

MARKET UPDATE

SINGLE FAMILY HOMES | Q3 2026

A look at overall single family market activity across the Greater Bozeman and Belgrade areas.



MEDIAN SALE PRICE

\$789,450

▲ +7.1%
vs. Q3 2025

+6.8%
vs. Q2 2026



CLOSED SALES

70

▼ -16.7%
vs. Q3 2025

-5.4%
vs. Q2 2026



NEW PENDING

55

▼ -21.4%
vs. Q3 2025

-23.6%
vs. Q2 2026



ACTIVE LISTINGS

256

▲ +41.4%
vs. Q3 2025

+17.4%
vs. Q2 2026



MONTHS OF SUPPLY

3.7

▲ +41.9%
vs. Q3 2025

+24.3%
vs. Q2 2026



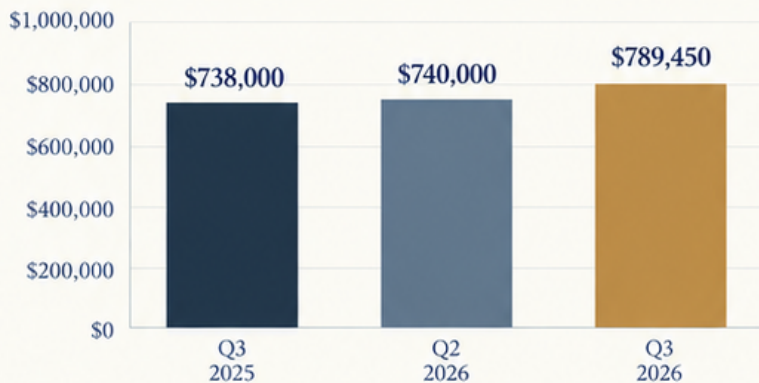
AVERAGE % OF LIST PRICE RECEIVED

96.3%

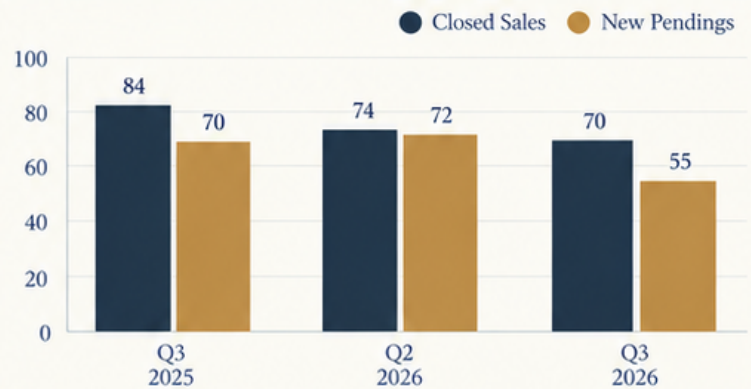
▼ -1.0%
vs. Q3 2025

-0.6%
vs. Q2 2026

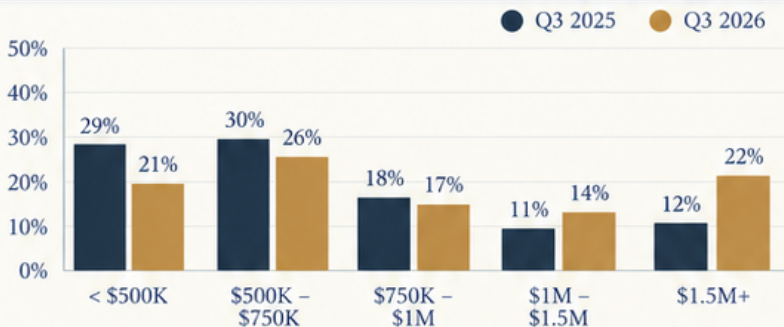
MEDIAN SALE PRICE



CLOSED SALES & NEW PENDING



SALES BY PRICE RANGE



KEY TAKEAWAYS

PRICES CONTINUE TO CLIMB

Median sale price increased 7.1% year over year and 6.8% quarter over quarter to \$789,450. The increase is being influenced by a greater share of sales at the upper end of the market, rather than broad-based price appreciation.



FEWER CLOSED SALES

Closed sales were down 16.7% compared to Q3 2025 and 5.4% compared to Q2 2026, reflecting a more measured pace of activity.



MORE HIGH-END ACTIVITY

Sales at \$1.5M+ increased from 12% of total sales in Q3 2025 to 22% in Q3 2026, showing continued demand in the higher end of the market.



INCREASING INVENTORY

Active listings increased 41.4% year over year to 256, and months of supply rose to 3.7, providing more options for buyers compared to a year ago.



A greater share of sales at the upper end of the market contributed to the higher median sale price in Q3 2026, with continued demand for Montana's mountain lifestyle.

All data from Big Sky Country MLS. Includes single family homes in Greater Bozeman and Belgrade areas. Researched 10/01/2026.