

Gallatin County, MT

County · MT · Montana

BALANCED MARKET

\$586K

MEDIAN SALE PRICE

-88.3%

1-YR CHANGE

462

SALES (12 MO)

\$780K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



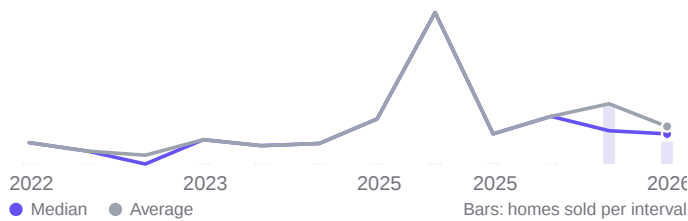
MARKET TRENDS (5 YEARS)

Sale prices

Median \$549K · Average \$678K

Growth (year over year)

Price -88.3% · Sales +9140.0%

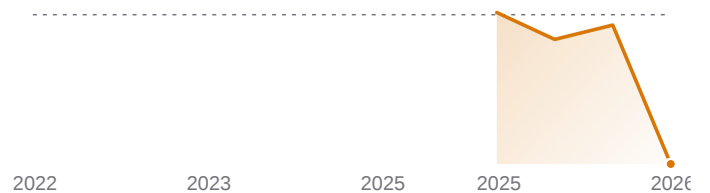
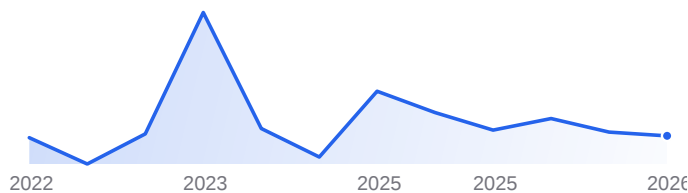


Price per square foot

\$339/ft²

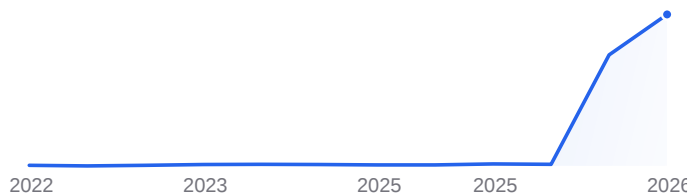
Sale premium vs estimated value

-17.7%



Annual turnover (share of homes sold)

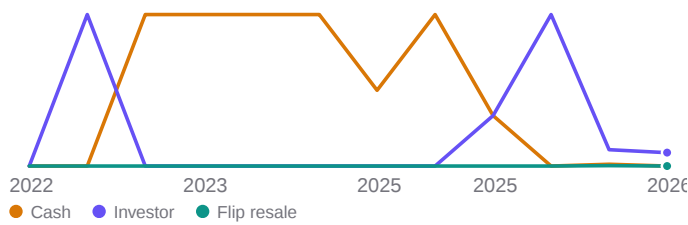
0.9%



BUYERS & OUTCOMES

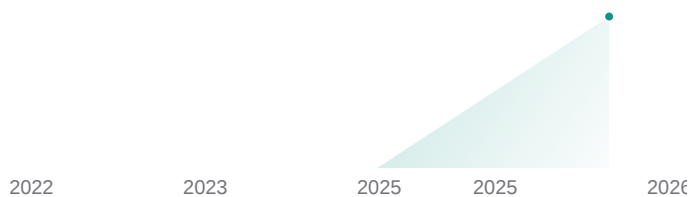
Buyer mix

Cash 0% · Investor 8.9% · Flip resale 0%



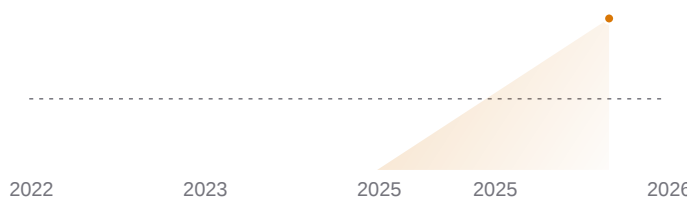
Sellers who sold at a gain

100%

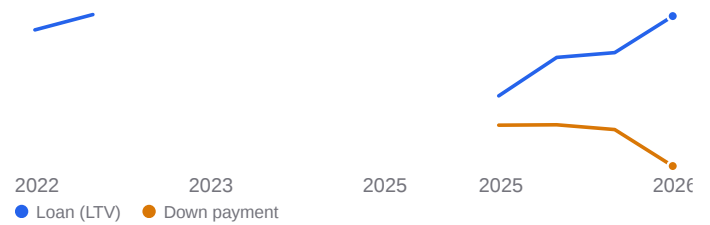


Median annualized return at resale

+9.7%

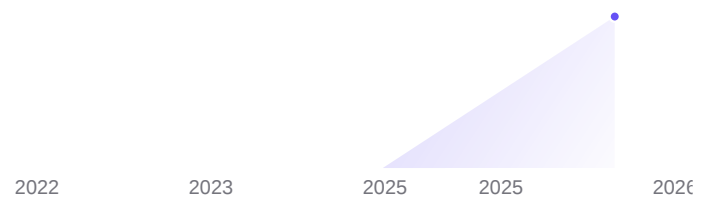


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



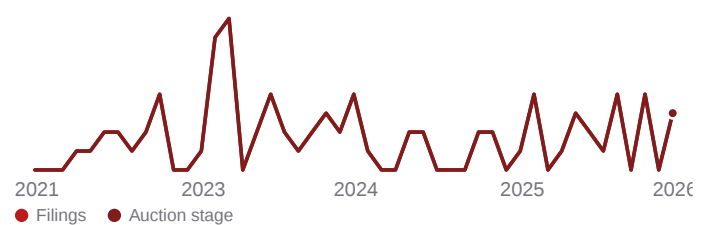
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	48,772
Median value (AVM)	\$780K
Median size	1,650 ft²
Median bedrooms	3
Median year built	2001
Single family	29%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.8%
Owner occupied	63%
Company owned	24%
Median loan-to-value	29%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	127,908
Density	49 / mi²
Median household income	\$84K
Average household income	\$114K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	187
Homes occupied	89%
Bachelor's or higher	35%
Poverty rate	10.1%
Unemployment	0.8%
Average temp	42°F
Annual precip	19 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.