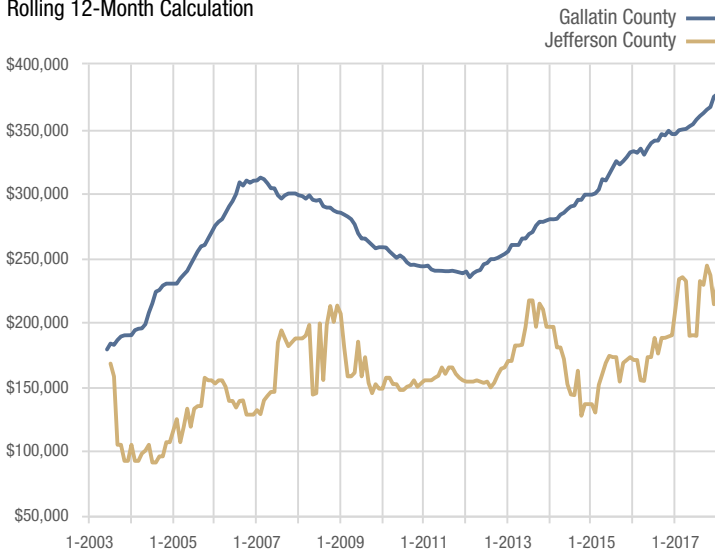
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	3	5	+ 66.7%	3	5	+ 66.7%
Pending Sales	0	3	—	0	3	—
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	27	98	+ 263.0%	27	98	+ 263.0%
Median Sales Price*	\$300,000	<b>\$320,000</b>	+ 6.7%	\$300,000	<b>\$320,000</b>	+ 6.7%
Average Sales Price*	\$300,000	<b>\$320,667</b>	+ 6.9%	\$300,000	<b>\$320,667</b>	+ 6.9%
Percent of List Price Received*	84.5%	<b>93.9%</b>	+ 11.1%	84.5%	<b>93.9%</b>	+ 11.1%
Inventory of Homes for Sale	24	21	- 12.5%	—	—	—
Months Supply of Inventory	8.0	6.1	- 23.8%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% 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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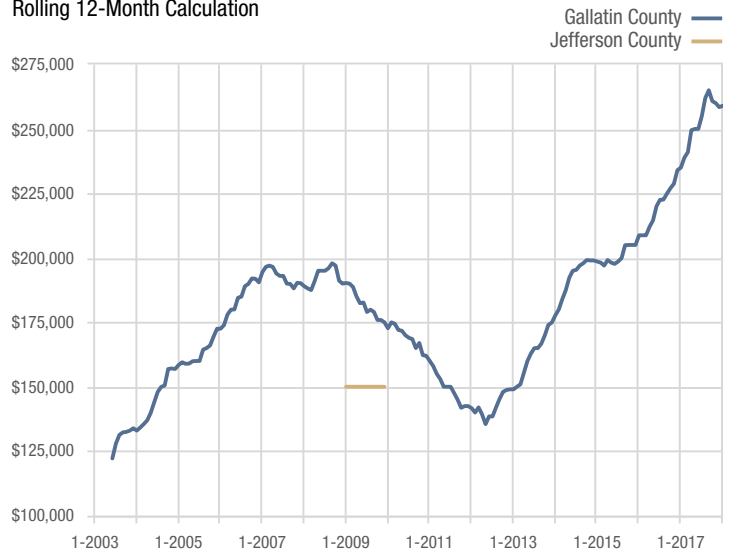
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

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## Broadwater County

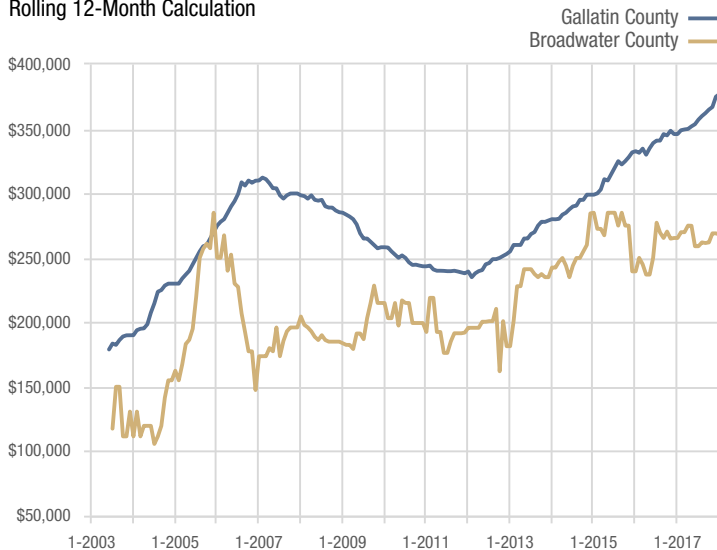
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	7	8	+ 14.3%	7	8	+ 14.3%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	372	31	- 91.7%	372	31	- 91.7%
Median Sales Price*	\$236,900	<b>\$245,000</b>	+ 3.4%	\$236,900	<b>\$245,000</b>	+ 3.4%
Average Sales Price*	\$236,900	<b>\$236,600</b>	- 0.1%	\$236,900	<b>\$236,600</b>	- 0.1%
Percent of List Price Received*	98.2%	<b>101.5%</b>	+ 3.4%	98.2%	<b>101.5%</b>	+ 3.4%
Inventory of Homes for Sale	21	17	- 19.0%	—	—	—
Months Supply of Inventory	6.8	4.3	- 36.8%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% 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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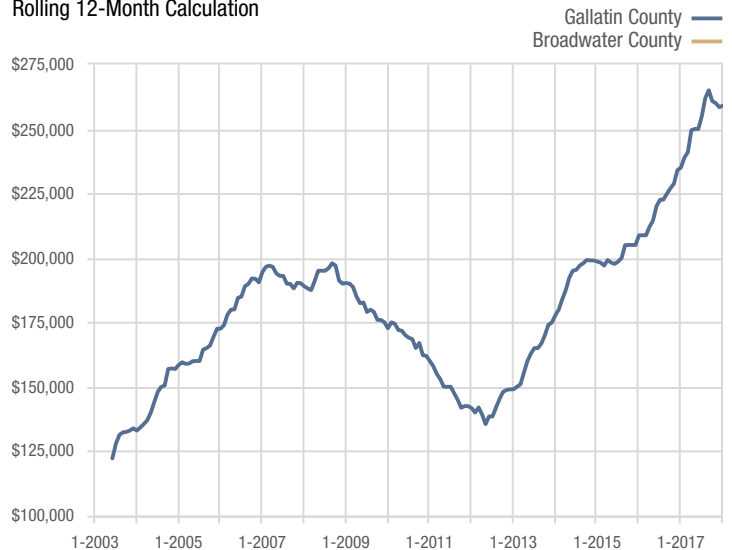
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condo

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



## Sweet Grass County

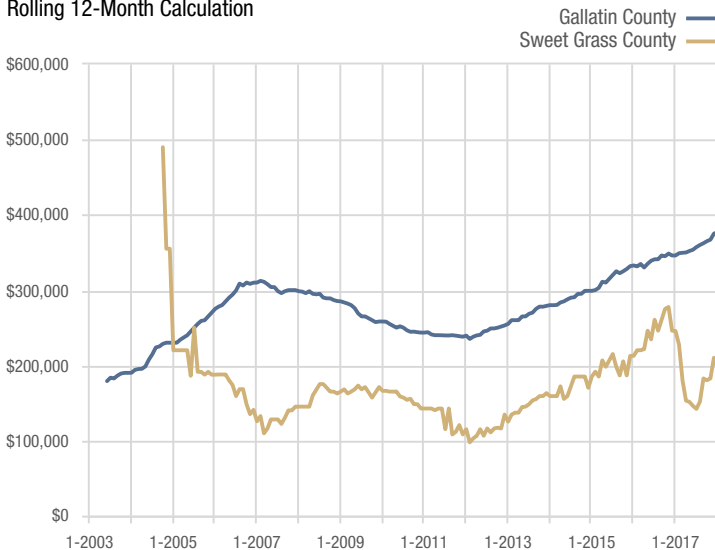
Single Family	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% Change
<b>Key Metrics</b>						
New Listings	5	1	- 80.0%	5	1	- 80.0%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	311	291	- 6.4%	311	291	- 6.4%
Median Sales Price*	\$312,500	<b>\$275,000</b>	- 12.0%	\$312,500	<b>\$275,000</b>	- 12.0%
Average Sales Price*	\$312,500	<b>\$380,000</b>	+ 21.6%	\$312,500	<b>\$380,000</b>	+ 21.6%
Percent of List Price Received*	91.5%	<b>91.4%</b>	- 0.1%	91.5%	<b>91.4%</b>	- 0.1%
Inventory of Homes for Sale	35	20	- 42.9%	—	—	—
Months Supply of Inventory	9.9	6.7	- 32.3%	—	—	—

Condo/Townhouse	January			Year to Date		
	2017	2018	% Change	Thru 1-2017	Thru 1-2018	% 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.

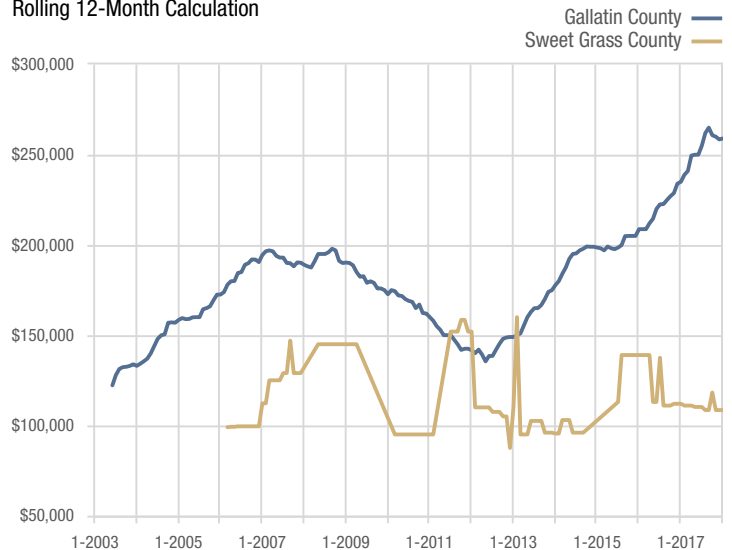
### Median Sales Price - Single Family

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.