Housing Affordability and Montana's Real Estate Markets

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Prepared for
Montana Association of REALTORS®

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BUREAU OF BUSINESS AND ECONOMIC RESEARCH

Table of Contents

Acknowledgements

ACKNOWLEDGEMENTS

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Finally, we are most grateful to the Multiple Listing Services and builders that provided data for this report.

Executive Summary

The Bureau of Business and Economic Research (BBER) at The University of Montana continues to work with the Montana Association of REALTORS® (MAR) to produce an annual assessment of housing affordability, and analyze the factors affecting the cost of housing in major real estate markets within Montana. This 2011 report comes at a critical time in the recovery of the economy in general, and in housing and construction markets in particular.

Three years into its real estate slump, Montana's housing markets do not yet show definitive signs of improvement. The symptoms of the real estate malaise differ in their severity across the state, but they are depressingly familiar to all: soft or declining prices for new and existing homes, increased time on market for homes offered for sale, and continued low levels of new home construction activity. Even as the rest of the state economy swings to growth, the data clearly portray the 2010 as another year of adjustment and correction in Montana's housing markets.

Montana's housing price declines have not been as prolonged or as severe as those experienced in either the Mountain States region, or the United States as a whole, as measured by the Federal Housing Finance Agency's housing price index shown in Table E1. Yet with the important exception of Billings, the trajectory of prices has remained downward for two consecutive

Table E1
Performance of FHFA Housing Price Index, 2000Q1 - 2011Q1

	Housing Price Peak		Housing Price Growth		
	Value		Percent Growth		Trend Over Last 8 Quarters*
Market	Date	(1995=100)	2000-Peak	Since Peak	
Billings	2008Q4	204.4	73.4	-3.1	
Great Falls	2009Q1	191.8	64.0	-1.3	
Missoula	2008Q2	231.6	86.6	-9.1	
Non-metro Montana	2008Q1	229.5	89.9	-11.4	
Montana	2008Q1	221.0	83.1	-8.2	
Mountain States	2007Q2	220.6	72.2	-25.2	
United States	2007Q1	209.4	66.5	-14.8	

*Scale of vertical axis differs between graphs.
Source: Federal Housing Finance Agency.

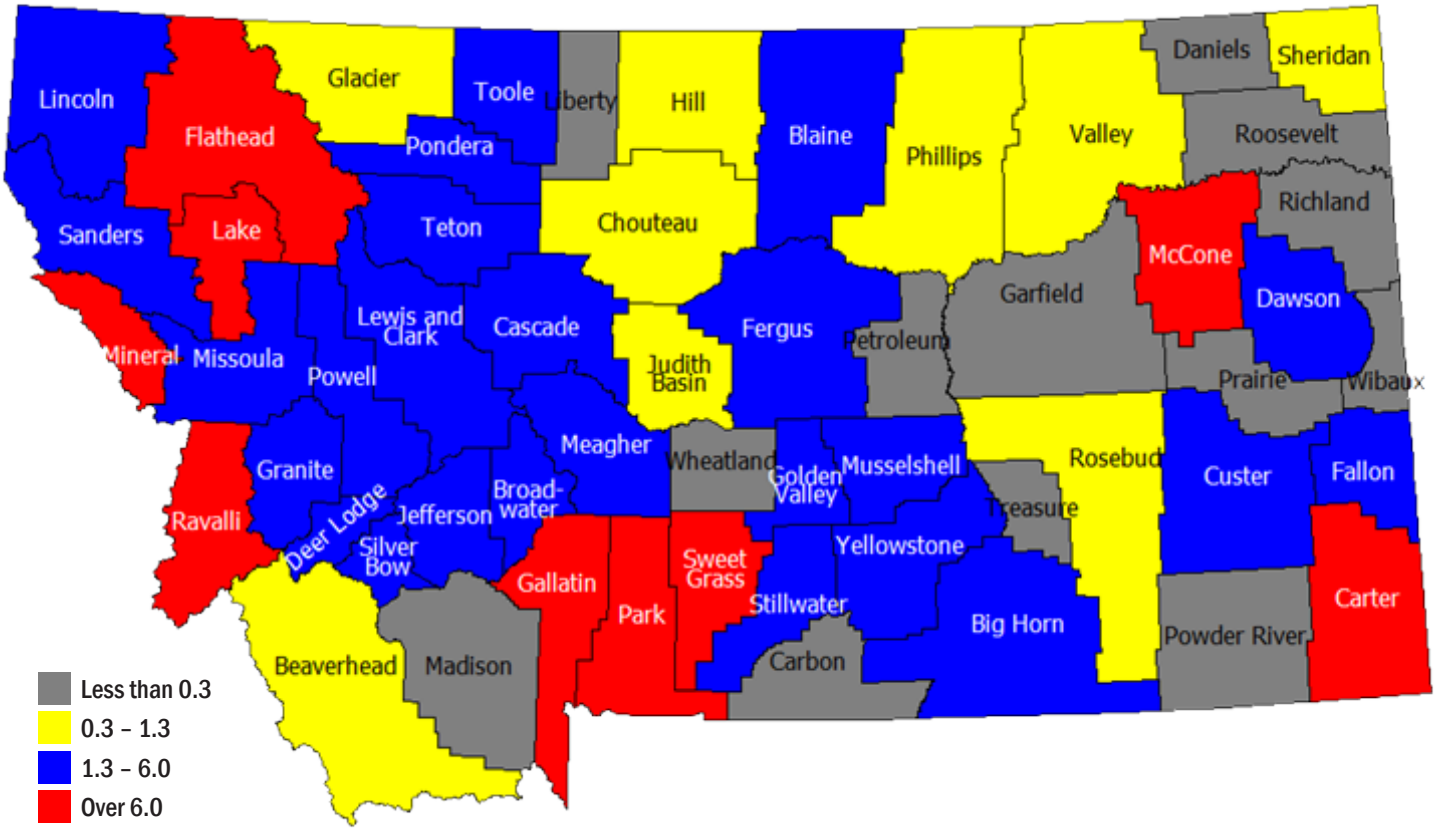
Executive Summary

years. Falling prices not only put pressure on lending institutions using real estate as collateral for mortgages, they also hurt speculative investment and the new construction activity such investments generate. Few observers expect housing markets in general, and new construction in particular, to recover until prices stabilize.

Of special concern has been the role of foreclosures both as a cause and effect of price declines. The end of rapid price appreciation exposed the risk of speculative real estate investment, resulting in a significant rise in bad debt and, ultimately, a global financial crisis in the fall of 2008 through the spring of 2009. This produced a significant rise in home foreclosures, resulting in more downward pressure on prices as vacant homes came on the market. As shown in the Figure E1, foreclosure rates were generally higher in western Montana in 2010.

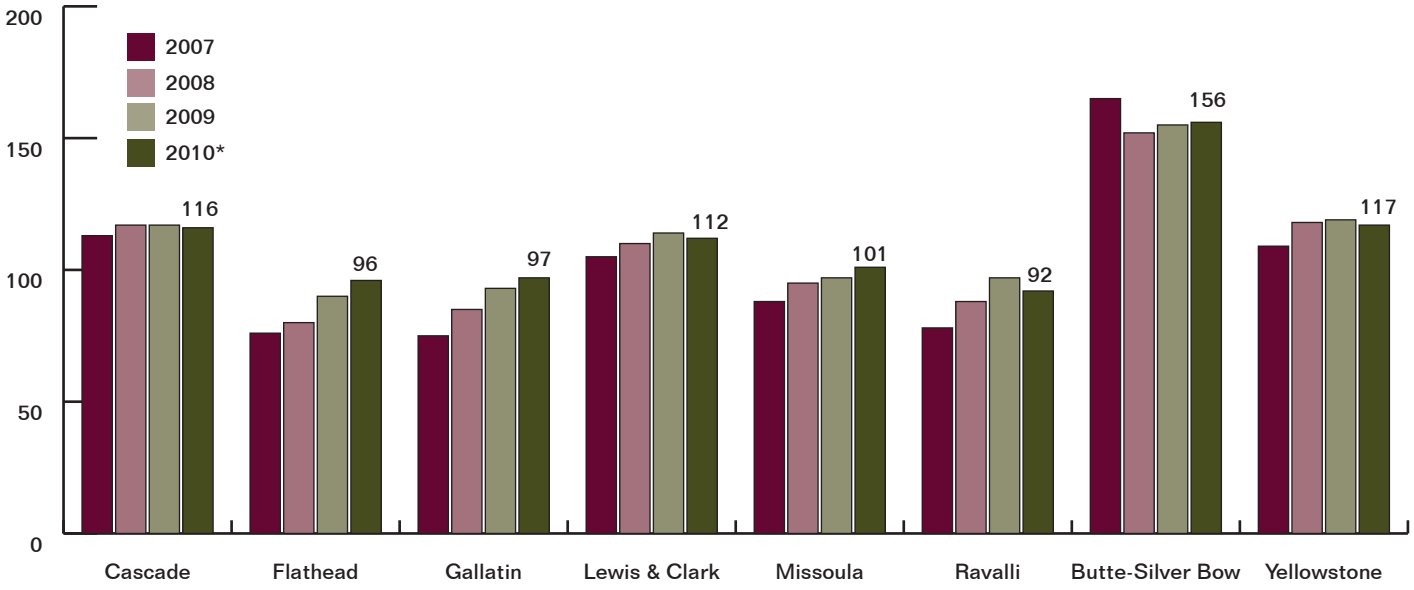
The silver lining in this sobering story continues to be home affordability. The trend towards greater affordability that began in 2008 has continued, particularly in Montana's less affordable markets. In seven of Montana's eight largest housing market areas, housing affordability as measured by the Housing Affordability Index (HAI) increased in 2009, the most recent year for which complete data are available. The gains in affordability appear to have continued into

Figure E1
Foreclosures per 1,000 Housing Units, 2010



Executive Summary

Figure E2
Housing Affordability Index in Montana's Major Real Estate Markets, 2007 - 2010



* Preliminary estimates using 2009 income data.
Source: Bureau of Business and Economic Research.

2010 for three higher cost markets: Flathead, Gallatin and Missoula. The 2010 estimates for the HAI were computed with 2009 values of median income, and thus must be considered preliminary until 2010 income data become available. We do not anticipate much change in median household income between 2009 and 2010.

The HAI incorporates home sales price data collected from Multiple Listing Service (MLS) data provided by REALTORS® as well as county-level median household income data from the U.S. Census Bureau's American Community Survey. Specifically, the index represents the percentage of the monthly payment on a median-priced home that the median earning household can make without exceeding the 30 percent of their income. The latter is the affordability standard used by the U.S. Department of Housing and Urban Development (HUD).

Executive Summary

PRIMARY FINDINGS

Housing price declines have helped produce a meaningful improvement in affordability in most Montana markets. The Missoula market is now considered to be affordable by the HUD standard of affordability incorporated into the Housing Affordability Index (HAI) created for this report. Flathead and Gallatin markets saw significant gains in affordability, but remain just shy of the affordability threshold. Areas of the state with little change in affordability, such as Cascade, Butte-Silver Box and Yellowstone, already exceed the HUD affordability standard.

Unfortunately, affordability is about the only piece of good news in a year when Montana's housing markets continued to suffer their third year of decline. Among the most notable findings of this report are:

- Only three markets in Montana with housing affordability indexes (HAI) – as defined by the National Association of REALTORS® – in the "unaffordable" range: Flathead, Gallatin and Ravalli Counties. Our analysis shows that in these markets the median income household must devote more than 30 percent of their income towards housing for the median priced home.
- Migration patterns continue to be significantly disrupted by the recession and the decline in housing prices, especially with households with negative real estate equity. The abrupt falloff in net migration that began in Flathead, Gallatin and Missoula counties in 2009 continued into 2010. Lewis & Clark and Yellowstone counties experienced stable or even rising in-migration over the same period.
- Significant pressure remains on renters, with 38 percent reporting that they spent more than 30 percent of their cash income on housing. In Missoula more than half of all renters spent more than 30 percent of their income on housing.
- Regulatory fees, including building permit fees, impact fees, and subdivision fees, continue to make a significant contribution to the cost of new housing in some Montana markets. Impact fees now exceed $10,000 in Bozeman.
- Growth in sales volume of new and existing homes were mixed across the major markets in 2010, with modest declines in Cascade, Missoula, Butte-Silver Bow and Yellowstone counties balanced by stable or small gains elsewhere. The exception was Flathead county, which saw a 16 percent increase in home sales in 2010.
- The median price of residential sales continued to fall in 2010 in most Montana markets, with the important exception of Yellowstone County. The median sale price of a home in Flathead County is now less than $200,000.
- Montana has experienced foreclosure rates that are lower than Nevada and most parts of the Pacific coast states, but higher than Great Plains states, with some western county foreclosure rates ranking in the highest 25 percent of western United States counties.

Montana's Real Estate Markets

INTRODUCTION

Three years into its real estate slump, Montana's housing markets do not yet show definitive signs of improvement. The symptoms of the real estate malaise differ in their severity across the state, but they are depressingly familiar to all: soft or declining prices for new and existing homes, increased time on market for homes offered for sale, and continued low levels of new home construction activity. Even as the rest of the state economy swings to growth, the data clearly portray 2010 as another year of adjustment and correction in Montana's housing markets.

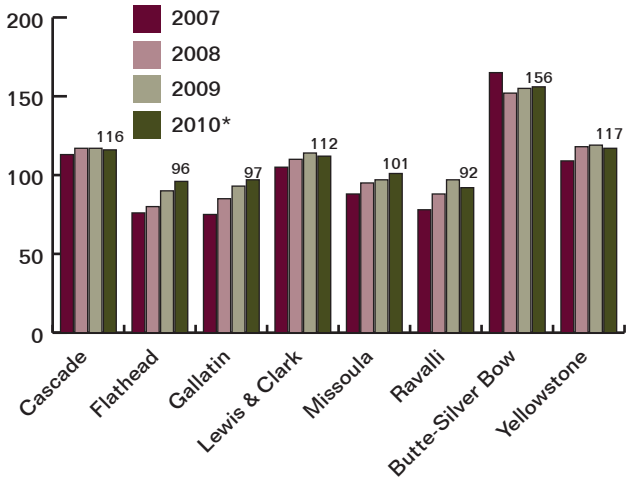
If it is any consolation, the weakness in real estate and construction markets is no more pronounced in Montana than the nation as a whole. And even though the impacts are keenly felt locally, the causes of our state's anemic housing markets are largely national as well. Those reasons include an unprecedented increase in housing prices prior to the bust, fueled by easy access to credit and a failure of global financial markets to recognize the risks in the increasingly complex and opaque tools used to finance the boom.

HOUSING AFFORDABILITY

The significant housing price declines that began in 2008 have had profound impacts on financial institutions, household net worth, and new home construction. But as we reported last year, they have had a silver lining in housing affordability. The trend towards greater affordability that began in 2008 has continued, particularly in Montana's less affordable markets.

In seven of Montana's eight largest housing market areas, housing affordability as measured by the Housing Affordability Index (HAI) increased in 2009, the most recent year for which complete data are available. The gains in affordability appear to have continued into 2010 for three higher cost markets: Flathead, Gallatin and Missoula. The 2010 estimates for the HAI were computed with 2009 values of median income, and thus must be considered preliminary until 2010 income data become available.

Figure 1
Housing Affordability Index in Montana's Major Real Estate Markets, 2007 - 2010



* Preliminary estimates using 2009 income data.
Source: Bureau of Business and Economic Research.

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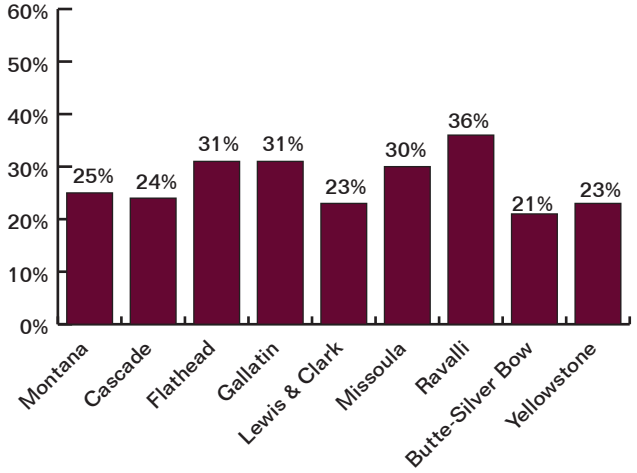
Another take on housing affordability comes from the American Community Survey (ACS), conducted by the U.S. Census Bureau. The most recent data available are for year 2009. The percentage of homeowners in the ACS who said that they paid more than 30 percent of their income to pay for their home is high in the communities that also have low HAI values, as shown in Figure 2.

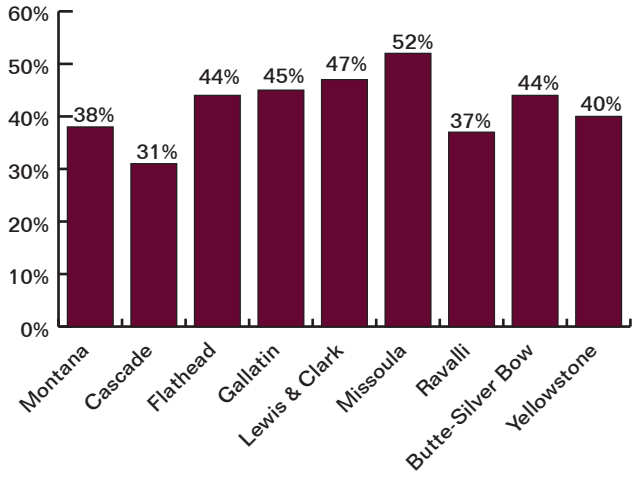
The ACS also provides a measure of affordability of housing for renters. As can be seen in Figure 3, not only is the percentage of renters paying more than 30 percent of their income towards housing higher than the comparable fractions for homeowners, but the relative rankings between Montana communities is distinctly different. Missoula County stands out as the major Montana market with the highest fraction of housing-stressed renters, whereas Ravalli County – which had the highest proportion of housing-stressed homeowners – is among the lowest. Of course, the economic and demographic characteristics of homeowners and renters are distinctly different, so these findings are not inconsistent.

Figure 2
Percentage of Homeowners Paying More Than 30 Percent of Income Toward Housing, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Figure 3
Percentage of Renters Paying More Than 30 Percent of Income Toward Housing, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Montana's Real Estate Markets

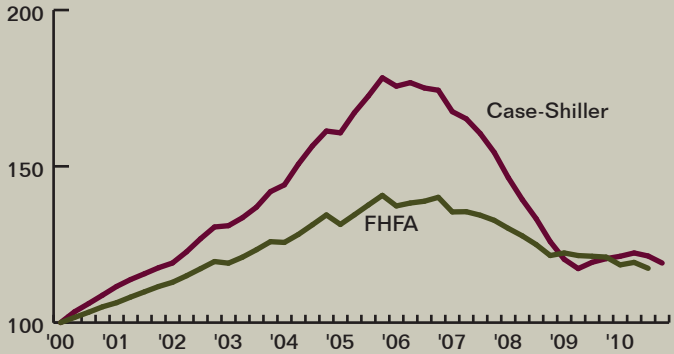
A NATIONAL PERSPECTIVE

Real estate markets are local, but the market forces that produced both an unprecedented boom and a painful bust in housing prices across the state have played out on a national and even global scale. Thus the question being asked regarding the national economy has relevance for Montana: when will the price correction in housing end?

Predictions of when trends change direction – turning points, in the jargon of forecasting – are fraught with peril. There are significant differences in views as to whether or when housing prices will have fallen enough to be in line with other market fundamentals, such as incomes or rents. Certainly the most recent data on prices – both in Montana and nationally – do not give any sign that price declines in housing have run their course.

A comparison of housing prices to income over the last few decades does give some useful perspective. On average, the growth in home prices nationally did not begin to significantly outpace the growth in household income until the end of the decades of the 1990's, as shown in Figure A. The ratio of the Federal Home Finance Agency's national home price index to median household income remained substantially unchanged in the 1990's, but began a steady rise in the new decade, peaking around 2007. The boom and bust in prices is even more pronounced using the Case-Shiller index of home prices in the ratio, which only accounts for prices in the nation's 25 largest metropolitan areas. Neither ratio has fallen back fully to its pre-boom levels.

Figure A
Ratio of Home Price Index to Median Household Income, U.S. Index, Jan 2000 = 100

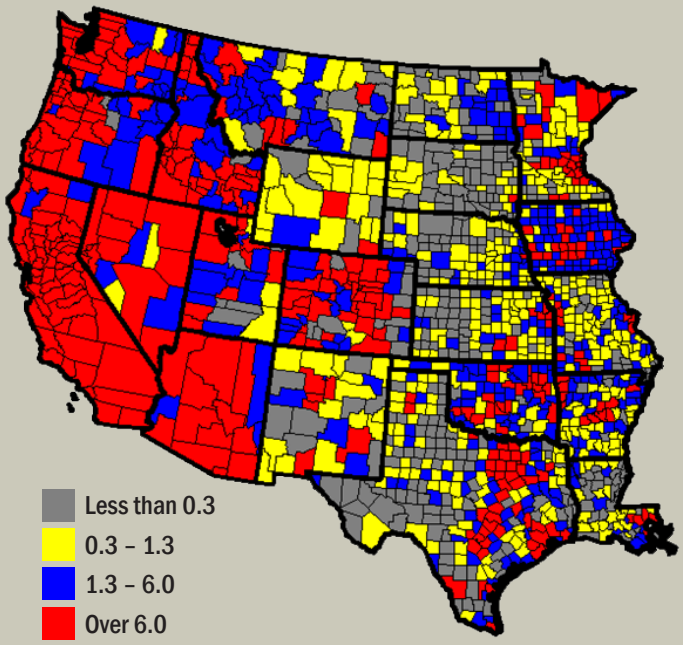


Of special concern has been the role of foreclosures both as a cause and effect of price declines. The end of rapid price appreciation exposed the risk of speculative real estate investment, resulting in a significant rise in bad debt and, ultimately, a global financial crisis in the fall of 2008 through the spring of 2009. This produced a significant rise in home foreclosures, resulting in more downward pressure on prices as vacant homes came on the market.

Few parts of the country were able to avoid this cycle, but most coastal and many mountain states markets fared worse than Montana, as shown in Figure B. All but two California counties had more than six housing units per thousand in foreclosure in 2010, while Montana only had nine counties attaining the same foreclosure rates. As is clear from the figure, the foreclosure problem abates as one moves inland from the Pacific, with Great Plains states in particular showing markedly lower foreclosure rates.

The continued pressure on prices from foreclosures, as well as the trajectory of the most recent price data, suggest that the earliest that we could expect housing prices to stabilize would be the end of 2011.

Figure B
Foreclosures per 1,000 Housing Units, 2010



Montana's Real Estate Markets

MONTANA'S REAL ESTATE MARKETS IN 2010

Unfortunately, affordability is about the only piece of good news in a year when Montana's housing markets continued to suffer their third year of decline. Residential real estate markets across Montana were generally characterized by low prices and sales volumes in 2010, with only mild upticks in a few areas balanced by sizable declines in others. Even though the national economic recession officially ended in mid-2009, it is clear that Montana's housing malaise continued virtually unabated through last year.

Housing Prices

The Federal Housing Finance Agency's Housing Price Index, available for Montana's three Metropolitan Statistical Areas (MSA) as well as the state as a whole, has continued to register declines through the first quarter of 2011. The FHFA's index attempts to correct for the mix of housing sold by focusing on repeat sales of the same property. In two of the three Montana MSA's – Billings and Great Falls – the declines in prices have been fairly modest. However Missoula's 9.1 percent decline since the 2008 peak, and the 11.4 decline in non-metro Montana housing price index values, have been significant.

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*Scale of vertical axis differs between graphs.
Source: Federal Housing Finance Agency.

Montana's Real Estate Markets

On average, the price declines in Montana started later, and have been less severe, than those experienced in the Mountain States region as well as the nation as a whole, as shown in Table 1. The worrying aspect of trends in housing prices is that they have not shown any signs of stabilizing. Until housing prices find a new resting point, pressure will continue on lenders using real estate as collateral.

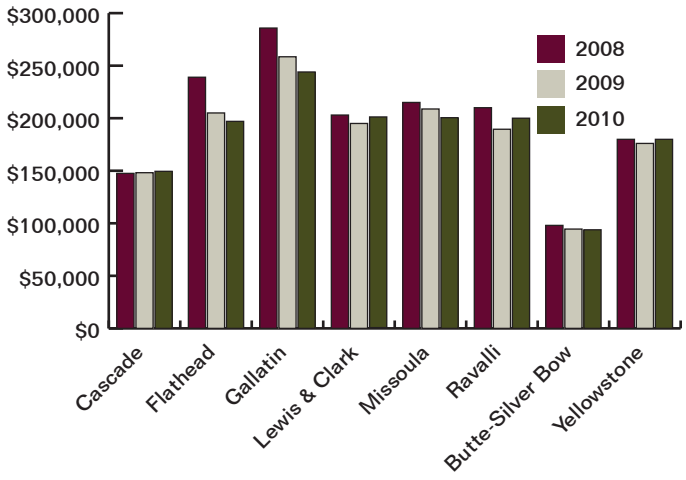
The housing price index data are consistent with the annual data derived from the MLS price information collected from area REALTORS®, shown in Figure 4. These data represent median prices for homes sold, which reflect both changes in market values and changes in the mix of homes sold. The price declines in 2010 were most pronounced in Gallatin, Flathead and Missoula counties, with stable or modest improvement in prices in Cascade and Yellowstone counties. The median price increased in Ravalli County in 2010, but remained slightly lower than the median price of 2008.

Sales Volume

The performance of major markets in terms of the volume of residential sales was mixed. As shown in Figure 5, declines in the number of sales occurred in four markets – Cascade, Missoula, Butte-Silver Bow and Yellowstone. These markets saw an average 11.4 percent decline in the number of homes sold, using MLS data. Two markets – Flathead and Gallatin Counties – enjoyed a significant increase in sales volume in 2010, averaging 34.7 percent more sales than in 2009. Markets in Lewis and Clark and Ravalli counties saw no change to their sales volumes in 2010.

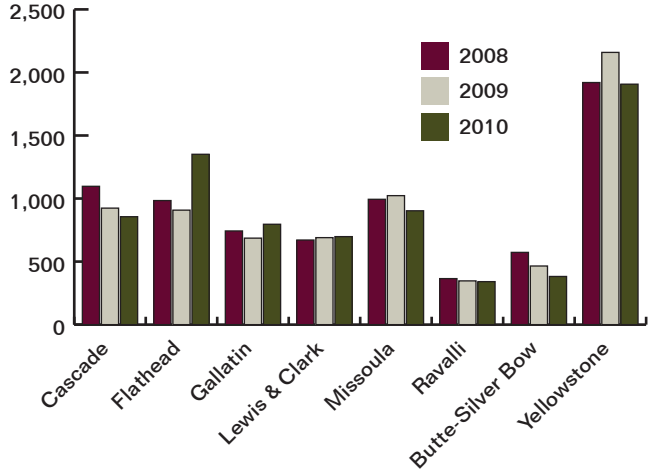
The combined total of 7,234 units sold in 2010 across all eight markets was almost identical to the total sales of the previous year. In fact, total sales volume for these markets have held steady at an average of about 7,250 units for the last three years, with declines in some markets in individual years offset by gains in others. The big decline in sales occurred after 2007, when all eight markets totaled 9,461 units sold.

Figure 4
Median Price of Residential Sales, 2008-2010



Source: Selected Multiple Listing Services.

Figure 5
Number of Residential Sales, 2008-2010



Source: Selected Multiple Listing Services.

New Home Construction

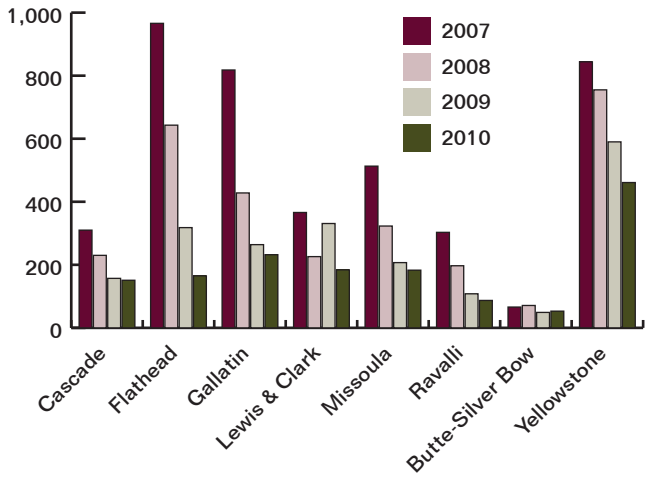
The continued distress of Montana's residential construction industry is most apparent in viewing the continued downward trend in new housing starts. Since many unincorporated areas within Montana counties do not require building permits, we combined permit data with data on new residential electric service permits (in non-permit-issuing jurisdictions) to estimate housing starts for the eight major markets in Montana. The data presented in Figure 6 show that the steep declines in new building that began in 2008 have continued, largely unabated, in 2010.

Declines in new home construction continued even in markets like Yellowstone and Cascade counties that have seen smaller declines in prices. Housing starts in these two communities were down by 45.5 and 51.3 percent in 2010 from their 2007 levels, respectively. But the construction declines have been the most severe in the counties that saw the highest construction levels prior to the housing bust – Flathead and Gallatin counties. Gallatin's decline decelerated slightly in 2010, with 12.1 percent fewer housing starts than the previous year. Flathead County suffered the steepest home building drop of any major market in the state, with just 165 units built in 2010, a 48.1 percent drop from 2009, and a 82.9 percent decline from construction levels in 2007.

Summary

Montana's real estate markets overall showed few, if any, signs of improvement in 2010. Sales volume in a few communities, most notably Flathead County, did show some gains over 2009, although other communities saw offsetting declines. Prices continued their downward trajectory throughout the year for all of the states MSAs. And new home construction continued to fall in 2010 from what were already very low levels in 2009.

Figure 6
Single Family Housing Starts, 2007 - 2010



Source: US Census Bureau, Construction Statistics and Montana Department of Labor and Industry.

FACTORS DRIVING DEMAND FOR HOUSING IN MONTANA

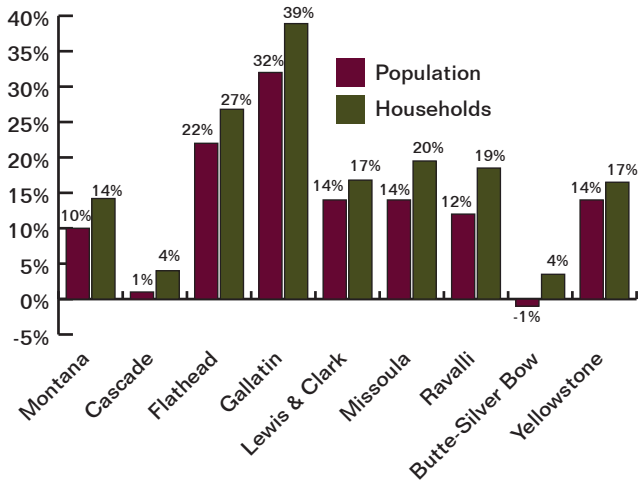
Growth in the number of households and growth in income are the primary drivers of the demand for housing. Both of these are driven by economic and demographic trends. Significant new information on population has become available for Montana communities with the arrival of data from the 2010 Decennial Census.

There are two basic aspects of both the demographic and economic trends that have played out in Montana's major real estate markets since 2000. The first is the significant differences in trend growth around the state. The second is the profound impact of the 2008-09 recession. Both of these have played out differently in different communities.

Montana's population overall grew by 10 percent between 2000 and 2010. Gallatin County led the

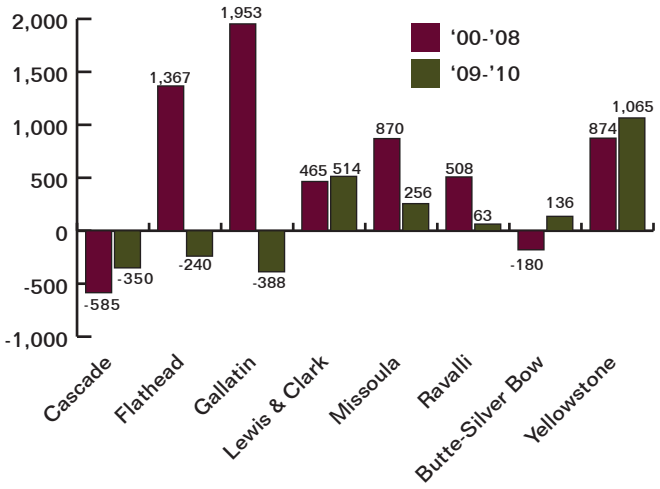
Montana's Real Estate Markets

Figure 7
Household and Population Change, Montana and Selected Counties, 2000-2010



Source: US Census Bureau, 2010 Census.

Figure 8
Net Migration, Average 2000-2008 and 2009-2010



Source: Bureau of Business and Economic Research.

counties in growth at 32 percent followed by Flathead County with 22 percent. Cascade County grew only 1 percent and Butte declined 1 percent. As shown in Figure 7, the number of households grew faster than population over the last decade.

Differences in population growth in different parts of Montana are almost totally explainable by different rates of net population in-migration. Higher population growth is closely associated with more people moving in to a county, net of those moving in the other direction. But migration trends in some parts of the state have been profoundly impacted by the recession.

The relative ranking of Montana communities by population growth owes mainly to the migration patterns that held before the beginning of the recent recession. As seen in Figure 8, Flathead and Gallatin Counties, the first and second ranked counties for population growth, were also the counties with the highest net migrants. The latter contributed directly to demand for new housing units, both in the owner-occupied and rental sides of the market.

But in 2009 and continuing into 2010, both of those communities saw migration abruptly change direction, with more people moving away than moving in. Missoula and Ravalli county's also saw a significant change in pre-recession migration trends. This is a significant factor in explaining the declines in demand which have impacted prices in those markets. Both Yellowstone and Lewis and Clark counties have seen little change in migration patterns as a result of the recession, with the former actually seeing slightly higher levels of in-migration for the last two years.

Income growth is also an important trend affecting housing demand which also has been impacted by

the recession. Per capita income growth in the ten years before the recession does not vary as much as population migration between Montana communities, as can be seen in Figure 9. But the recession's effect on an individual's economic well being has been enormous, with six of the eight major real estate markets seeing declines in per capita income over the 2008-10 period.

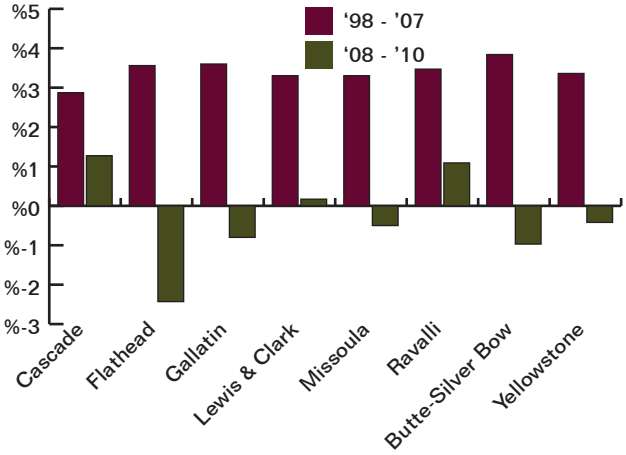
There has also been some divergence in the impact of the recession on income growth in different parts of the state. Per capita income in Flathead County in particular was hard hit with the closure of high paying wood products and other manufacturing facilities. The regions with more stability owing to the large presence of government in their economic base, Lewis and Clark and Cascade counties, managed to maintain at least a modest growth in per capita income during the recession, albeit with rates sharply lower than in the pre-recession year.

CONSTRUCTION AND REGULATORY COSTS

As the economy grew rapidly through the early part of the decade, with housing in particular running hot, construction costs increased dramatically. The construction cost index compiled by the U.S. Census Bureau, which corrects for housing quality, showed very strong gains in construction costs at the national level, especially at the peak of the housing boom in year 2004-2006, as shown in Figure 10. (Similar data on construction costs are not available for Montana). These costs were influenced by many factors, including the lack of skilled construction labor in some fast growing communities.

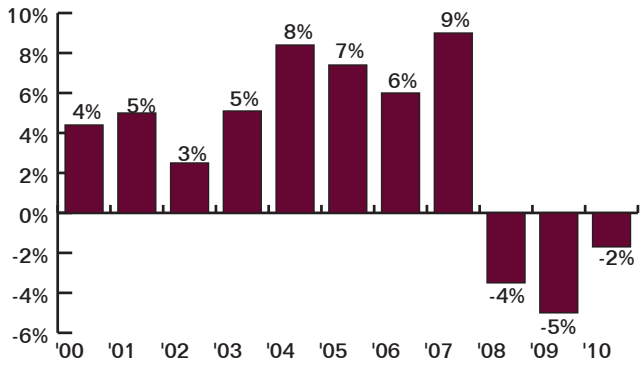
The recession has changed this picture considerably. The construction bust has created a surplus of workers, and materials prices fell in 2008-09 as well. As a result construction costs nationally have fallen for three consecutive years.

Figure 9
Average Percent Change in Per Capita Income, 1998-2007 vs. 2008-2010



Sources: Bureau of Economic Analysis and Bureau of Business and Economic Research.

Figure 10
Price Index, Single Family Houses Under Construction, U.S., Percent Growth



Source: US Census Bureau, Construction Statistics.

Montana's Real Estate Markets

Several Montana counties have implemented impact fees to address concerns over growing infrastructure needs. These impact fees increase the cost of a dwelling unit by up to $10,000. These fees have implications for providing affordable housing.

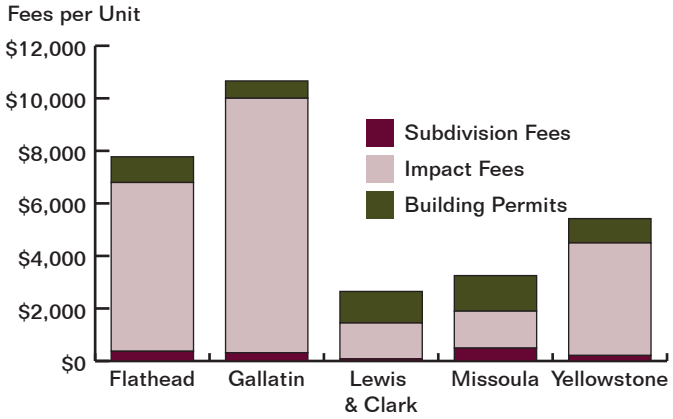
FORECLOSURES

Another indicator of the health of housing markets is the number of real estate loans in foreclosure. Not only are foreclosures an indicator of economic stress, but they also exert a direct impact on housing markets through their contribution to the supply of unsold homes.

Comprehensive data on mortgage foreclosures are not available in the public domain. Private firms, such as RealtyTrac, collect and sell data aggregated from county courthouses. These data have not been subjected to review and scrutiny of the research community, and thus are of unknown quality. They do, however, offer a snapshot of health of the mortgage market.

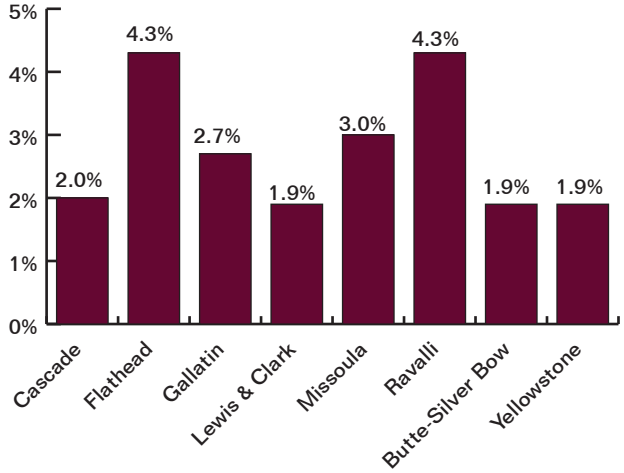
The Federal Reserve Bank of New York partners with credit reporting firms to gather data from individual credit reports to estimate credit conditions for communities. The most inclusive data is the delinquency rate for mortgages. About 4 percent of mortgages in Flathead and Ravalli counties were over 90 days delinquent during the third quarter of 2010. About 3 percent of Missoula and Gallatin County mortgages were delinquent. These are the same four counties experiencing housing affordability issues.

Figure 11
Regulatory Fees per Dwelling Unit,
Selected Montana Cities



Sources: Compilation from City-County building web sites and Montana Building Industry Association.

Figure 12
Mortgages Delinquency Rate-90+ Days
Third Quarter 2010



Source: Credit Reporting Agency, TransUnion LLC'sTrend Data database.
Note: For mortgage delinquencies, it is important to note that because data are reported at the individual level, the loans are based on the address of the borrower, not on the address of the property. In addition, loans made to more than one borrower (joint loans) are counted as a distinct delinquency for each borrower – thus, a joint loan that has become delinquent is counted for both borrowers. The denominator used to calculate these data is the number of individuals with a credit report.

Montana's Real Estate Markets

Recently released data from the 2010 Census show that the vacancy rate for owner occupied housing in Montana varies among the major markets. The Census Bureau reported that vacancies in Cascade, Lewis & Clark, Missoula and Yellowstone were below the state vacancy rate of 2.1 percent. Butte-Sliver Bow County was right at the state number. The counties that are most unaffordable had relatively high owner occupied vacancy rates near 3 percent.

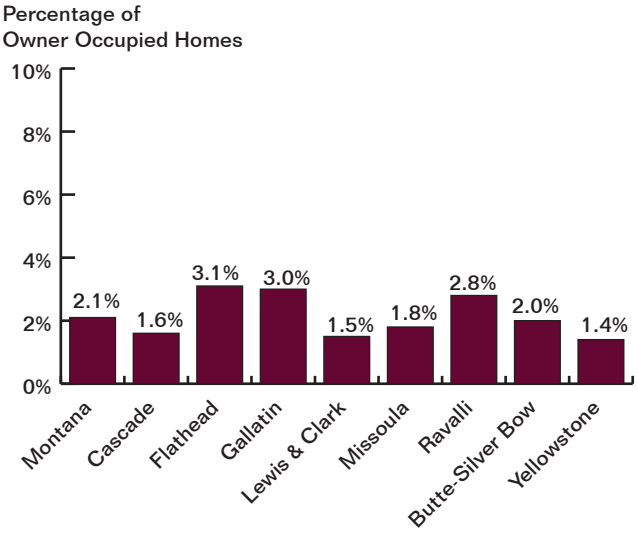
Vacancy rates for rental units in Missoula and Lewis and Clark counties were much lower than the other major markets in Montana. These low vacancy rates are reflected in proportion of income paid toward rent as shown in Figure 3. Cascade and Yellowstone rental vacancy rates are also below the state rate. Flathead and Gallatin counties have high vacancies for rental properties; a consequence of the high number of condominiums that are available for seasonal visitors. The high vacancy rate in Ravalli County indicates a preference for single family homes. The high vacancy rate for Butte-Silver Bow County reflects affordability of owner-occupied housing.

SUMMARY

The status of Montana's real estate markets continues to be stressed by the recession. Sales and construction have been at low levels, and prices have continued to soften. While this has provided some good news on affordability, the starting point for those changes is itself the product of an eight year long period of robust growth. As this report is written there are four major markets within Montana that do not meet the HUD standard for affordable owner-occupied housing: Flathead, Missoula, Gallatin, and Ravalli counties. There is considerable evidence that renters are feeling budget pressure from rents as well.

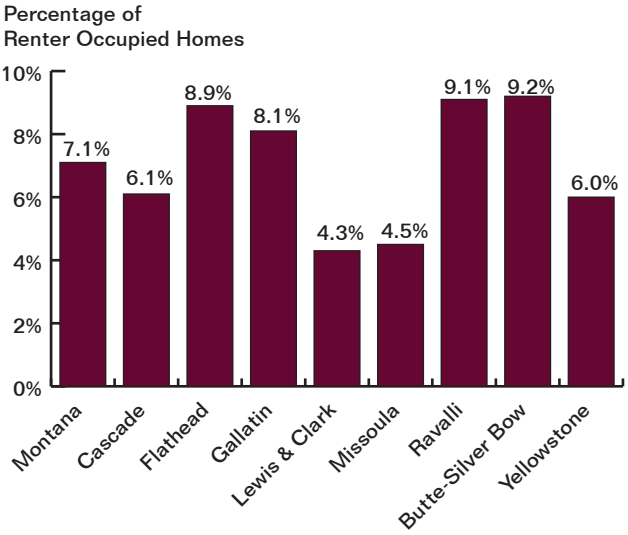
The remainder of this report explores in greater detail the factors affecting demand and supply for individual markets in Montana.

Figure 13
Vacancy Rate for Owner Occupied Housing, 2010



Source: US Census Bureau, 2010 Census.

Figure 14
Vacancy Rate for Renter Occupied Housing, 2010



Source: US Census Bureau, 2010 Census.

Montana's Real Estate Markets

ORGANIZATION OF MARKET DATA

Data are provided for each major real estate market. Information is organized in the same manner for each area, although some differences occur in that some data are unavailable or incomplete. A brief discussion of the data sources and their interpretation is provided here.

Total population and components of population change

The US Census Bureau recently reported data from the 2010 Census. The Census data released includes data for incorporated places and Census Designated Places (CDP). CDPs are statistical geographic entities representing closely settled, unincorporated communities that are locally recognized and identified by name. They are the statistical equivalents of incorporated places, with the primary differences being the lack of both a legally-defined boundary and an active, functioning governmental structure chartered by the state and administered by elected officials. An estimate of net migration is made by matching individual tax return addresses on a yearly basis. Migration in the United States is not tracked by government agencies.

Number of personal exemptions

These charts are derived from compiling annual estimates of total tax exemptions by change of residence. These data indicate where households are moving to and from. If people are moving to Montana counties from another state in proportionately larger numbers, local real estate markets may be dependent on economic conditions in other regions. If more people are moving to an adjacent county (i.e. Missoula to Ravalli) real estate markets may be more blurred.

Per capita income

The Bureau of Economic Analysis publishes annual estimates of per capita income. Per capita income is the average income of all individuals and is a generally accepted measure of relative economic prosperity.

Nonfarm labor income

Nonfarm labor income measures how an economy is doing. The charts show annual percent growth in real terms. Growth rates in negative territory show an economy in decline. Positive growth shows a healthy economy. Real estate markets in growing economies are generally better than those in decline.

Supply of housing

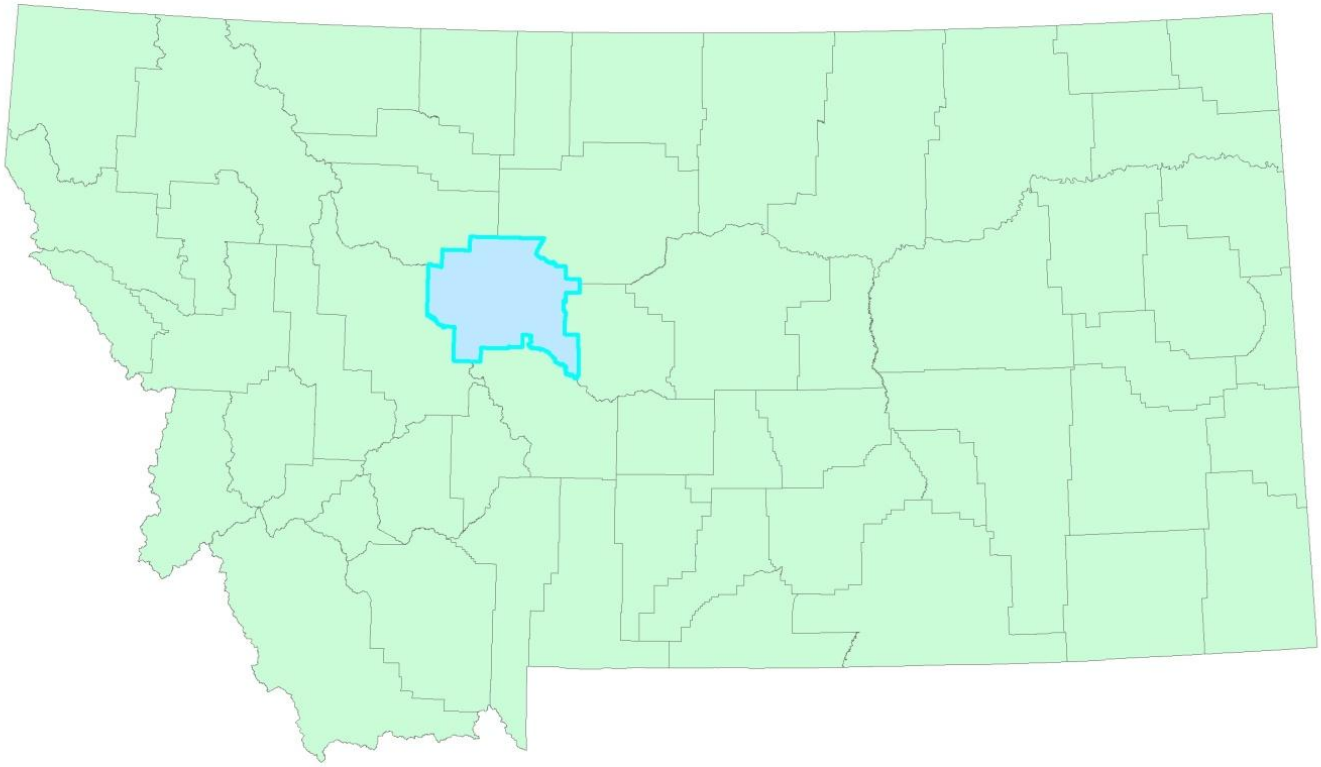
The supply of housing in this report is measured by building permit activity in permit issuing areas and electric permits from the Montana Department of Labor and Industry. Electric permits are required in non-permit issuing areas. Only permits issued for new residential construction are included. 2010 Census data illustrates the available housing stock.

Current state of housing market

The current state of a local housing market is measured by the number of single family home sales in a given year. Also included is the median price for sold homes and the number of days on market (DOM).

Cascade County

Real Estate



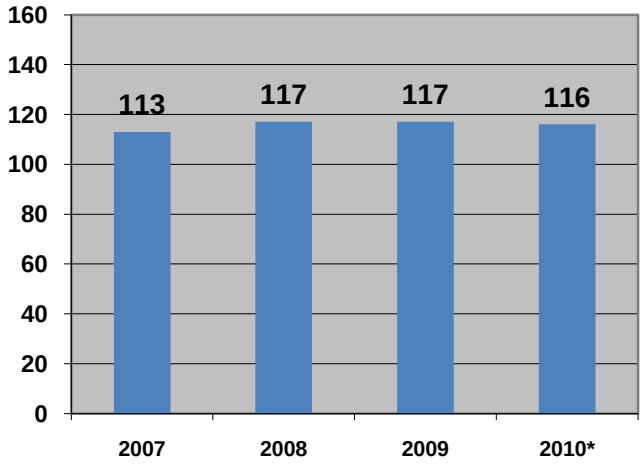
Cascade County Real Estate Market

CASCADE COUNTY AT A GLANCE

The Great Falls area economy experienced fewer recession impacts than any other area in Montana included in this report. It was the only major city in Montana that did not decline at anytime. Even so, certain sectors – mostly wholesale trade, retail trade, and construction – were hard hit. Malmstrom Air Force Base (including both civilian and military workers) accounts for almost one-half of the economic base in Cascade County, and stable or slightly increasing staffing levels lend stability to the local economy. Great Falls continues as the dominant medical center in North Central Montana, and growth in the sector during 2008 and 2009 helped to mute recession effects in other industries.

The stable real estate market in Cascade County is reflected in the Housing Affordability Index; little year to year change occurred between 2008 and 2010. Cascade County is one of the more affordable real estate markets in Montana.

Figure 1.1: Housing Affordability Index, Cascade County, 2007 - 2010



*** Preliminary estimates using 2009 income data.**

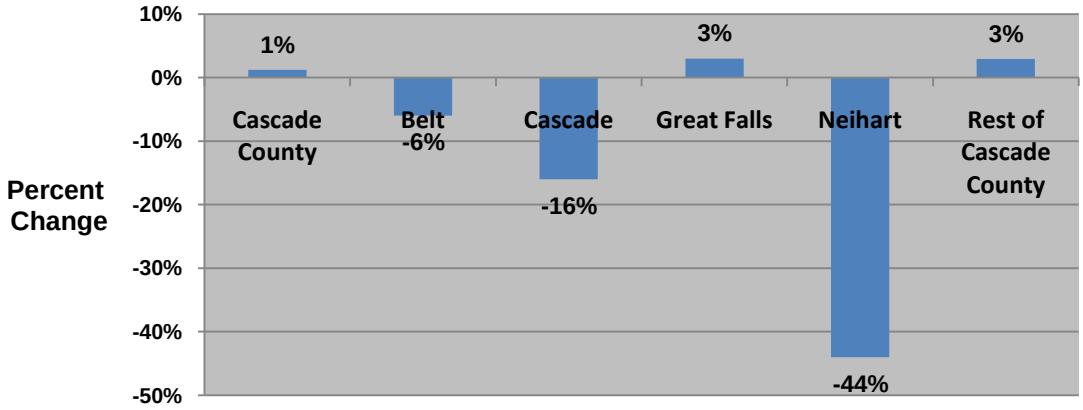
Source: Bureau of Business and Economic Research.

Cascade County Real Estate Market

FACTORS DRIVING DEMAND FOR HOUSING IN CASCADE COUNTY

Population in Cascade County has not changed much over the last decade, growing only 1.2 percent. Great Falls grew three percent between 2000 and 2010. Urbanized areas close to Great Falls experienced similar growth. Places further out, such as Belt and Cascade experienced declines. The Census Bureau in collaboration with local officials designated three new places for 2010: Gibson Flats, Sand Coulee, and Stockett CDPs.

Figure 1.2: Change in Population, Cascade County and Incorporated Places, 2000 to 2010



Source: US Census Bureau.

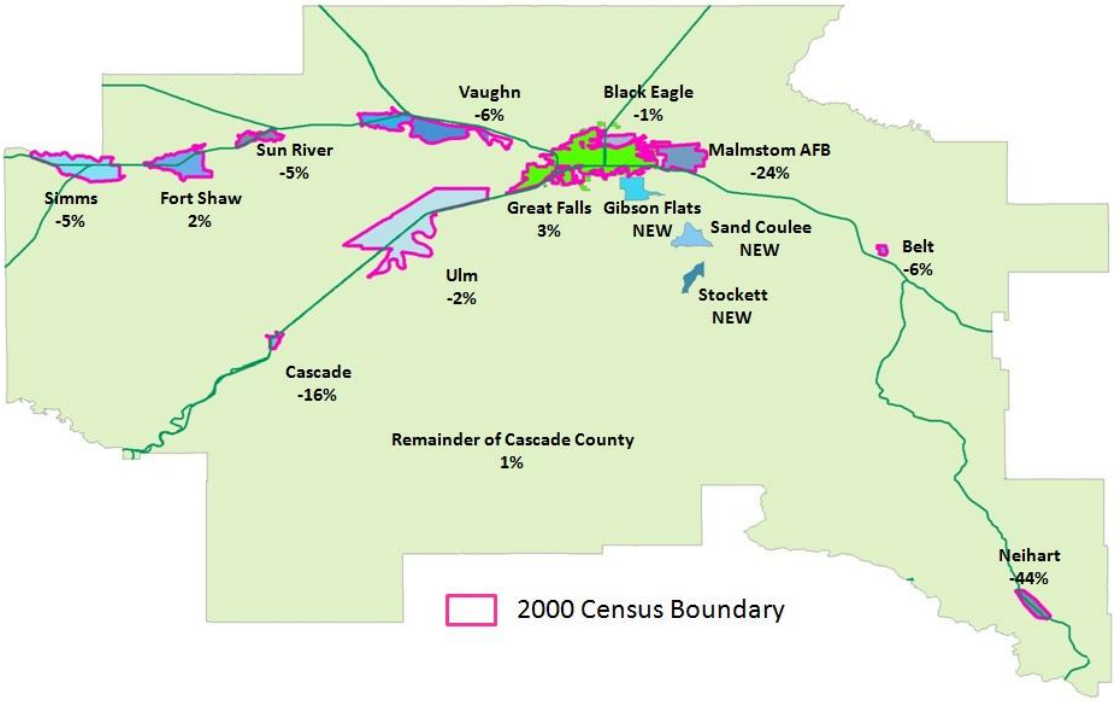
Table 1.1: Population of Cascade County, Incorporated Places and Census Designated Places, 2010

	2010 Census	2000 Census	Numerical 2000-2010	Percent Change 2000-2010
Cascade County	*81,327*	*80,357*	*970*	*1%*
Great Falls City	*58,505*	*56,690*	*1,815*	*3%*
Belt Town	*597*	*633*	*-36*	*-6%*
Cascade Town	*685*	*819*	*-134*	*-16%*
Neihart Town	*51*	*91*	*-40*	*-44%*
Black Eagle CDP	*904*	*914*	*-10*	*-1%*
Fort Shaw CDP	*280*	*274*	*6*	*2%*
Malmstrom AFB CDP	*3,472*	*4,544*	*-1,072*	*-24%*
Simms CDP	*354*	*373*	*-19*	*-5%*
Sun Prairie CDP	*1,630*	*1,772*	*-142*	*-8%*
Sun River CDP	*124*	*131*	*-7*	*-5%*
Ulm CDP	*738*	*750*	*-12*	*-2%*
Vaughn CDP	*658*	*701*	*-43*	*-6%*
Remainder of county	*13,329*	*12,665*	*664*	*1%*
New Census Designated Places				
Gibson Flats CDP	*199*			
Sand Coulee CDP	*212*			
Stockett CDP	*169*			

Source: US Census Bureau.

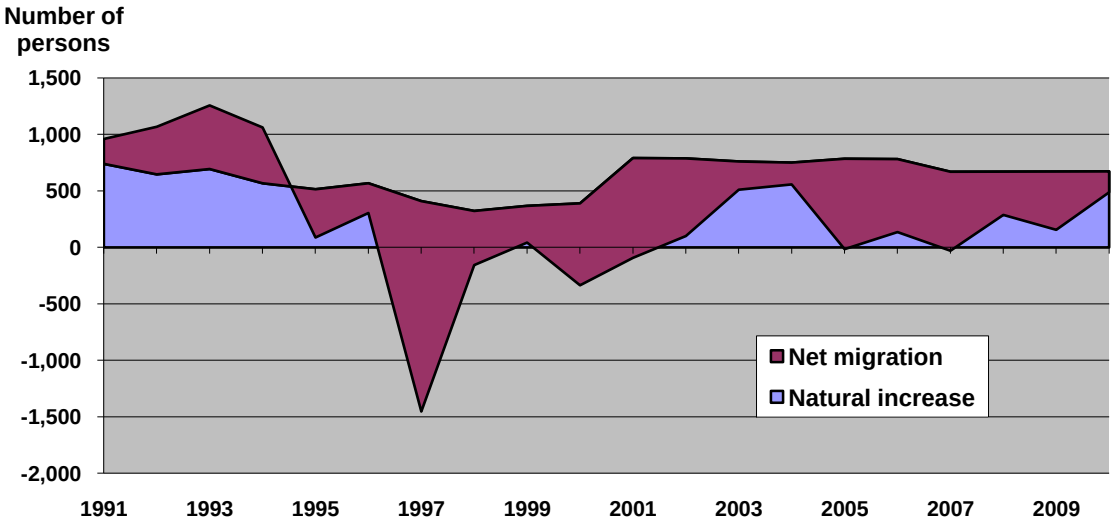
Cascade County
Real Estate Market

Figure 1.3: Change in Population, Cascade County, Incorporated Places and Census Designated Places, 2000 to 2010



Cascade County continues to experience net out-migration, but natural increase is increasing as children of baby-boomers reach childbearing years. About 4,500 persons move out and 4,000 move in annually. A large portion of migrants to and from Cascade County are inter-state migrants tied to personnel changes at Malmstrom Air Force Base.

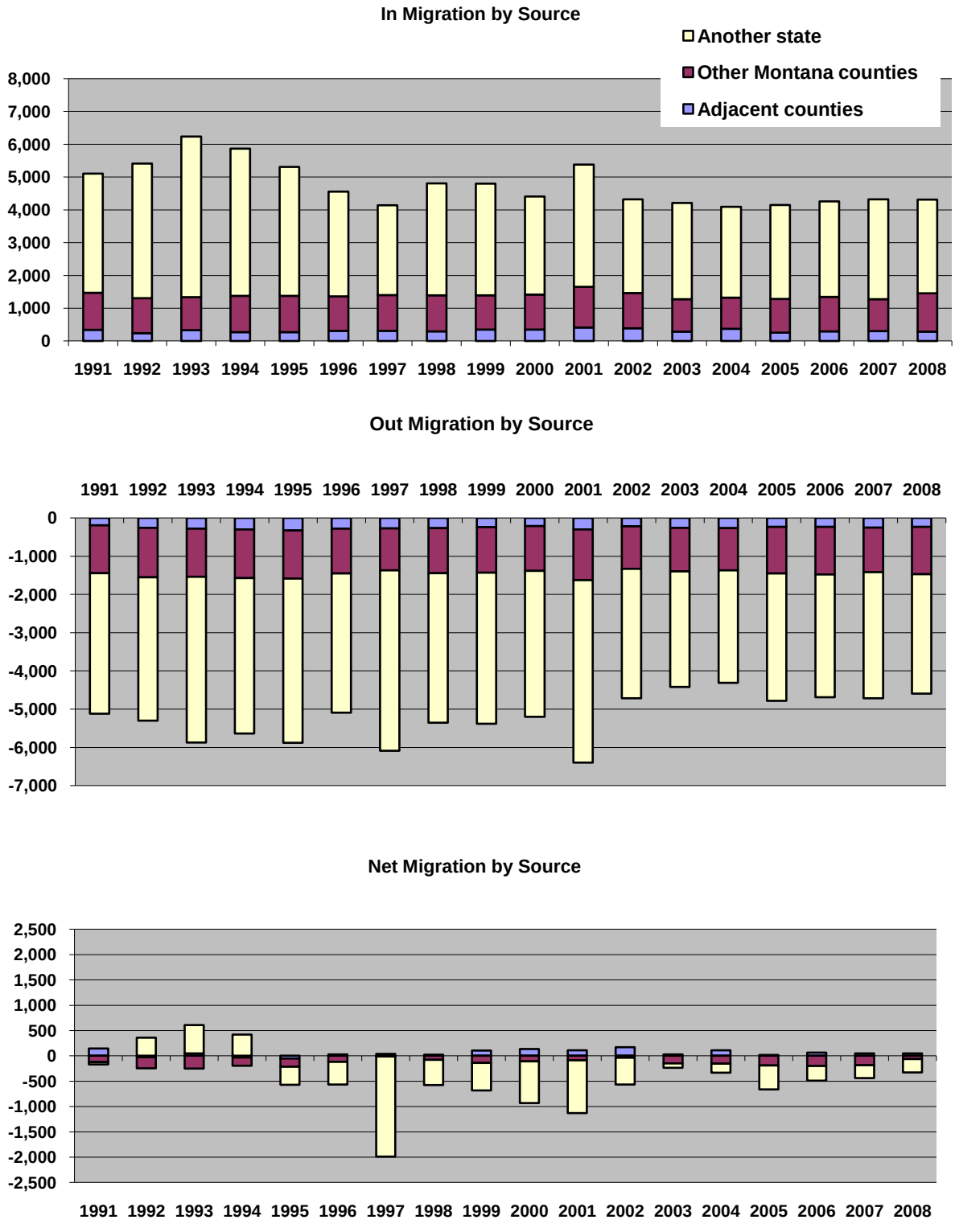
Figure 1.4: Components of Population Change, Cascade County, 1991-2010



Source: US Census Bureau.

Cascade County
Real Estate Market

Figure 1.5: Number of Personal Exemptions, Cascade County, 1991-2008

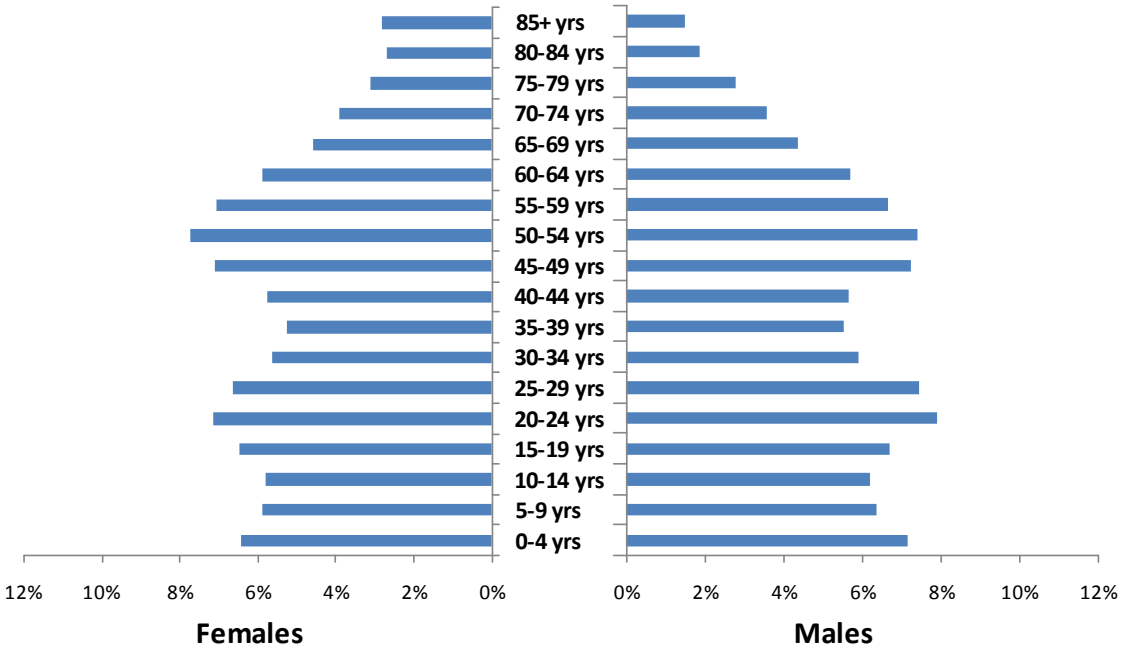


Source: Internal Revenue Service.

Cascade County
Real Estate Market

The median age of Cascade County residents increased slightly between 2000 and 2010. Males increased from 36 years to 37 years of age while the female median age increased from 38 to 41 years. The age distribution shows the differences between males and females; 4 percent of females are 85 years and older compared to less than two percent of males. The baby boom generation is clearly confirmed in the bulge of 44-64. Their children are seen in the lower bulge. Malmstrom Air Base personnel are identified in the males 20-24 years of age.

Figure 1.6: Age Distribution of Population, Cascade County, 2010

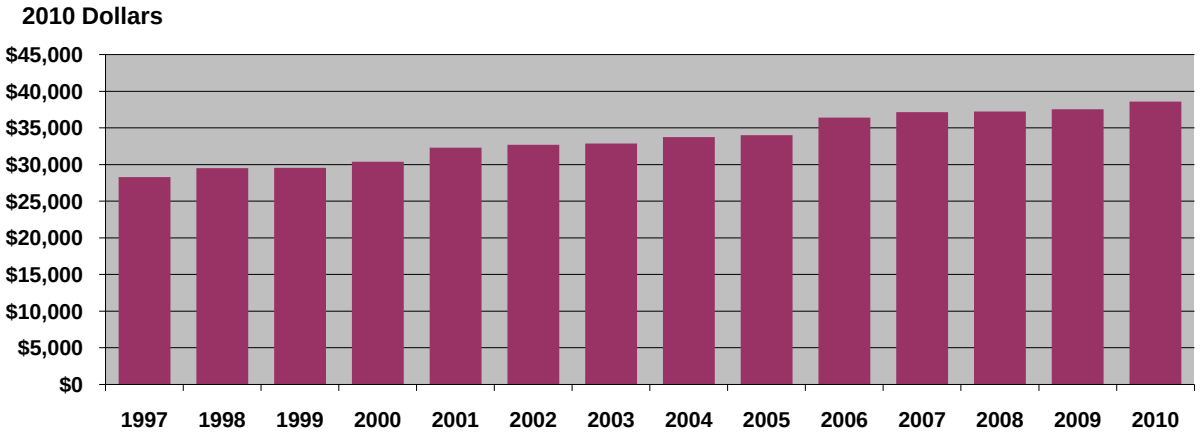


Source: US Census Bureau, 2010 Census.

Cascade County Real Estate Market

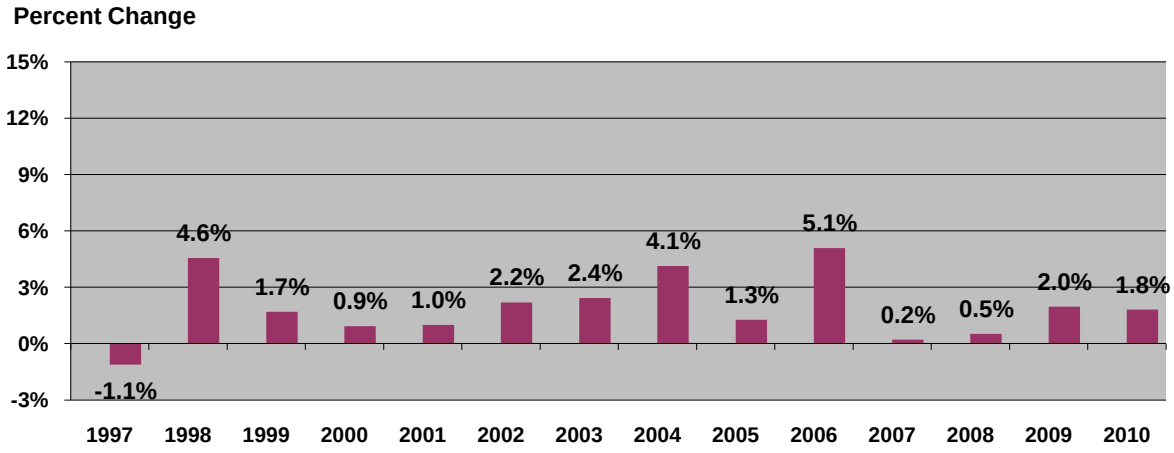
Per capita income is the average income for every person in an area. It increased 27 percent between 2000 and 2010. Nonfarm labor income measures how an economy is doing. Nonfarm income has grown at moderate rates since 2000.

Figure 1.7: Per Capita Income, Cascade County, 1997-2010



Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Figure 1.8: Change in Nonfarm Labor Income, Cascade County, 1997-2010



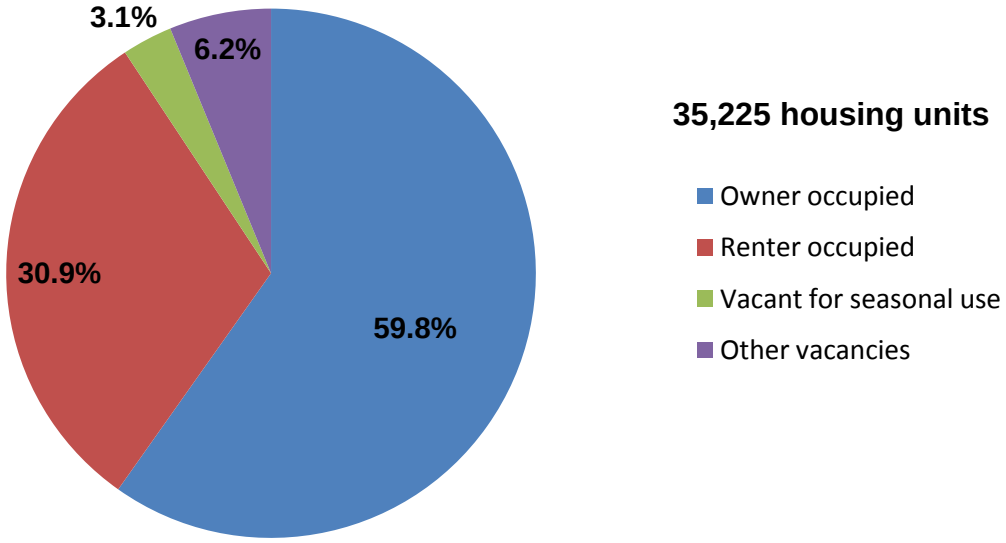
Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Cascade County Real Estate Market

SUPPLY OF HOUSING IN CASCADE COUNTY

Nearly 60 percent of Cascade housing units are occupied by owners; 31 percent by renters and only about 9 percents of units are vacant. Most of the 3.1 percent of vacant for seasonal use units are located near Neihart and Monarch.

Figure 1.9: Occupancy of Housing Units, Cascade County, 2010



Source: US Census Bureau, 2010 Census.

Cascade County Real Estate Market

Building activity in Great Falls remained relatively constant through 2007 then decreased by about half in 2008. 2009 building was about the same as 2008 although single family construction declined. In 2010 building declined to 96 units as multifamily units declined. Building in the unincorporated areas of Cascade County has remained fairly constant.

Table 1.2: Building and Electric Permits, Cascade County Permitting Areas

City of Great Falls Building Permits

	Number of Units			
	Single family	Duplex	Multifamily	Total
2001	113	0	48	161
2002	112	0	8	120
2003	142	0	32	174
2004	148	2	42	192
2005	185	16	28	229
2006	188	4	7	199
2007	210	0	76	286
2008	113	2	0	115
2009	75	8	36	119
2010	80	0	16	96

Unincorporated Areas of Cascade County Electric Permits

	Number of Units			
	Single family	Duplex	Multifamily	Total
2001	74	0	0	74
2002	57	0	0	57
2003	66	0	0	66
2004	80	0	0	80
2005	98	0	0	98
2006	96	0	0	96
2007	100	0	0	100
2008	117	0	0	117
2009	82	0	0	82
2010	71	0	0	71

Sources: US Census Bureau, Construction Statistics and Montana Department of Labor and Industry.

Cascade County Real Estate Market

CURRENT STATE OF CASCADE COUNTY'S HOUSING MARKET

Cascade County remains an affordable urban county in Montana to purchase a new home. Median price for a single family home was only $149,450 in 2010. Sales remained constant at around 1,100-1,300 per year through 2008. Sales activity slowed in 2009 when only 924 homes were sold and at a 0.4 percent increase in median price over 2008. Sales declined again in 2010, but prices increased over 2009. Days on the market more than doubled from 58 in 2007 to 125 in 2010.

Table 1.3: Residential Home Sales, Cascade County, 2002-2010

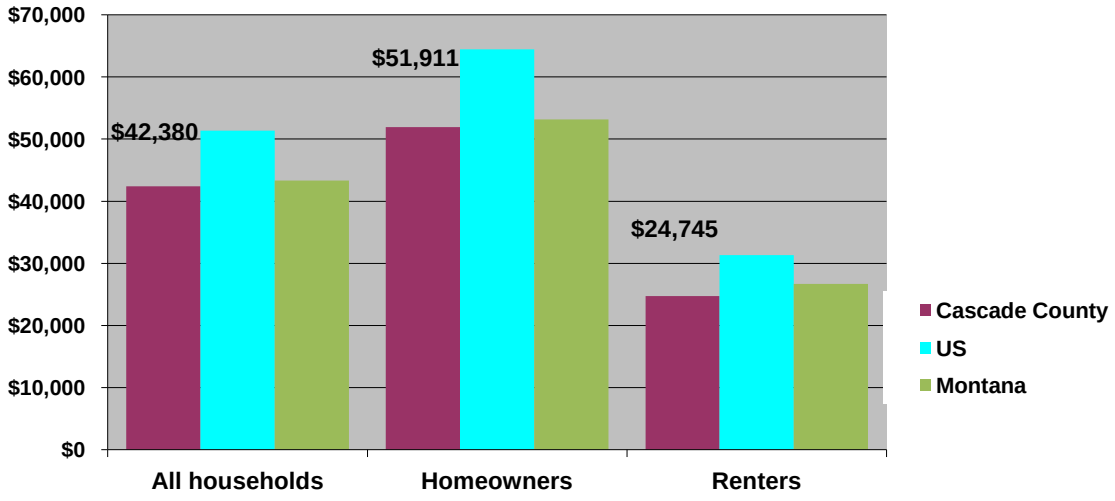
Year	Residential Sales	Median Price	Percent Change	DOM
2002	1,090	$94,500		81
2003	1,228	109,900	16.3%	72
2004	1,164	108,000	-1.7%	68
2005	1,185	125,000	15.7%	57
2006	1,305	135,680	8.5%	59
2007	1,229	145,000	6.9%	58
2008	1,097	147,500	1.7%	101
2009	924	148,150	0.4%	108
2010	856	149,450	0.9%	125

Source: Great Falls Association of REALTORS®.

HOUSING AFFORDABILITY SCORECARD

Median income for Cascade County households is comparable to the Montana median. About 40 percent of Cascade County families have incomes between 50 and 100 thousand dollars. About 15 percent of families have incomes over 100,000 dollars. The poverty rate for Cascade County is 14.0 percent.

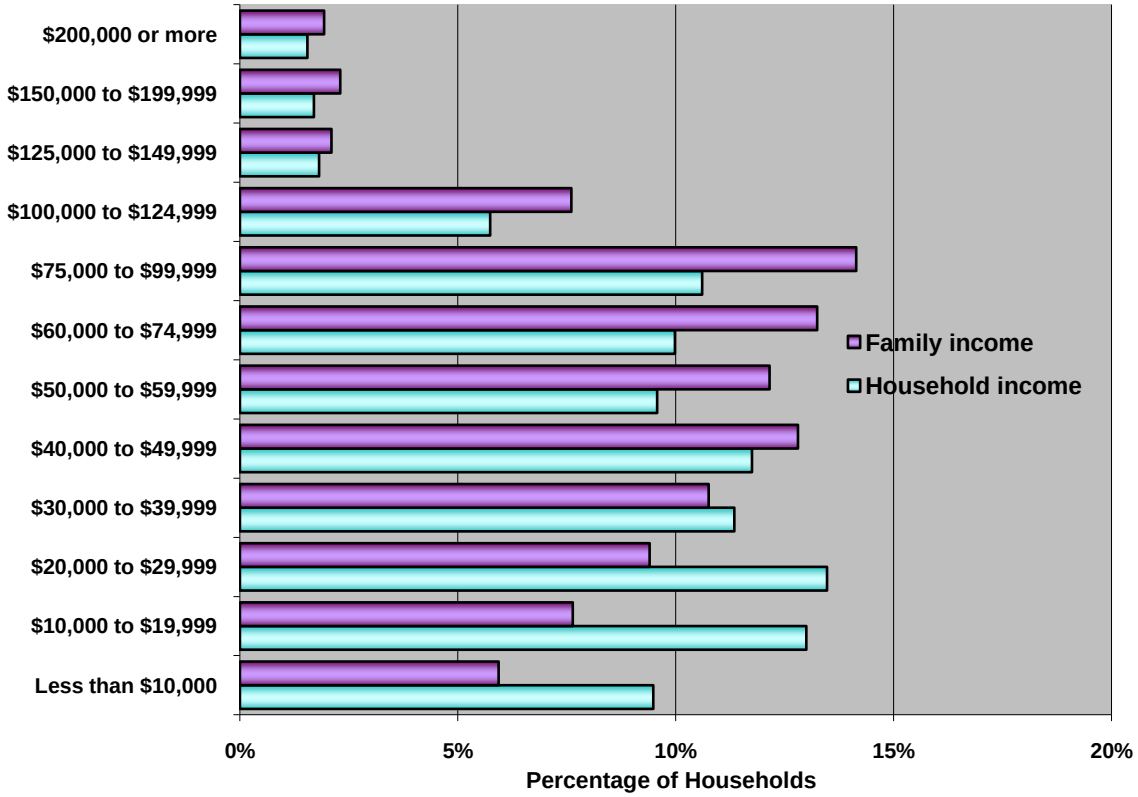
Figure 1.10: Median Household Income, Cascade County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

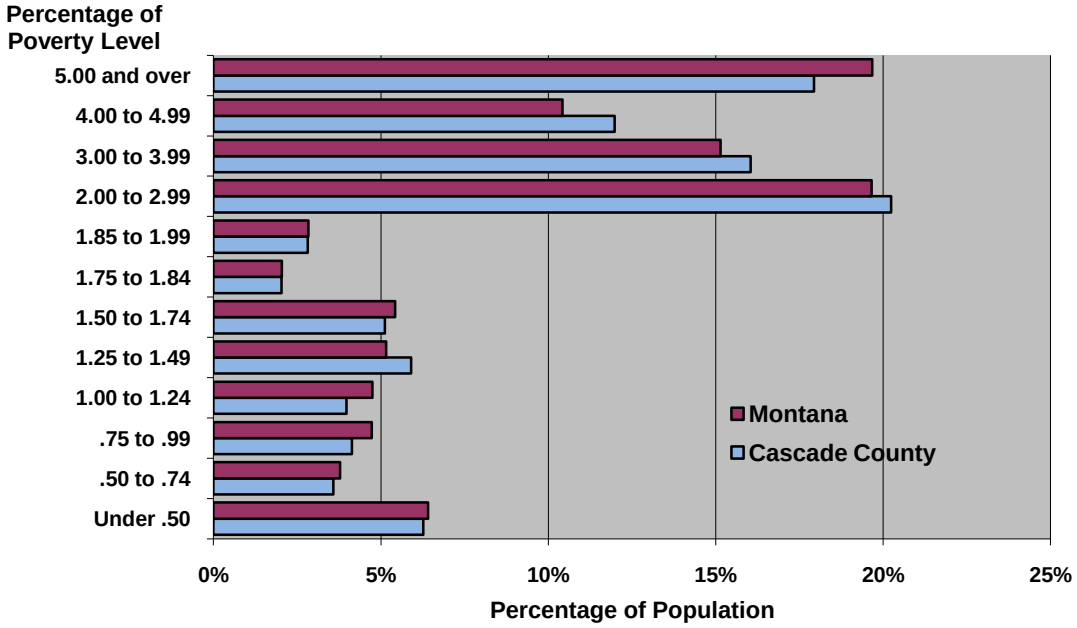
Cascade County
Real Estate Market

Figure 1.11: Income Distribution, Cascade County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

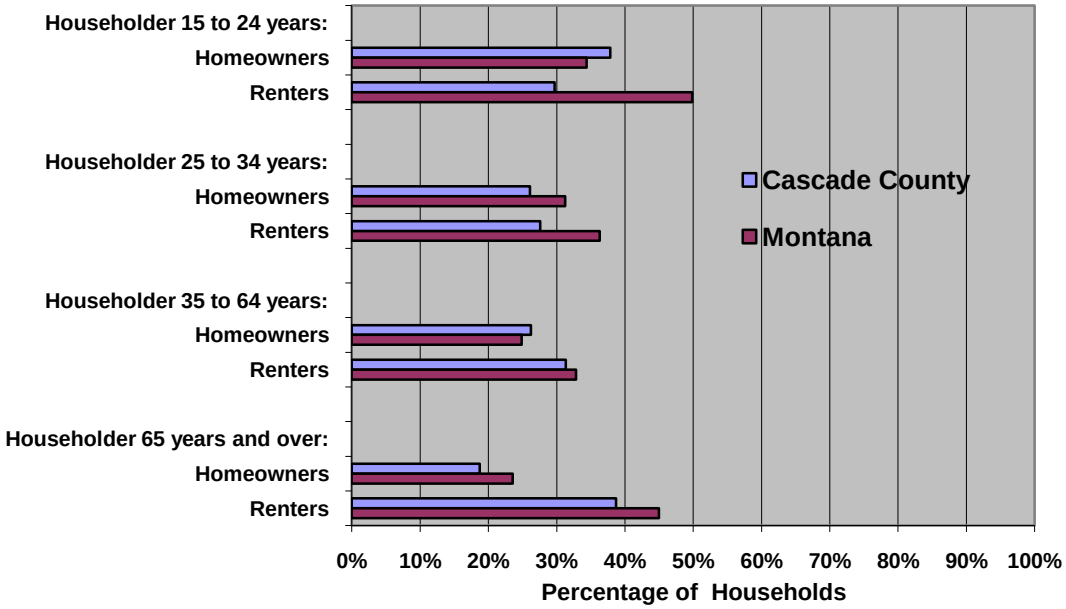
Figure 1.12: Income as a Ratio of Poverty Level, Cascade County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Cascade County
Real Estate Market

Figure 1.13: Percentage of Households Spending More than 30 Percent of Income on Housing, Cascade County, 2009

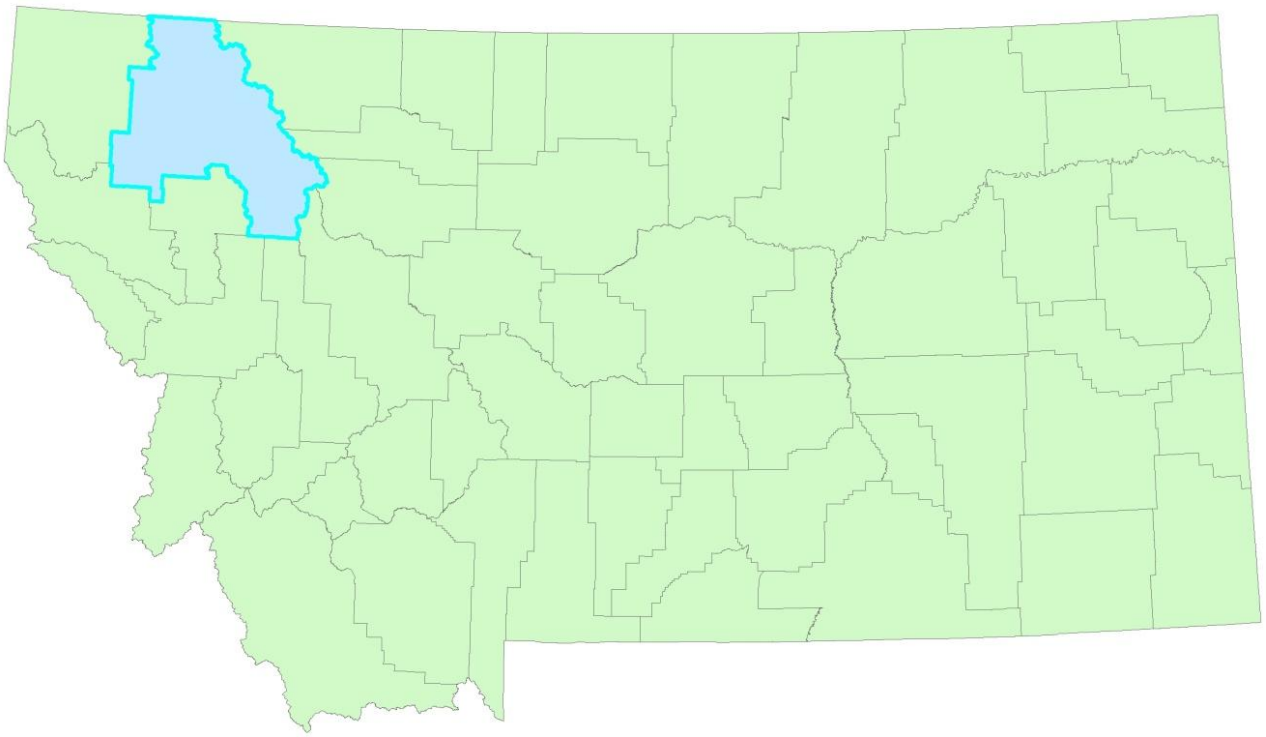


Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Housing is very affordable in Cascade County when compared to other areas of Montana. Households in Cascade County pay more than 30 percent of their incomes for housing in proportions less than all Montana.

FLATHEAD COUNTY

REAL ESTATE



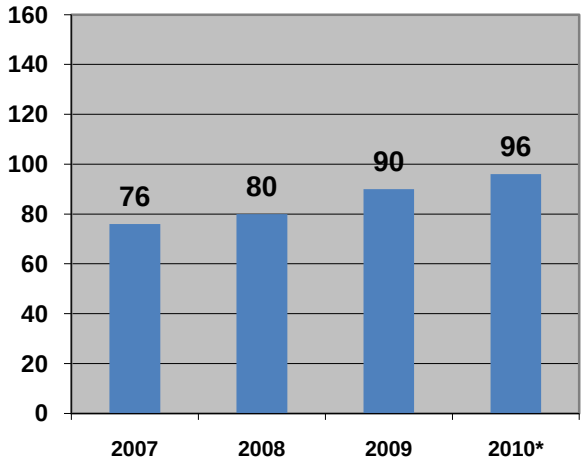
Flathead County Real Estate Market

FLATHEAD COUNTY AT A GLANCE

According to the numbers, the recession hit the Flathead economy harder than any other major urban area in the state. The nonfarm labor income decline of 2.7 percent in 2008 and the 9.3 percent decrease in 2009 were the largest among the counties reported. Flathead County's unemployment rate hit 11.3 percent in November 2010, higher than any of the other large counties in the state. These sizable impacts were the result of permanent closures (such as Columbia Falls Aluminum Company) combined with cyclic declines in major industries such as wood products, nonresident travel, and construction. On the positive side, the evolution of Kalispell into a regional trade and service center continues to be one of the growing sectors of the economic base. It will be at least 2014 before real nonfarm labor income (an overall measure of the economy) in Flathead County regains its 2007 peak. It will take even longer for employment to regain its pre-recession level.

Flathead County remains one of the most unaffordable real estate markets in Montana. Housing affordability as measured by the Housing Affordability Index has improved somewhat following the recent real estate downturn.

Figure 2.1: Housing Affordability Index, Flathead County, 2007 - 2010



*** Preliminary estimates using 2009 income data.**

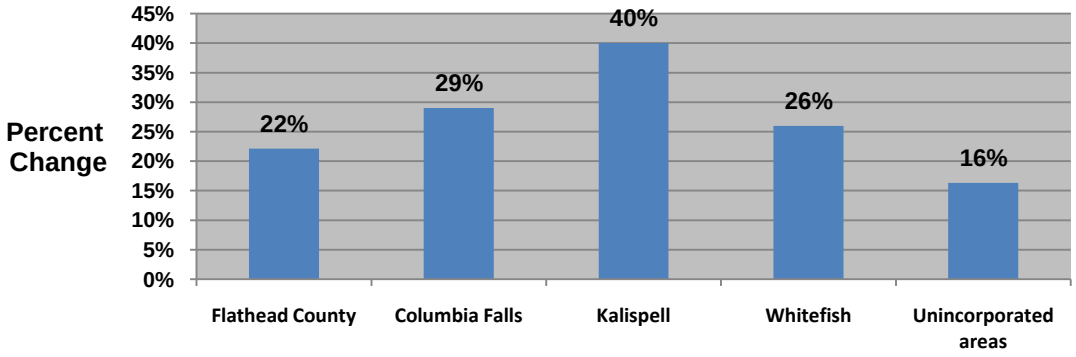
Source: Bureau of Business and Economic Research.

Flathead County Real Estate Market

FACTORS DRIVING DEMAND FOR HOUSING IN FLATHEAD COUNTY

Population in Flathead County grew 22 percent between 2000 and 2010. Population growth in Flathead County began slowing in 2007. All communities in Flathead County experienced growth, led by Kalispell. Extraordinary growth in Bigfork, Lakeside and Somers was due to both population growth as well as expanded boundaries. Eight new places were designated by the Census Bureau in collaboration with local officials.

Figure 2.2: Change in Population, Flathead County and Incorporated Places, 2000 to 2010



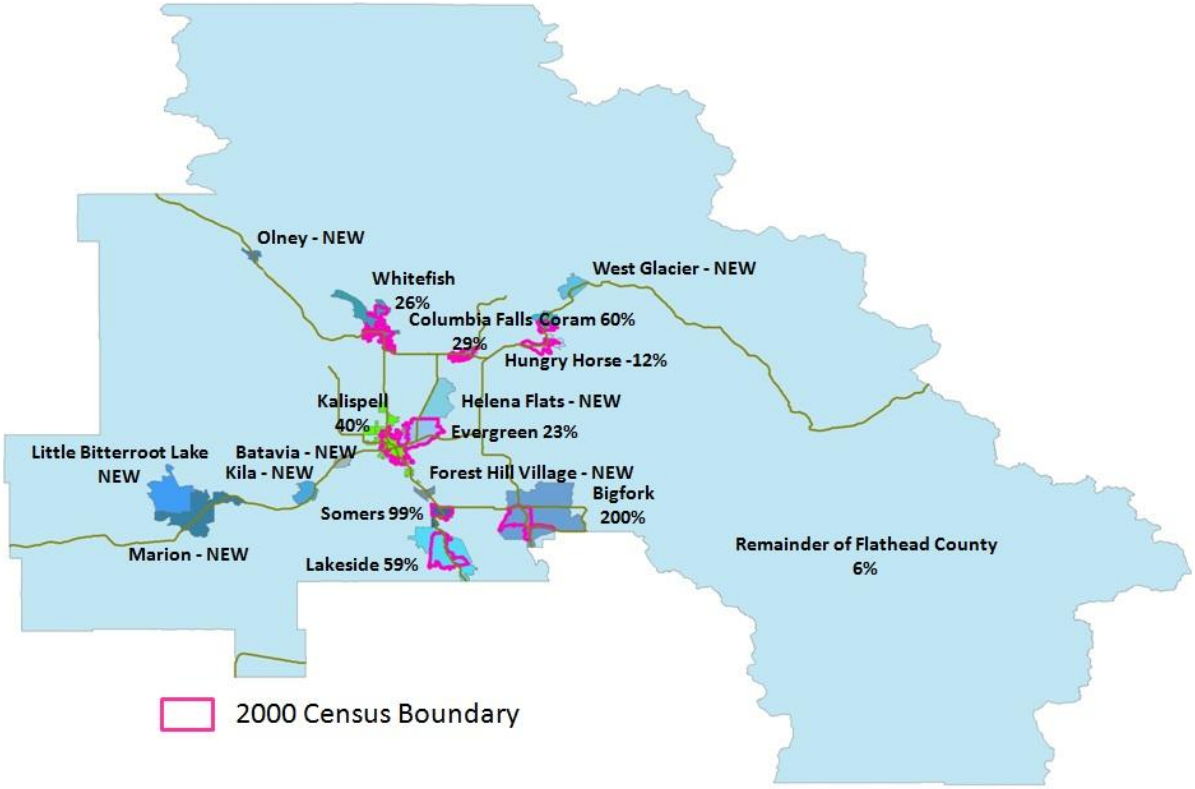
Source: US Census Bureau.

Table 2.1: Population of Flathead County, Incorporated Places and Census Designated Places, 2010

	2010	2000	Numerical Change 2000-2010	Percent Change 2000-2010
Flathead County	*90,928*	*74,471*	*16,457*	*22%*
Kalispell City	*19,927*	*14,223*	*5,704*	*40%*
Columbia Falls City	*4,688*	*3,645*	*1,043*	*29%*
Whitefish City	*6,357*	*5,032*	*1,325*	*26%*
Bigfork CDP	*4,270*	*1,421*	*2,849*	*200%*
Coram CDP	*539*	*337*	*202*	*60%*
Evergreen CDP	*7,616*	*6,215*	*1,401*	*23%*
Hungry Horse CDP	*826*	*934*	*-108*	*-12%*
Lakeside CDP	*2,669*	*1,679*	*990*	*59%*
Martin City CDP	*500*	*331*	*169*	*51%*
Somers CDP	*1,109*	*556*	*553*	*99%*
Remainder of county	*42,427*	*40,098*	*2,329*	*6%*
New Census Designated Places				
Batavia CDP	*385*			
Forest Hill Village CDP	*206*			
Helena Flats CDP	*1,043*			
Kila CDP	*392*			
Little Bitterroot Lake CDP	*194*			
Marion CDP	*886*			
Olney CDP	*191*			
West Glacier CDP	*227*			

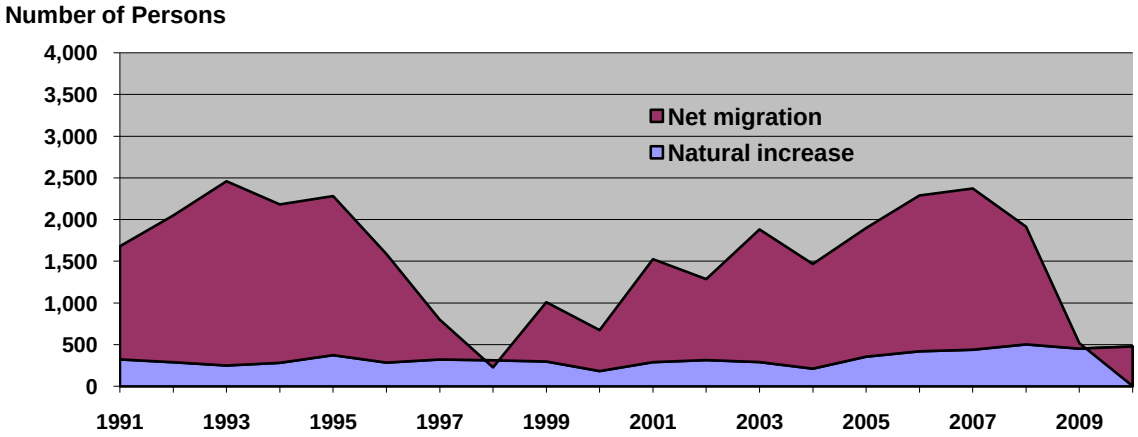
Source: US Census Bureau.

Figure 2.3: Change in Population, Flathead County, 2000 to 2010



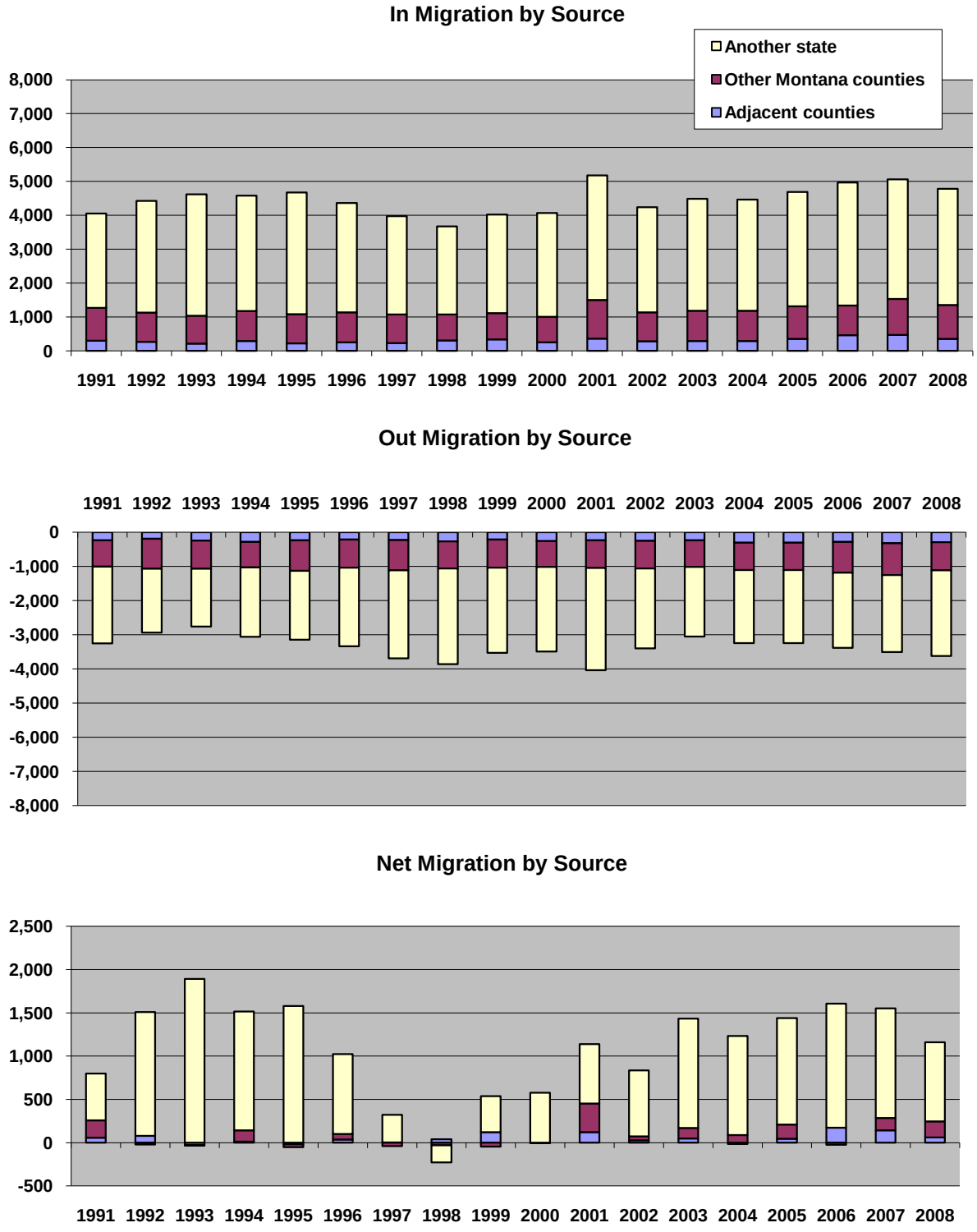
Growth during the decade was driven by about 1,000 more persons moving into Flathead County than move out. In-migration began declining in 2007. In 2009, net migration was about zero and went negative in 2010. Most in-migrants were from out of state.

Figure 2.4: Components of Population Change, Flathead County, 1991-2010



Source: US Census Bureau.

Figure 2.5: Number of Personal Exemptions, Flathead County, 1991-2008

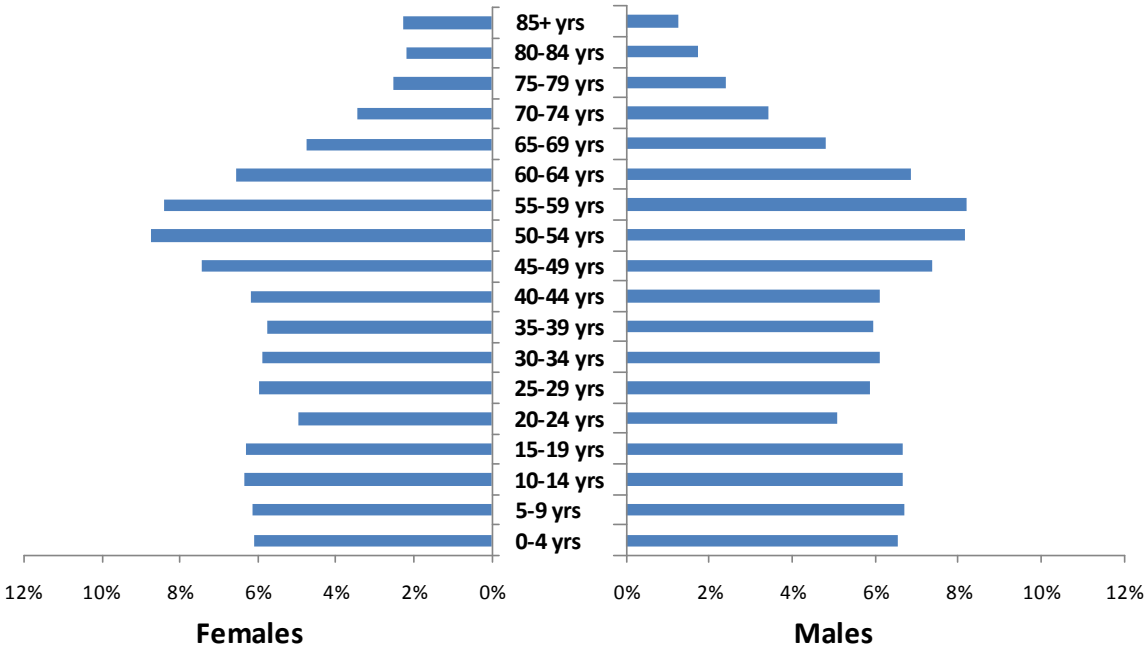


Source: Internal Revenue Service.

Flathead County Real Estate Market

The median age for both females increased by two years between 2000 and 2010: from 38 to 40 years for males and from 40 to 42 years for females. The baby boom generation is illustrated in the bulge beginning at ages 45-49. Out-migration of college-aged persons can be seen in the 20-24 age bars.

Figure 2.6: Age Distribution of Population, Flathead County, 2010



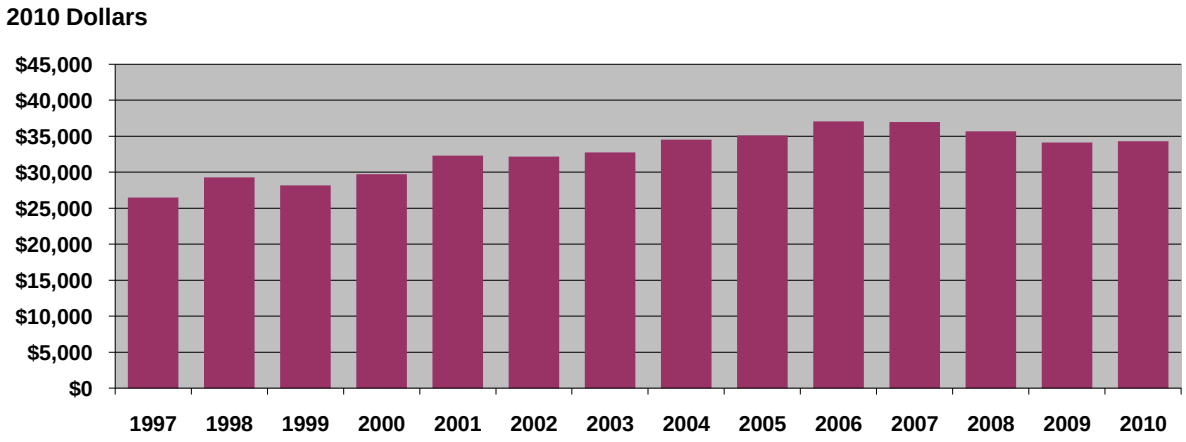
Source: US Census Bureau, 2010 Census.

Flathead County Real Estate Market

Per capita income is the average income for every person in an area. Flathead County per capita income increased 21 percent between 2000 and 2007. Per capita income declined during the last two years as incomes declined and population increased.

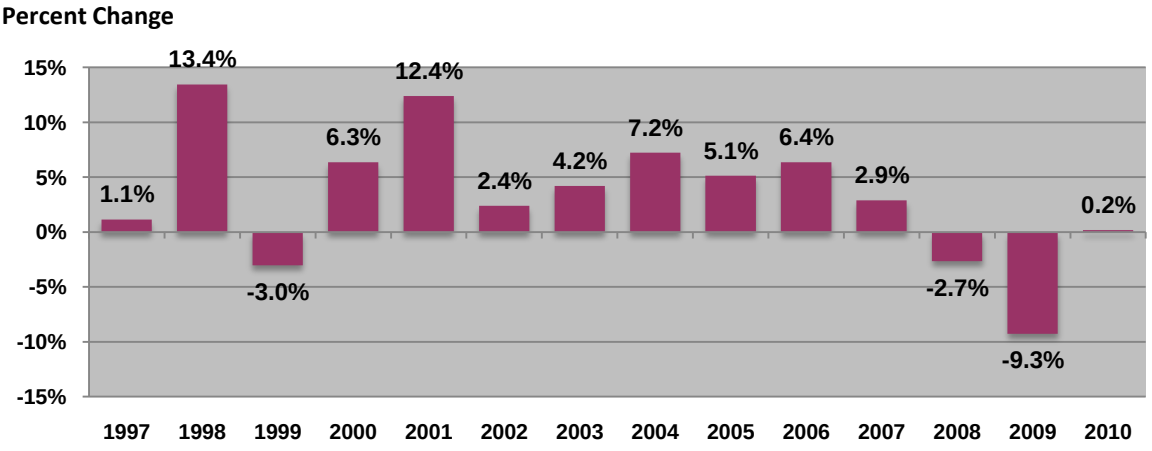
Nonfarm labor income measures how an economy is doing. Nonfarm income grew 28 percent between 2003 and 2007. Nonfarm labor income declined in 2008 and 2009 as major industries including construction and wood products manufacturing experienced upheaval. Some recovery occurred in 2010 as the wood products industry and construction industry stabilized at lower levels.

Figure 2.7: Per Capita Income, Flathead County, 1997-2010



Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Figure 2.8: Change in Nonfarm Labor Income, Flathead County, 1997-2010



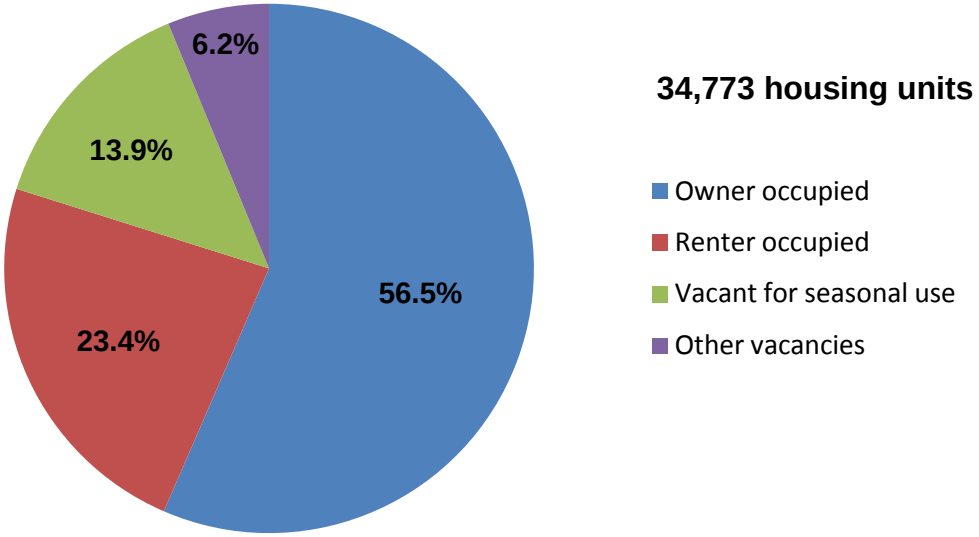
Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Flathead County Real Estate Market

SUPPLY OF HOUSING IN FLATHEAD COUNTY

Nearly 14 percent of housing units in Flathead County are vacant for seasonal use. Another 23 percent are renter occupied with about 56 percent of units occupied by owners. The remaining 6 percent of units are vacant for various reasons including for rent or sale.

Figure 2.9: Occupancy of Housing Units, Flathead County, 2010



Source: US Census Bureau, 2010 Census.

Building and electric permits for Flathead County were robust during the early part of the decade, but have declined precipitously since 2007. Single family construction declined nearly 85 percent during that time frame in Kalispell and outlying areas. Single family construction in Flathead County is nearly nonexistent when compared to the boom years of 2004 and 2007.

Flathead County Real Estate Market

Table 2.2: Building and Electric Permits, Flathead County

Kalispell and Unincorporated Areas Electric Permits				
		Number of Units		
	Single family	Duplex	Multifamily	Total
2001	711	44	6	761
2002	735	24	88	847
2003	891	40	23	954
2004	1,110	64	119	1,293
2005	1,264	22	14	1,300
2006	1,082	16	28	1,126
2007	905	12	91	1,008
2008	584	30	33	647
2009	298	8	0	306
2010	138	2	62	202

Town of Columbia Falls Building Permits				
		Number of Units		
	Single family	Duplex	Multifamily	Total
2001	17	0	0	17
2002	28	0	0	28
2003	66	0	8	74
2004	40	6	48	94
2005	57	8	16	81
2006	35	24	18	77
2007	25	12	0	37
2008	24	0	0	24
2009	6	0	0	6
2010	4	2	0	6

Town of Whitefish Building Permits				
		Number of Units		
	Single family	Duplex	Multifamily	Total
2001	76	0	30	106
2002	87	12	4	103
2003	103	12	32	147
2004	85	0	58	143
2005	136	0	153	289
2006	101	8	23	132
2007	36	6	32	74
2008	35	0	0	35
2009	14	0	0	14
2010	23	0	3	26

Sources: US Census Bureau, Construction Statistics and Montana Department of Labor and Industry.

Flathead County Real Estate Market

CURRENT STATE OF FLATHEAD COUNTY'S HOUSING MARKET

Residential real estate sales were vibrant until 2006. Median prices were growing in the double digits. The number of annual sales approached 2,000. In 2007, the number of sales dropped to 2001 levels although the median price was 9 percent higher than 2006. The real drop started in 2008. Residential real estate sales declined in 2009 to about half the number that occurred in 2006. Sales recovered to 2007 levels in 2010, but prices continued their decline. Days on the market increased to 185 days in 2010 from 153 in 2007.

Table 2.3: Residential Home Sales, Flathead County

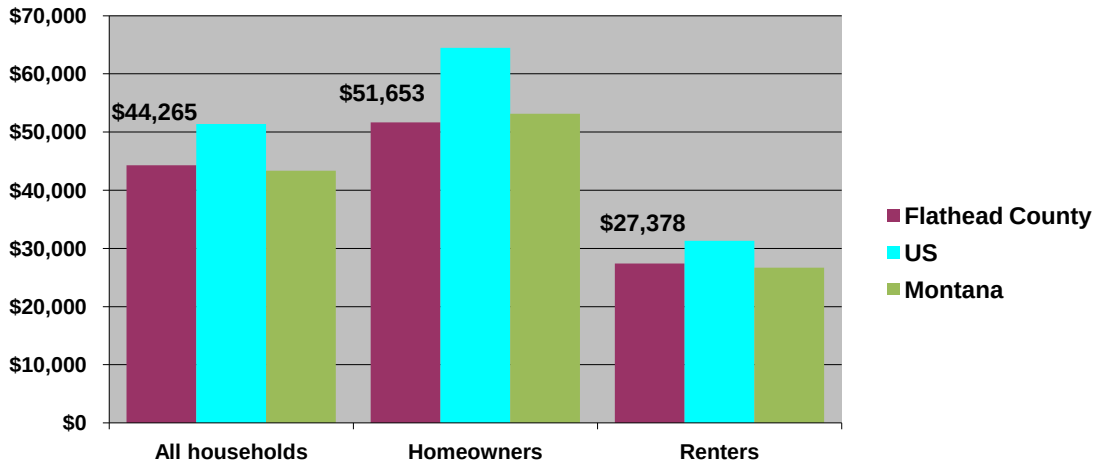
Year	Residential Sales	Median Price	Percent Change	DOM
2001	1,389	$128,500		175
2002	1,517	136,000	5.8%	168
2003	1,573	157,100	15.5%	151
2004	1,724	178,500	13.6%	142
2005	1,761	215,000	20.4%	149
2006	1,802	234,900	9.3%	155
2007	1,358	249,000	6.0%	153
2008	984	239,000	-4.0%	170
2009	908	205,000	-14.2%	176
2010	1,351	197,000	-3.9%	185

Source: Northwest Montana Association of REALTORS®.

HOUSING AFFORDABILITY SCORECARD

Flathead median household income was about the same as the state median. Almost 14 percent of Flathead County households have incomes below the Federal Poverty Level.

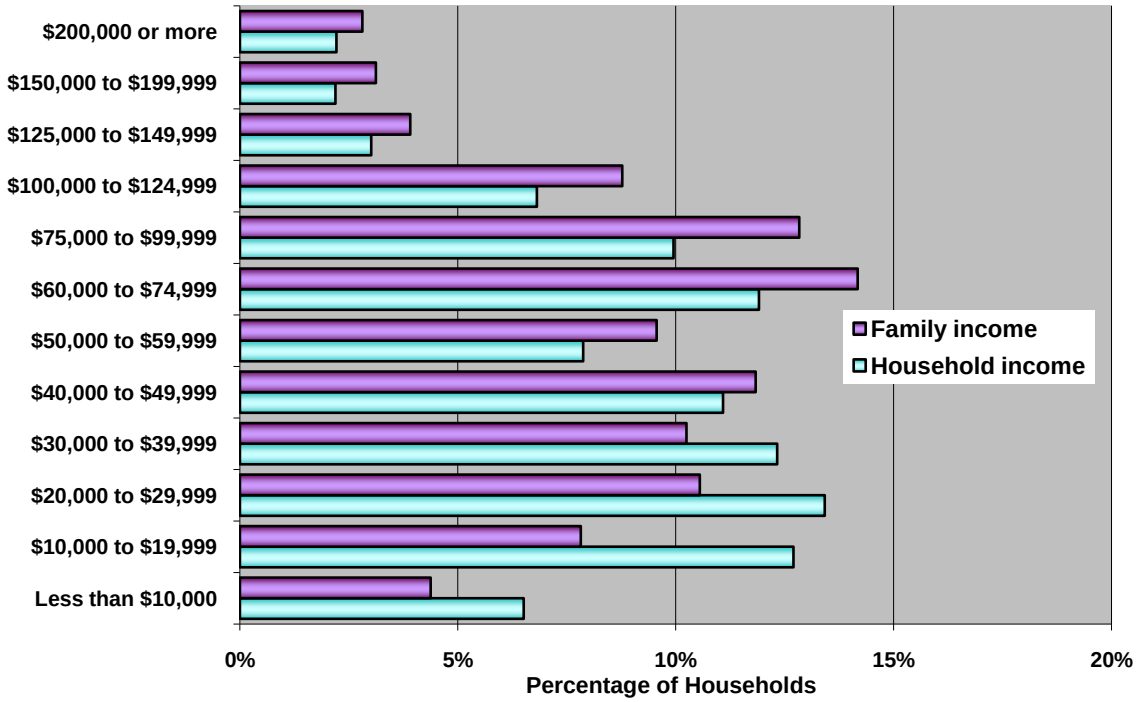
Figure 2.10: Median Household Income, Flathead County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

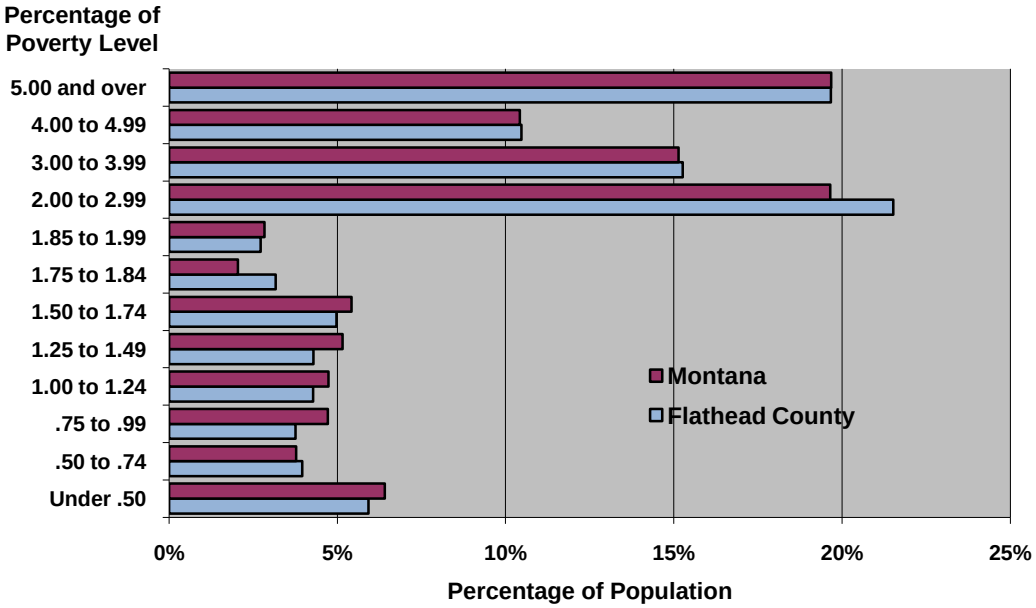
Flathead County Real Estate Market

Figure 2.11: Income Distribution, Flathead County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

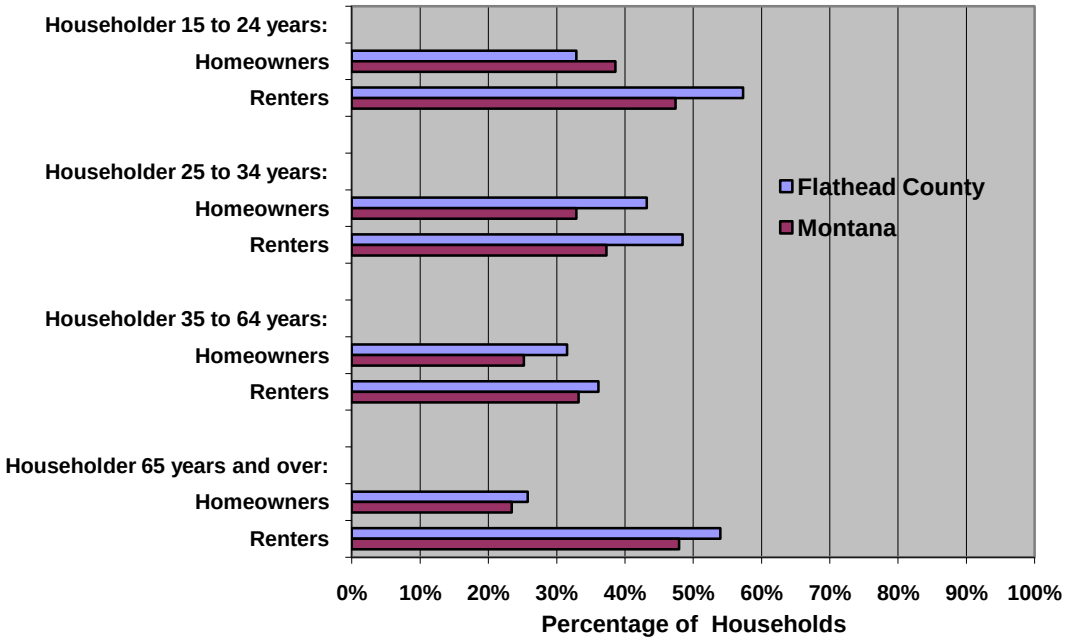
Figure 2.12: Income as a Ratio of Poverty Level, Flathead County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Flathead County
Real Estate Market

Figure 2.13: Percentage of Households Spending More than 30 Percent of Income on Housing, Flathead County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Elderly renters and younger homeowners are large groups paying more than 30 percent of their income for housing in proportions substantially higher than Montana as a whole. Over fifty percent of elderly renters pay over 30 percent of their income towards housing.

KALISPELL REGULATORY FEES

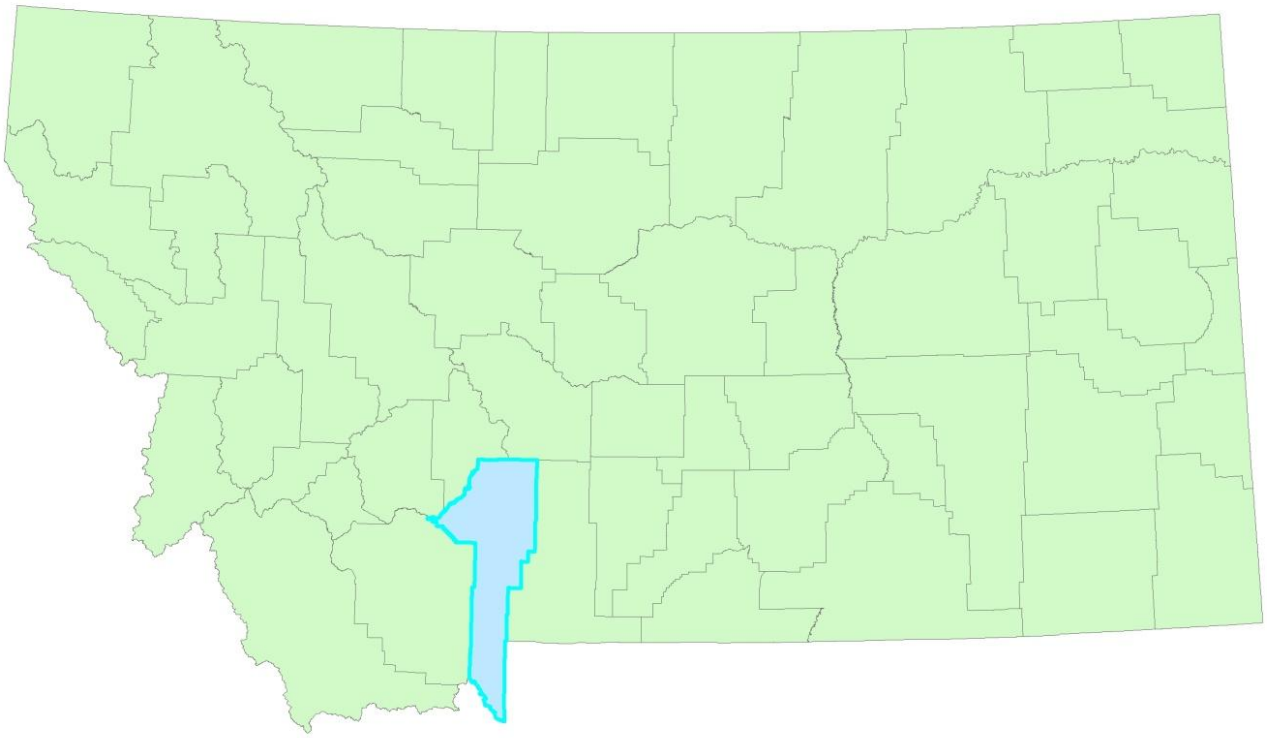
Impact and development fees are a noticeable part of building a subdivision in Flathead County, over $8,000 per unit. Impact fees alone account for over $6,400 per lot.

Table 2.4 Kalispell Regulatory Fees

	Cost	
	Total	Per lot
Total		**$8,108**
Zoning fees	**$990**	**40**
Zone map amendment	**590**	
Zone text amendment	**400**	
Subdivision fees	**8,300**	**332**
Pre-application review	**50**	
Preliminary Plat 25 lots	**4,125**	
Final Plat Filing Review	**3,925**	
Variance from subdivision standards	**200**	
Impact fees		**6,424**
Fire		**547**
Water		**2,213**
Police		**44**
Stormwater		**1,121**
Sewer		**2,499**
Permits		**980**
Building		**920**
Plan review		**50**
Stormwater		**10**

GALLATIN COUNTY

REAL ESTATE



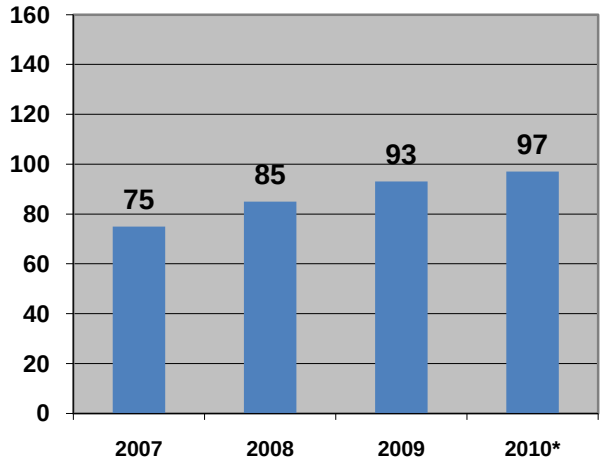
Gallatin County Real Estate Market

GALLATIN COUNTY AT A GLANCE

Despite the sharp declines in 2008 and 2009, the Bozeman area economy should emerge from the recession relatively unscathed. Construction and real estate plummeted and nonresident travel (which accounts for 13 percent of the local economic base) decreased sharply in response to the national recession. But Bozeman's high-tech industries (which suffered greatly during the 2001 recession) continue to expand. Employees of Montana State University will see their wages increase only slightly. The roughly 3.5 percent annual growth projected for 2010 to 2014 may appear buoyant compared to the recession years, but it is a full percentage point lower than the prerecession average of 4.4 percent per year.

The volatile real estate market in Gallatin County is reflected in the Housing Affordability Index; real estate was slightly more affordable in 2009 than 2008. Preliminary 2010 HAI shows that recent price drops have brought housing affordability near 100. Gallatin County still remains one of the more unaffordable real estate markets in Montana.

Figure 3.1: Housing Affordability Index, Gallatin County, 2007 - 2010



*** Preliminary estimates using 2009 income data.**

Source: Bureau of Business and Economic Research.

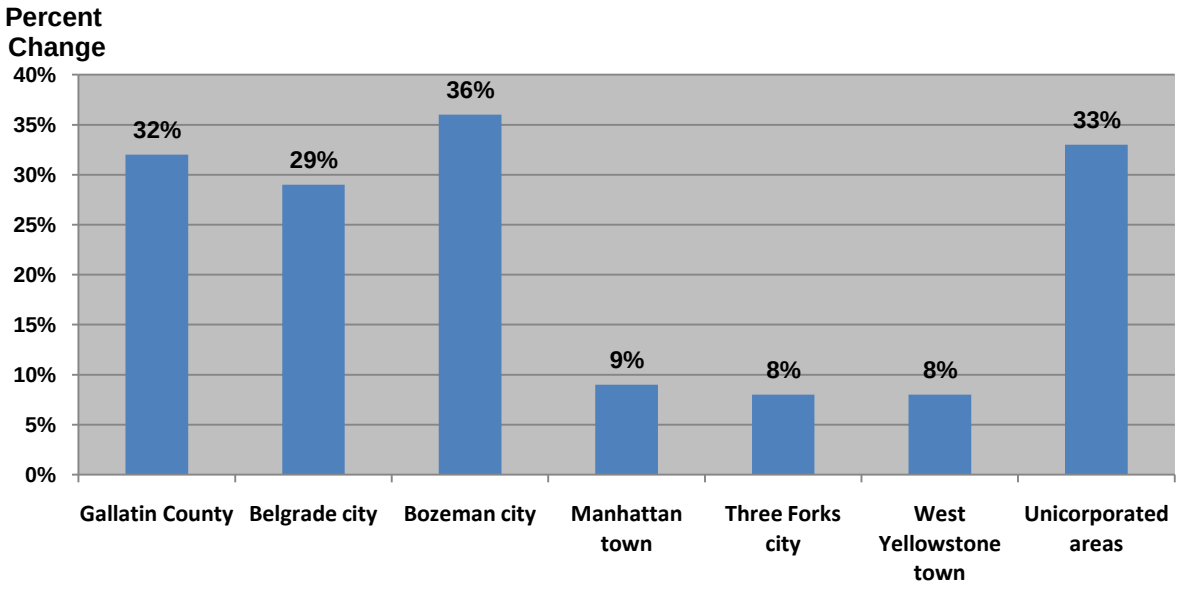
Gallatin County Real Estate Market

FACTORS DRIVING DEMAND FOR HOUSING IN GALLATIN COUNTY

Population in Gallatin County grew 32 percent between 2000 and 2010. Most of the growth occurred in Bozeman and unincorporated areas near Bozeman. Population was reported for eleven new Census Designated Places. Census Designated Place boundaries are determined by local officials.

Growth is driven by about 1,000 more persons moving into Gallatin County than move out. Up until 2008, about 5,000 persons moved out and 6,000 moved in annually. A large portion of these migrants to Gallatin County came from other states. Population growth stabilized in 2009 with slightly more people leaving Gallatin County than moved in. Out-migration continued in 2010.

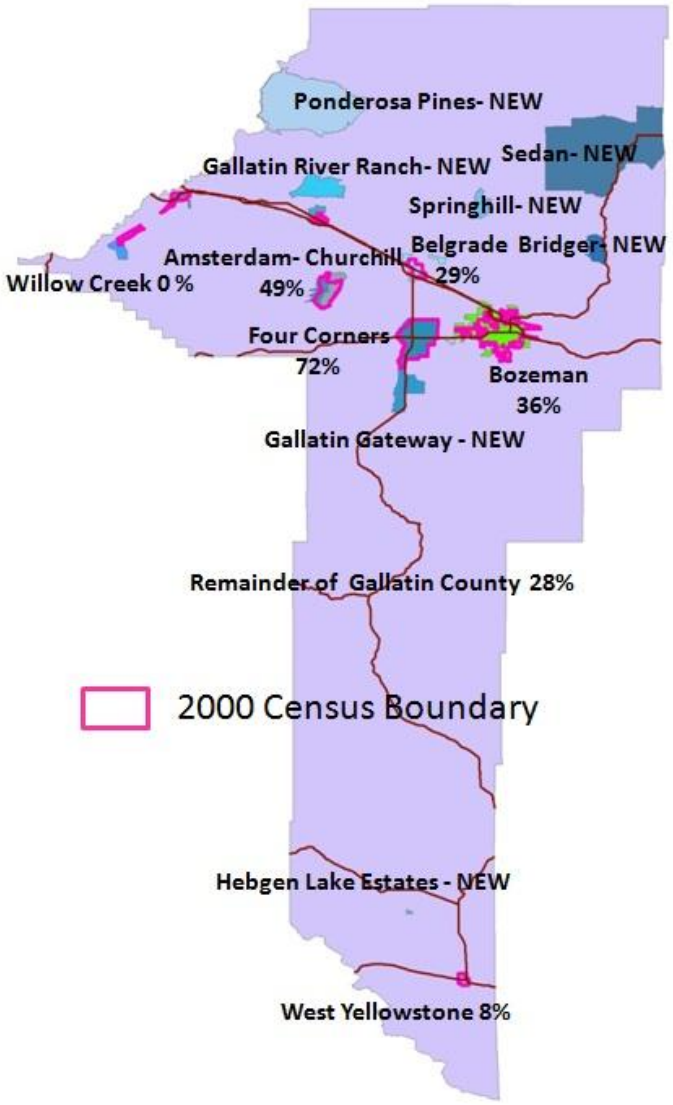
Figure 3.2: Change in Population, Gallatin County and Incorporated Places, 2000 to 2010



Source: US Census Bureau.

Gallatin County
Real Estate Market

Figure 3.3: Change in Population, Gallatin County and Incorporated Places, 2000 to 2010



Source: US Census Bureau.

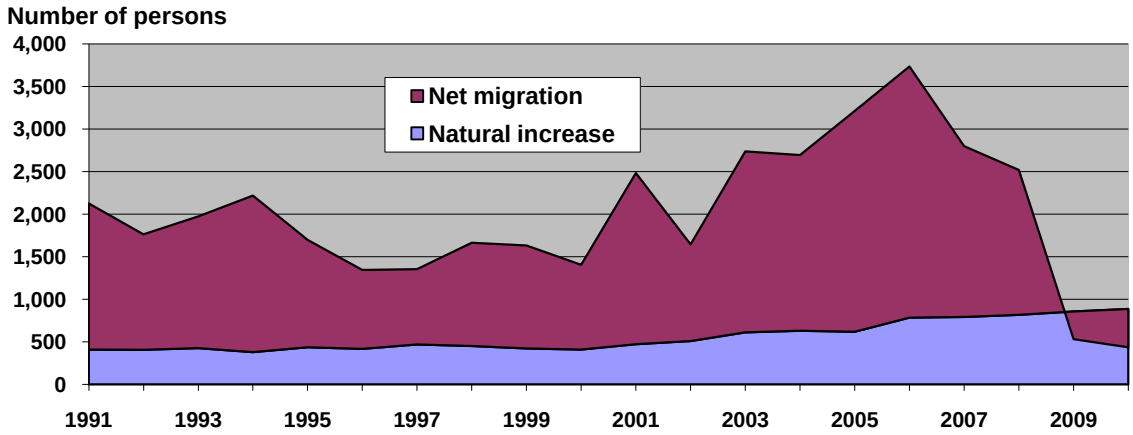
Gallatin County Real Estate Market

Table 3.1: Population of Gallatin County, Incorporated Places and Census Designated Places, 2010

	2010 Census	2000 Census	Numerical Change 2000-2010	Percent Change 2000-2010
Gallatin County	89,513	67,831	21,682	32%
Bozeman City	37,280	27,509	9,771	36%
Belgrade City	7,389	5,728	1,661	29%
Manhattan town	1,520	1,396	124	9%
Three Forks city	1,869	1,728	141	8%
West Yellowstone town	1,271	1,177	94	8%
Amsterdam-Churchill CDP	1,082	727	355	49%
Big Sky CDP (Gallatin Cty part)	1,922	1,033	889	86%
Four Corners CDP	3,146	1,828	1,318	72%
Willow Creek CDP	210	209	1	0%
Remainder of county	33,824	26,496	7,328	28%
New Census Designated Places				
Amsterdam CDP **	180			
Bridger CDP	30			
Churchill CDP **	902			
Gallatin Gateway CDP	856			
Gallatin River Ranch CDP	69			
Hebgen Lake Estates CDP	70			
King Arthur Park CDP	738			
Logan CDP	99			
Ponderosa Pines CDP	336			
Sedan CDP	99			
Springhill CDP	130			

Source: US Census Bureau.

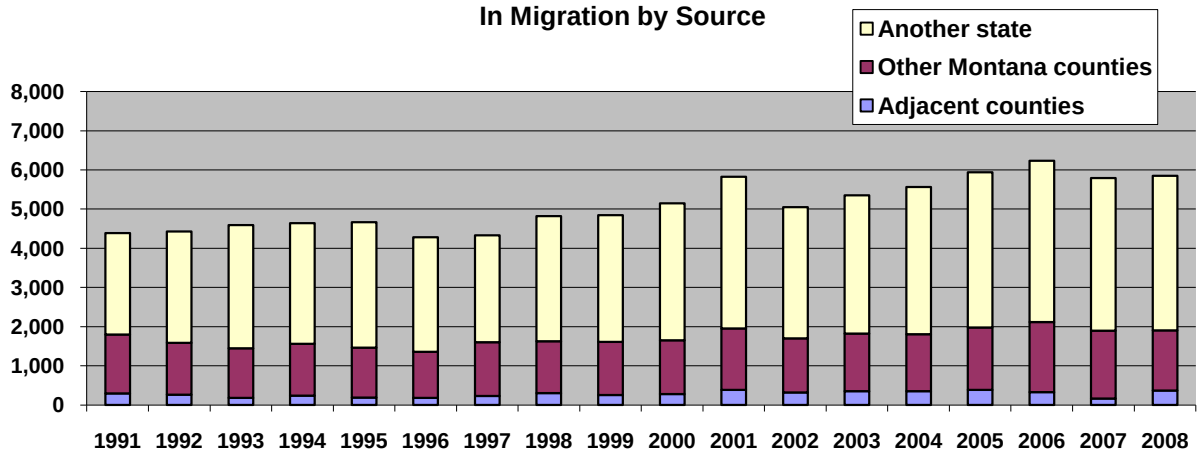
Figure 3.4: Components of Population Change, Gallatin County, 1991-2010

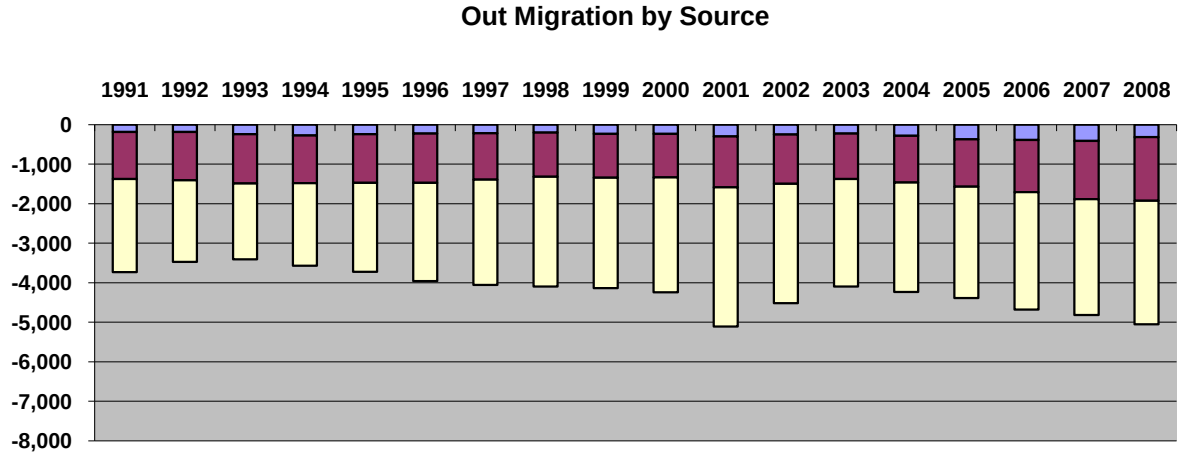


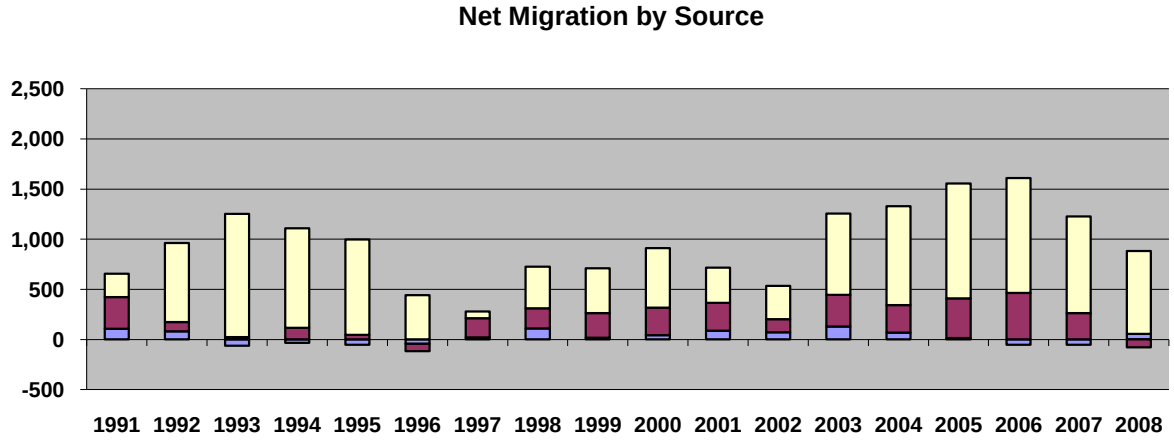
Source: US Census Bureau.

Gallatin County
Real Estate Market

Figure 3.5: Number of Personal Exemptions, Gallatin County, 1991-2008





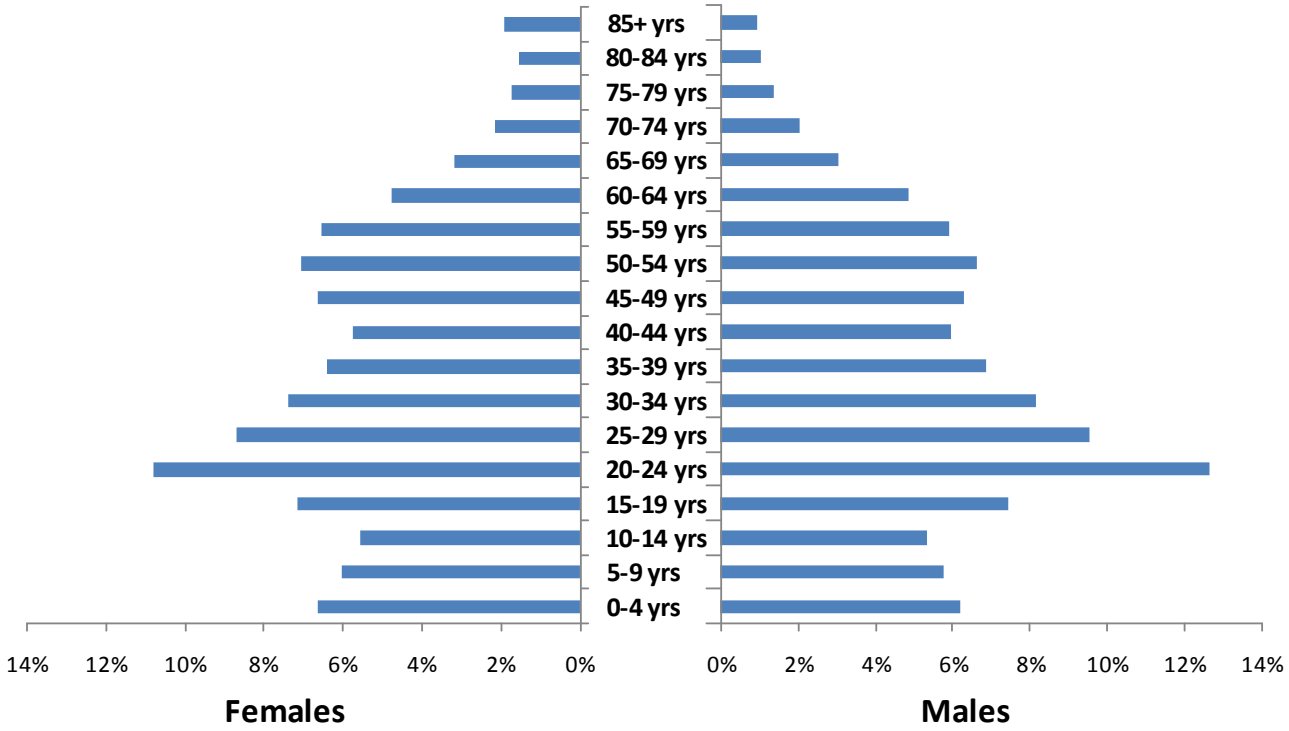


Source: Internal Revenue Service.

Gallatin County Real Estate Market

Montana State University affects the age distribution of Gallatin County residents. Almost 13 percent of males and about 11 percent of females are between 20 and 24 years of age. Ten percent of males and nearly 9 percent of females are 25-29 year of age. Median age increased 2 years (30 to 32) for males and only 1 year (32 to 33) for females between 2000 and 2010.

Figure 3.6: Age Distribution of Population, Gallatin County, 2010

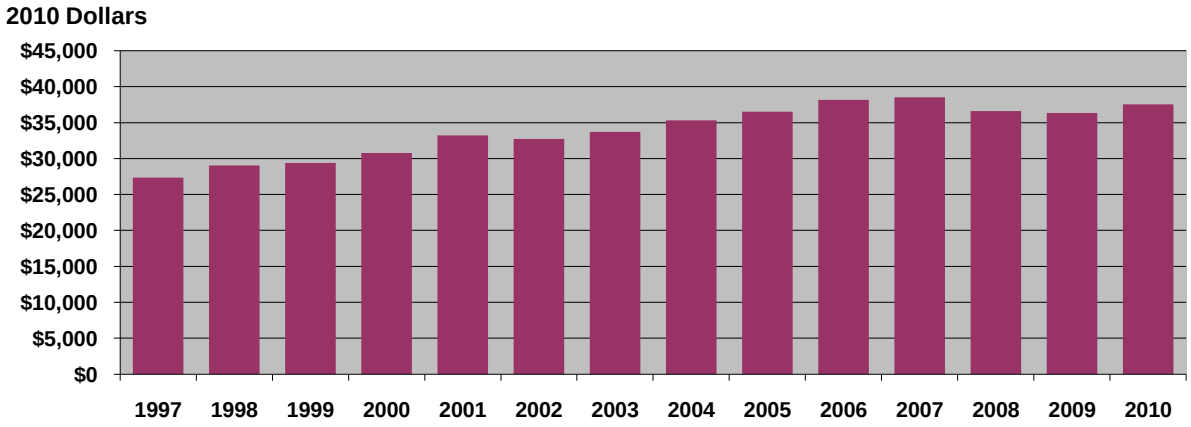


Source: US Census Bureau, 2010 Census.

Gallatin County Real Estate Market

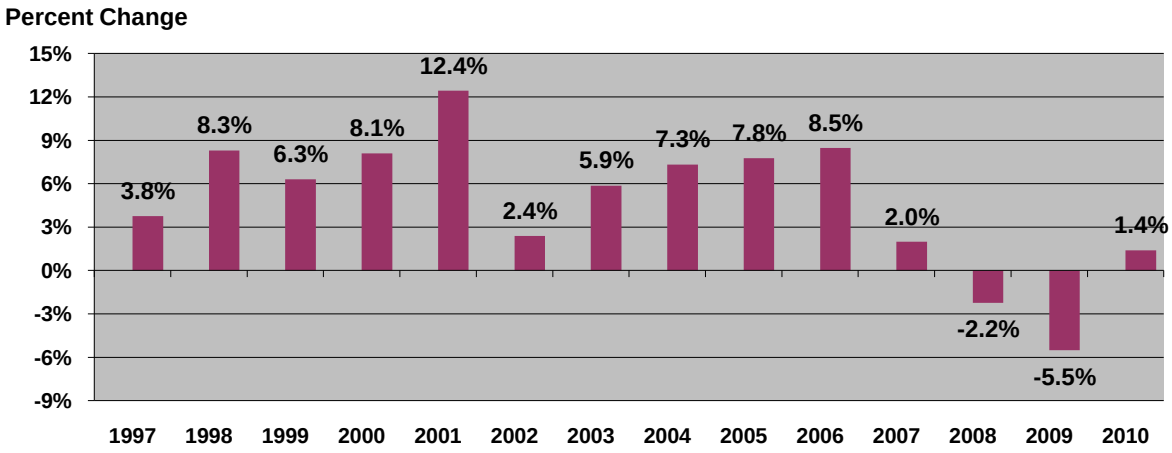
Per capita income is the average income for every person in an area. It increased 26 percent between 2000 and 2007 in Gallatin County. Per capita income growth stabilized the last few years. Nonfarm labor income measures how an economy is doing. Nonfarm income grew rapidly between 2003 and 2006; over 6 percent per year. In 2007 growth started to slow and declined dramatically in 2008 and 2009 as construction activity contracted. Growth in nonfarm labor income returned in 2010 although at a much lower level.

Figure 3.7: Per Capita Income, Gallatin County, 1997-2010



Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Figure 3.8: Change in Nonfarm Labor Income, Gallatin County, 1997-2010



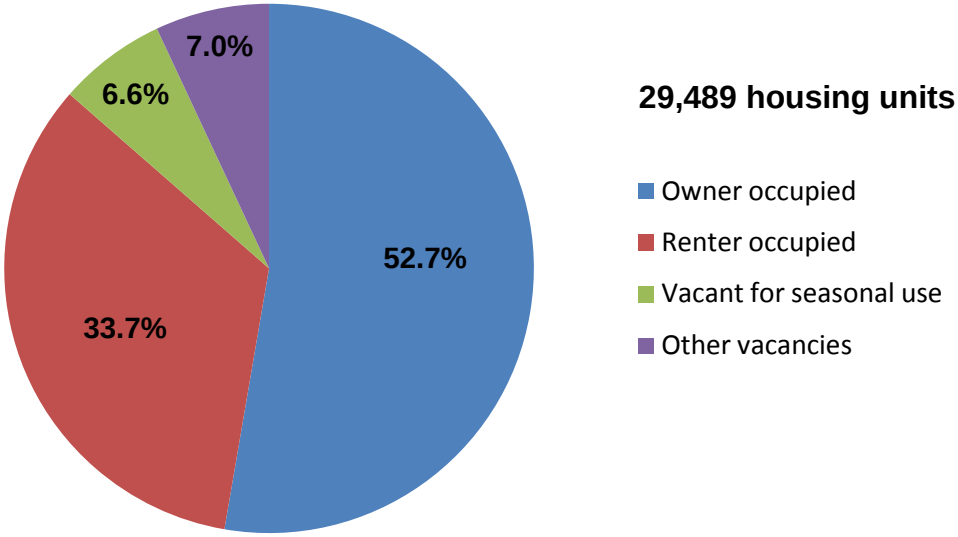
Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Gallatin County Real Estate Market

SUPPLY OF HOUSING

Just over half of Gallatin County housing units are owner occupied. Renters occupy just over a third of Gallatin County homes. About 14 percent of housing units are vacant as of 2010, about evenly split between seasonal and other vacancies including for rent or sale.

Figure 3.9: Occupancy of Housing Units, Gallatin County, 2010



Source: US Census Bureau, 2010 Census.

Building activity in Gallatin County remained fairly stable through 2006. In 2008, building declined nearly 50 percent. Building activity in 2009 and 2010 was even worse.

Building activity in Bozeman declined nearly 70 percent between 2007 and 2008. Both single family and multifamily were down. In 2009, single family construction declined even further. Bozeman single family construction recovered to 2008 levels in 2010.

Construction activity in Belgrade was hit in 2007 with a decline from 191 to 74 units. Single family construction all but disappeared. In 2010 only 3 units were permitted.

Other areas of Gallatin County experienced similar patterns with a large drop off in 2008 and continuing through 2010. Building activity in the unincorporated parts of Gallatin County is 10 percent of what it was in 2006.

Gallatin County Real Estate Market

Table 3.2: Building & Electric Permits, Gallatin County

City of Bozeman Building Permits				
		Number of Units		
	Single family	Duplex	Multifamily	Total
2001	260	50	92	402
2002	289	52	161	502
2003	344	90	172	606
2004	328	118	397	843
2005	337	128	430	895
2006	303	66	282	651
2007	287	80	383	750
2008	128	26	88	242
2009	82	2	94	178
2010	164	4	40	208

Town of Belgrade Building Permits				
		Number of Units		
	Single family	Duplex	Multifamily	Total
2001	28	14	78	120
2002	13	22	34	69
2003	18	12	28	58
2004	16	10	28	54
2005	69	8	39	116
2006	93	10	88	191
2007	43	16	15	74
2008	4	4	20	28
2009	5	2	13	20
2010	3	0	0	3

Unincorporated Gallatin County Building and Electrical Permits				
		Number of Units		
	Single family	Duplex	Multifamily	Total
2001	503	2	36	541
2002	509	10	18	537
2003	639	20	55	714
2004	766	0	56	822
2005	693	4	18	715
2006	609	50	190	849
2007	488	2	61	551
2008	296	8	24	328
2009	177	8	0	185
2010	65	10	22	97

Sources: US Census Bureau, Construction Statistics and Montana Department of Labor and Industry.

Gallatin County Real Estate Market

CURRENT STATE OF GALLATIN COUNTY'S HOUSING MARKETS

Residential home sales are just over half what they were in 2005. Prices declined in 2007 through 2010. Housing sales increased slightly increased in 2010 while prices continued downward. The Gallatin Canyon/Big Sky areas experienced the most volatility, with price declines of over 50 percent since 2006. Days on market exceeded 100 in all market areas except Belgrade where median sales price is below $200,000.

Table 3.3: Residential Home Sales, Gallatin County

Gallatin County Totals				
Year	Residential Sales	Median Price	Percent Change	DOM
2003	1,017	$189,900		74
2004	1,126	230,000	21.1%	74
2005	1,224	270,000	17.4%	64
2006	1,072	310,000	14.8%	65
2007	959	300,000	-3.2%	89
2008	743	285,500	-4.8%	118
2009	688	258,225	-9.6%	119
2010	796	244,000	-5.5%	117

Bozeman & surrounding				
Year	Residential Sales	Median Price	Percent Change	DOM
2003	703	$217,000		69
2004	731	257,500	18.7%	64
2005	816	300,000	16.5%	62
2006	650	340,851	13.6%	62
2007	556	327,250	-4.0%	83
2008	502	308,850	-5.6%	108
2009	462	270,000	-12.6%	114
2010	530	262,000	-3.0%	110

Belgrade				
Year	Residential Sales	Median Price	Percent Change	DOM
2003	214	$147,950		70
2004	275	169,000	14.2%	70
2005	280	210,000	24.3%	53
2006	283	237,000	12.9%	66
2007	264	238,750	0.7%	79
2008	158	226,750	-5.0%	106
2009	157	192,500	-15.1%	106
2010	163	174,000	-9.6%	94

Gallatin County Real Estate Market

Manhattan				
Year	Residential Sales	Median Price	Percent Change	DOM
2003	32	$151,750		80
2004	37	173,500	14.3%	81
2005	44	204,486	17.9%	48
2006	53	294,900	44.2%	79
2007	49	245,000	-16.9%	79
2008	28	232,500	-5.1%	132
2009	14	217,500	-6.5%	95
2010	30	184,000	-15.4%	135

Three Forks				
Year	Residential Sales	Median Price	Percent Change	DOM
2003	42	$115,250		110
2004	42	139,900	21.4%	119
2005	47	149,900	7.1%	60
2006	37	195,000	30.1%	52
2007	31	212,000	8.7%	105
2008	22	197,700	-6.7%	96
2009	23	166,000	-16.0%	90
2010	31	155,000	-6.6%	117

Gallatin Canyon/Big Sky/West Yellowstone				
Year	Residential Sales	Median Price	Percent Change	DOM
2003	26	$322,500		183
2004	44	425,000	31.8%	205
2005	47	520,000	22.4%	207
2006	55	1,550,000	198.1%	87
2007	66	1,102,500	-28.9%	179
2008	39	1,100,000	-0.2%	280
2009	41	550,000	-50.0%	244
2010	52	582,500	5.9%	262

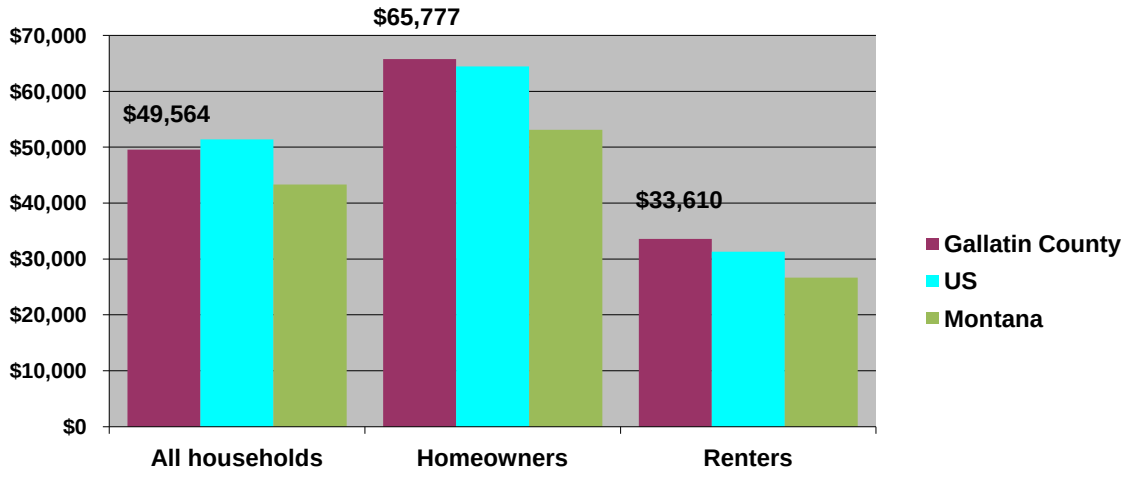
Source: Gallatin Association of REALTORS®

Gallatin County Real Estate Market

HOUSING AFFORDABILITY SCORECARD

Median incomes in Gallatin County are higher than the median income of Montana. Almost a quarter of Gallatin County households have incomes over five times the Federal Poverty Level. Over half of Gallatin County households have income three times the Federal Poverty Level. About 14 percent of Gallatin County households are under the Federal Poverty Level.

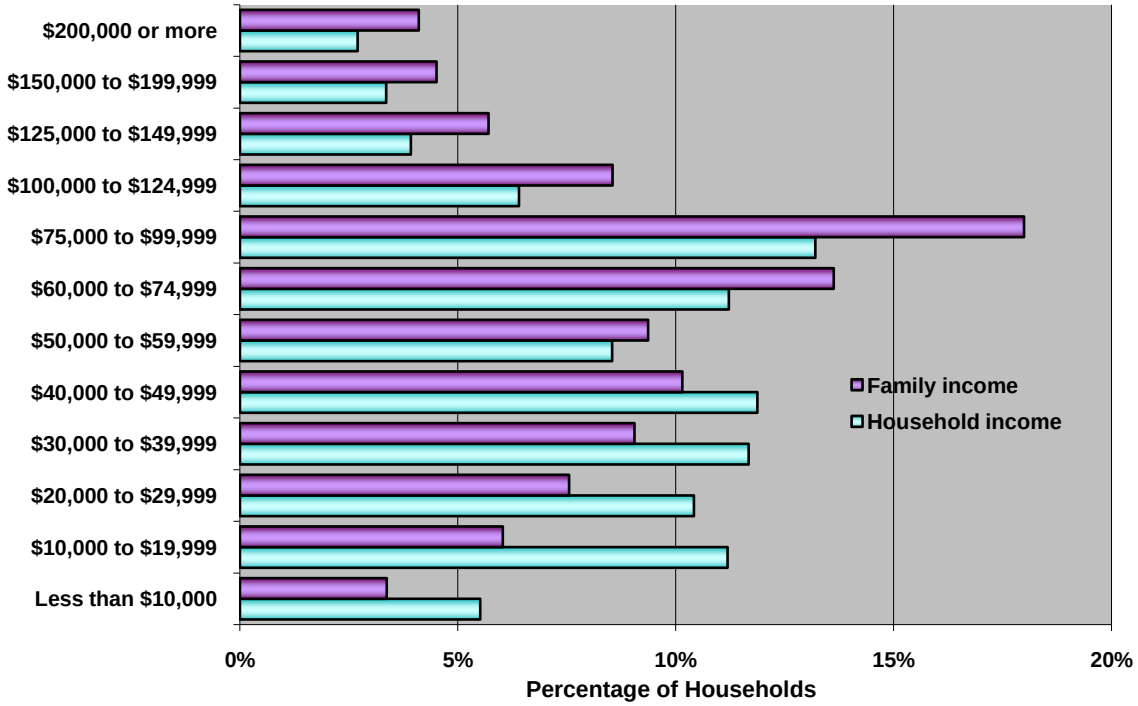
Figure 3.10: Median Household Income, Gallatin County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

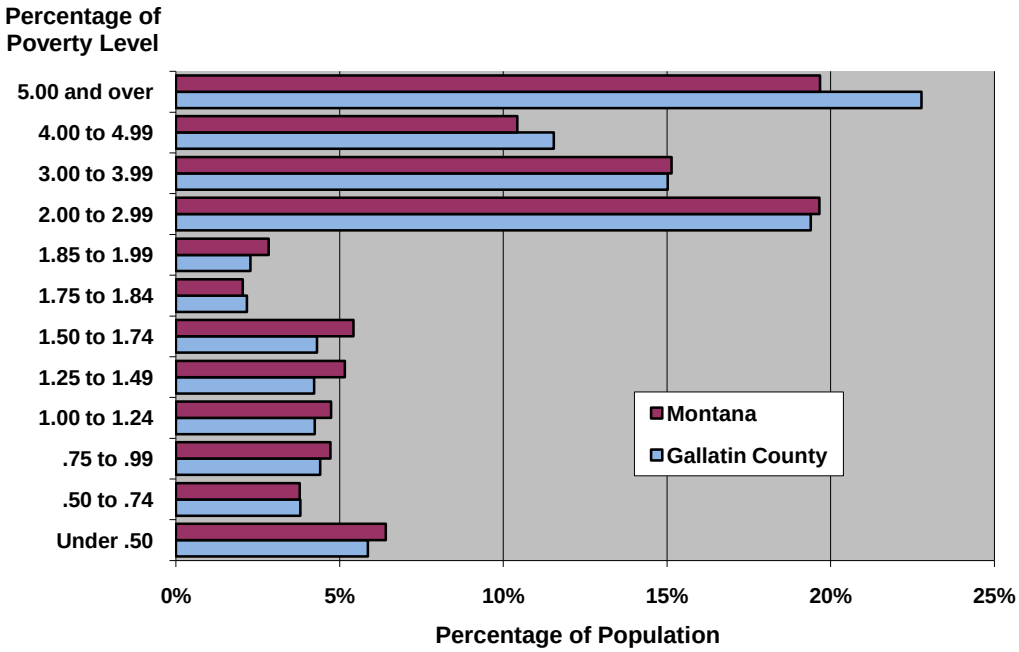
Gallatin County Real Estate Market

Figure 3.11: Income Distribution, Gallatin County, 2009



Source: US Census Bureau, American Community Survey, 2007-2009.

Figure 3.12: Income as a Ratio of Poverty Level, Gallatin County, 2009

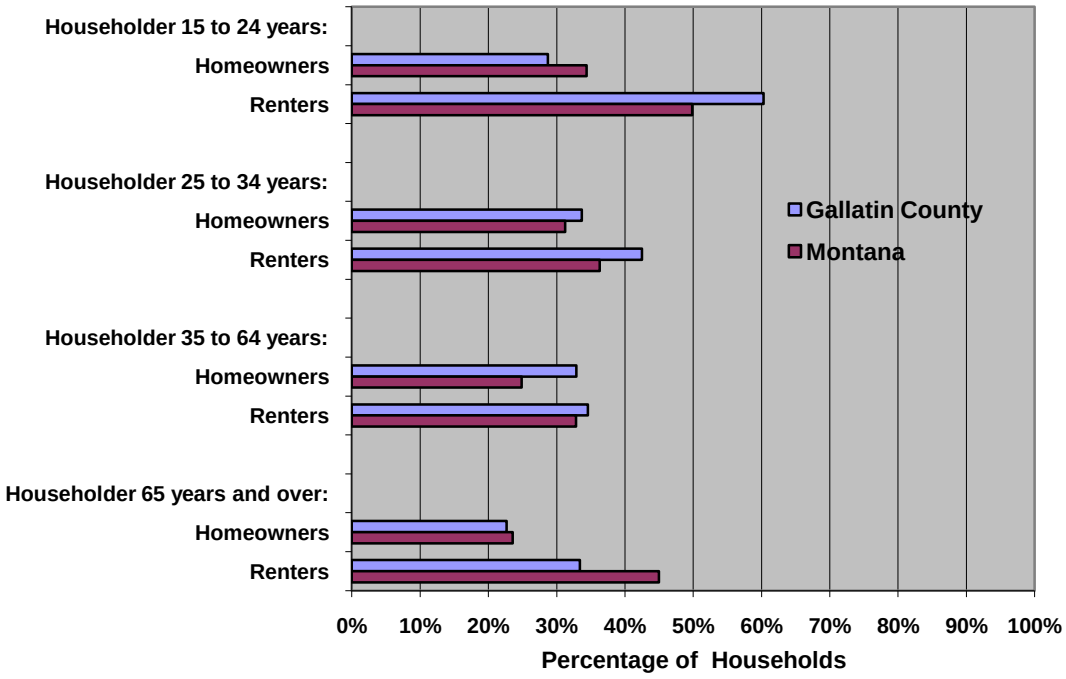


Source: US Census Bureau, American Community Survey, 2007-2009.

Gallatin County
Real Estate Market

Homeowners paying over 30 percent of their income to housing are above the state average. A majority of renters pay more than 30 percent of their income towards housing.

Figure 3.13: Percentage of Households Spending More than 30 Percent of Income on Housing, Gallatin County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Gallatin County Real Estate Market

BOZEMAN REGULATORY COSTS

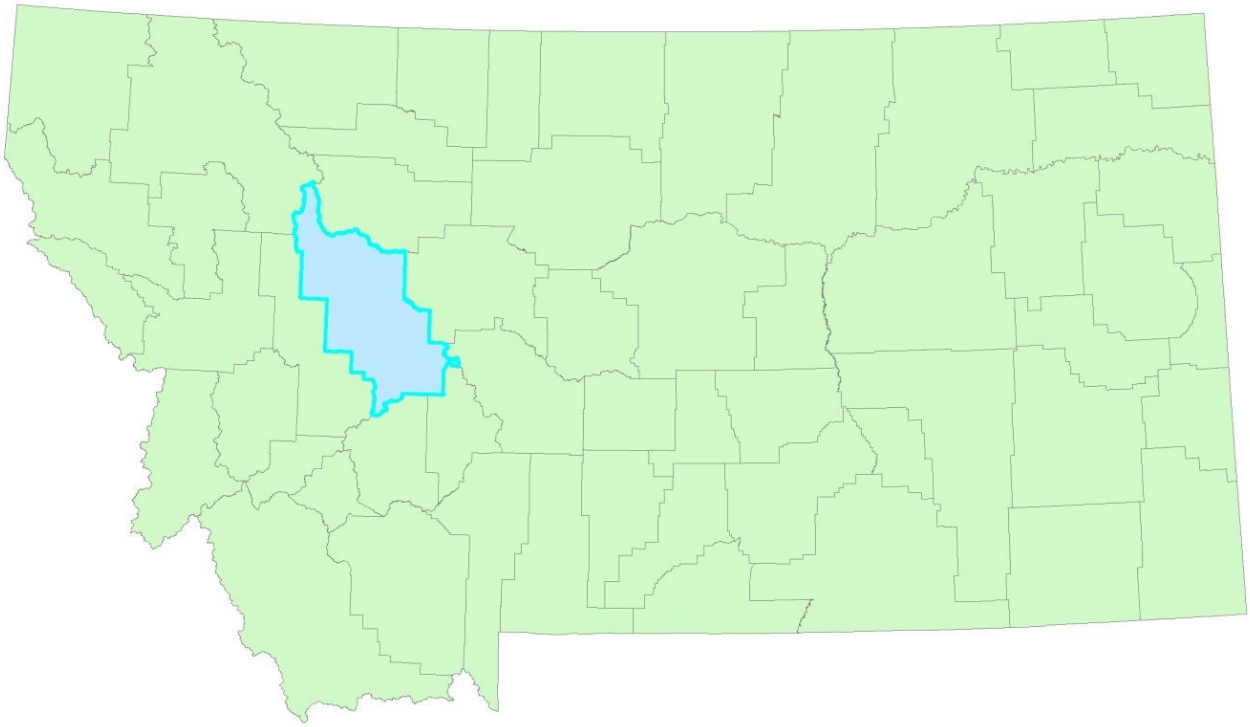
Regulatory fees for a 25 lot subdivision of affordable housing in Bozeman are the highest among Montana communities; about $10,350 per unit. Bozeman impact fees are adjusted by size of dwelling; larger homes pay more. Street impact fees are adjusted for affordability; housing targeted at low income households pays lower street impact fees.

Table 3.4 Bozeman Regulatory Fees

	Cost	
	Total	Per lot
Total		$10,862
Zoning fees	$1,970	79
Land use permit	250	
Site plan review	250	
Zone map amendment	820	
Zone text amendment	650	
Subdivision fees	5,420	217
Pre-application review	250	
Preliminary Plat 25 lots	1,875	
Final Plat Filing Review	700	
Variance from subdivision standards	700	
Vacation of recorded plats	175	
Plat extension	120	
Improvements agreement	600	
Plat amendments	400	
Condition amendments	600	
Floodplain Determination	500	20
Fire protection review fees	1,580	63
Pre-application review	100	
Preliminary Plat 25 lots	750	
Final Plat Filing Review	150	
Change of preliminary plat conditions	250	
Fire protection water supply testing	330	
Fire sprinkler system plan review and		200
Impact fees		9,686
Street(less than 1500 SF and low income)		2,001
Fire		823
Water (3/4 inch water meter)		3,625
Sewer (3/4 inch water meter)		3,237
Permits		597
Building		362
Plan review		235

Lewis and Clark County

Real Estate



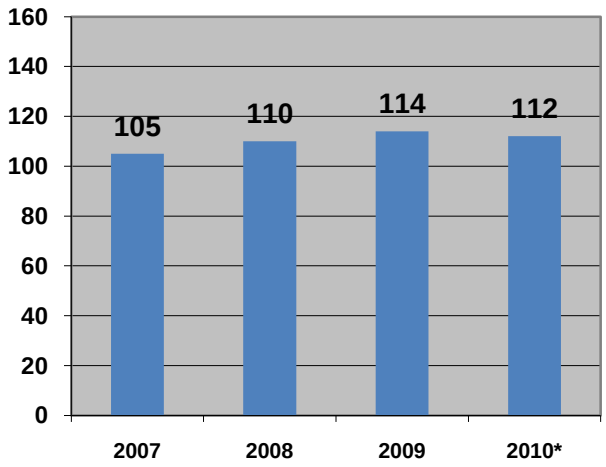
Lewis and Clark County Real Estate Market

LEWIS AND CLARK COUNTY AT A GLANCE

The legacy of the Great Recession for the Helena area economy is likely to be relatively long period of tepid growth. Lewis and Clark County experienced a modest decline during only one year – 2010. But the lagged recession impacts on state government revenues mean only small increases for state workers and continued tight budgets. Growth is projected to be about 1 percent per year from 2010 to 2014, well below the 3 percent to 5 percent increases before the recession. Despite the small overall recession impact, construction activity in and near Helena has dropped to a fraction of that occurring before the recession.

The stable real estate market in Lewis and Clark County is reflected in the Housing Affordability Index; little year to year change occurred between 2007 and 2010. Lewis and Clark County is one of the Montana markets consistently satisfying the affordability criterion despite economic changes.

Figure 4.1: Housing Affordability Index, Lewis and Clark County, 2007 - 2010



*** Preliminary estimates using 2009 income data**

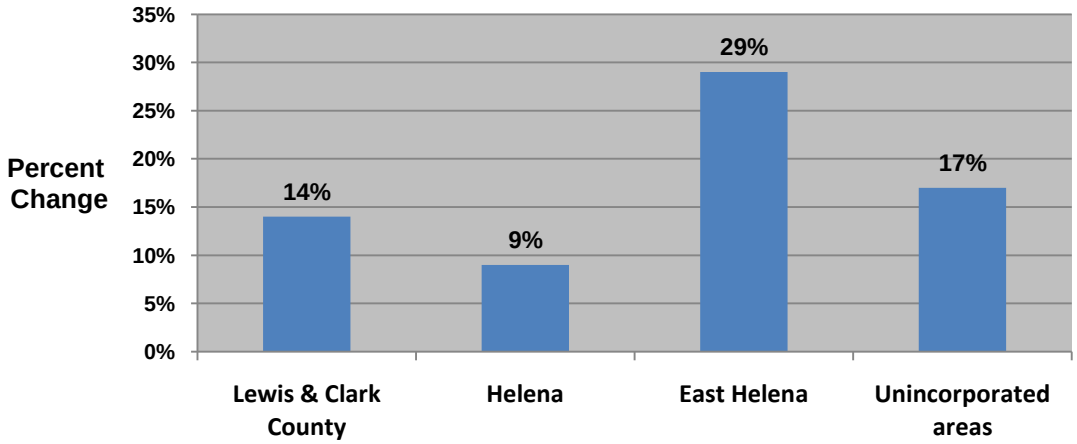
Source: Bureau of Business and Economic Research.

Lewis and Clark County Real Estate Market

FACTORS DRIVING DEMAND FOR HOUSING IN LEWIS AND CLARK COUNTY

Lewis and Clark County's population grew 14 percent between 2000 and 2010. Helena City grew only 9 percent while the unincorporated areas near Helena grew 17 percent. Growth is driven by about 750 more persons moving into Lewis and Clark County than move out. Most migrants come from out of state. Broadwater County gets many of the out-migrants so they have not really left the area.

Figure 4.2: Change in Population, Lewis and Clark County and Incorporated Places, 2000 to 2010



Source: US Census Bureau.

Table 4.1: Population of Lewis and Clark County, Incorporated Places and Census Designated Places, 2010

	2010 Census	*2000 Census*	*Numerical Change 2000-2010*	*Percent Change 2000-2010*
Lewis and Clark County	***63,395***	***55,716***	***7,679***	***14%***
Helena City	***28,190***	***25,780***	***2,410***	***9%***
East Helena City	***1,984***	***1,642***	***342***	***21%***
Augusta CDP	***309***	***284***	***25***	***9%***
Helena Valley Northeast CDP	***2,995***	***2,122***	***873***	***41%***
Helena Valley Northwest CDP	***3,482***	***2,082***	***1,400***	***67%***
Helena Valley Southeast CDP	***8,227***	***7,141***	***1,086***	***15%***
Helena Valley West Central CDP	***7,883***	***6,983***	***900***	***13%***
Helena West Side CDP	***1,637***	***1,711***	***-74***	***-4%***
Lincoln CDP	***1,013***	***1,100***	***-87***	***-8%***
Remainder of county	***13,329***	***12,665***	***664***	***1%***
New Census Designated Places				
Craig CDP	***43***			
Marysville CDP	***80***			

Source: US Census Bureau.

Lewis and Clark County Real Estate Market

Figure 4.3: Change in Population, Lewis and Clark County and Incorporated Places, 2000 to 2010

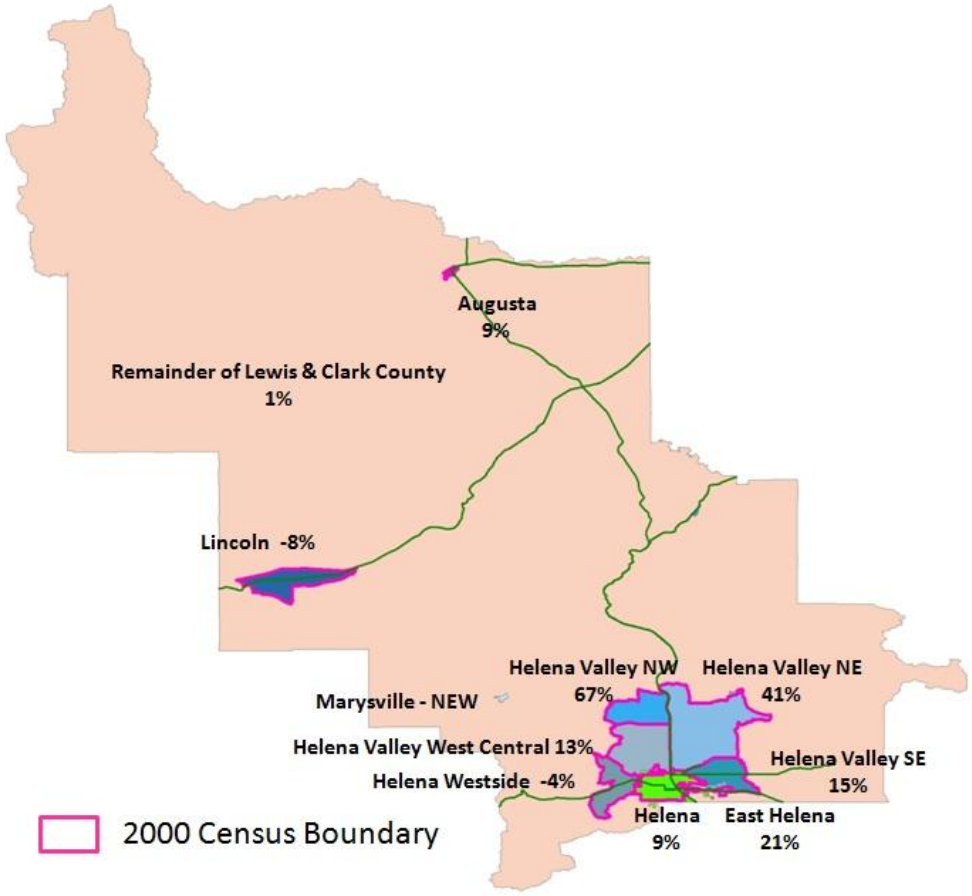
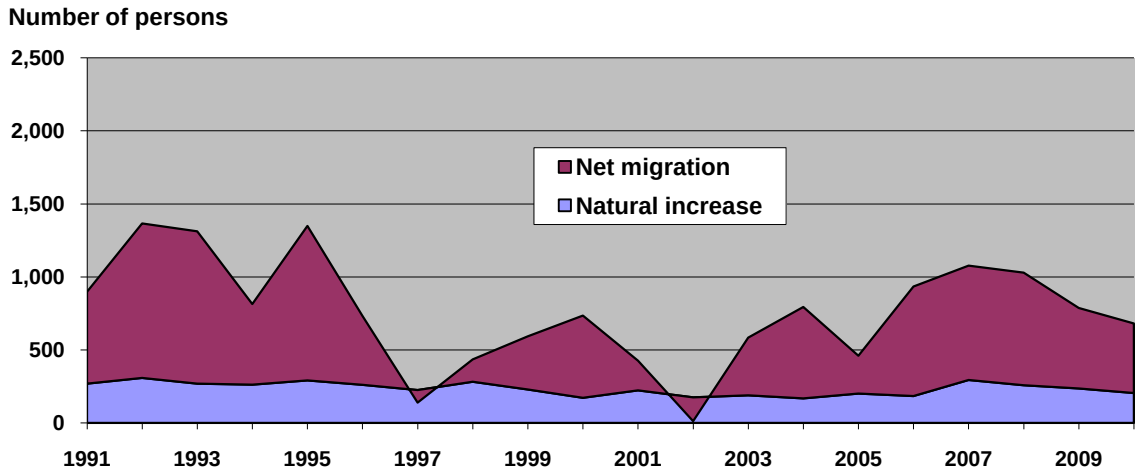
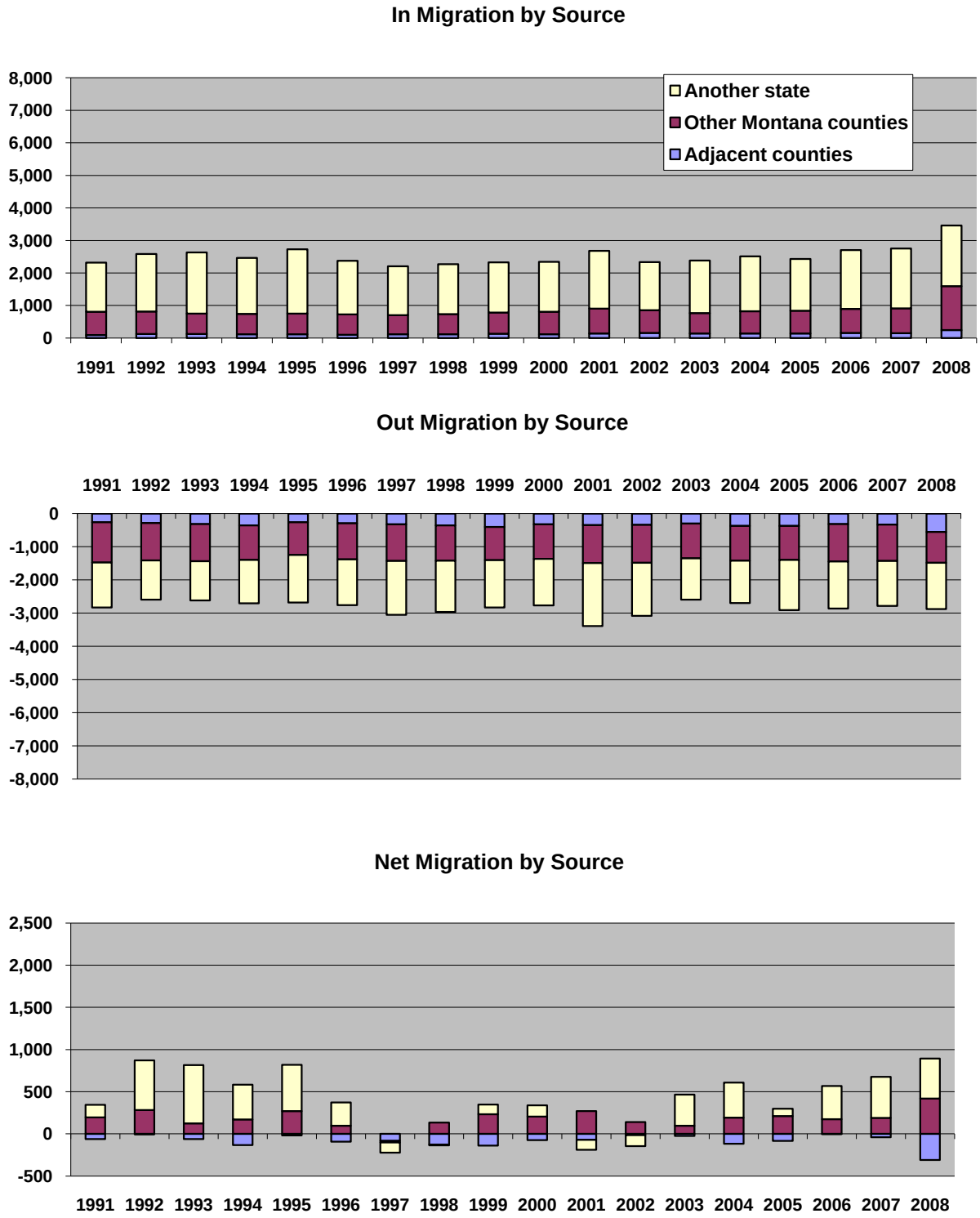


Figure 4.4: Components of Population Change, Lewis and Clark County, 1991-2010



Source: US Census Bureau.

Figure 4.5: Number of Personal Exemptions, Lewis and Clark County, 1991-2008

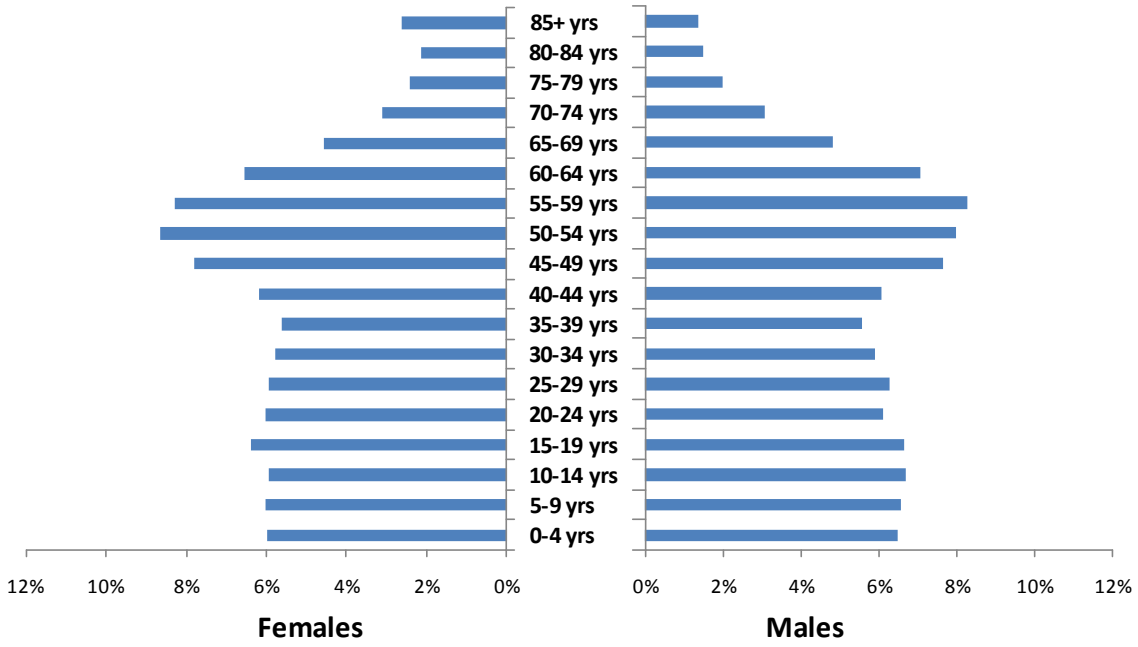


Source: Internal Revenue Service.

Lewis and Clark County Real Estate Market

The median age for Lewis and Clark County males increased from 37 year of age in 2000 to 40 in 2010. The female median age increased from 39 to 42 years of age over the same period. The baby boom bulge is apparent in the age distribution for Lewis and Clark County.

Figure 4.6: Age Distribution of Population, Lewis and Clark County, 2010

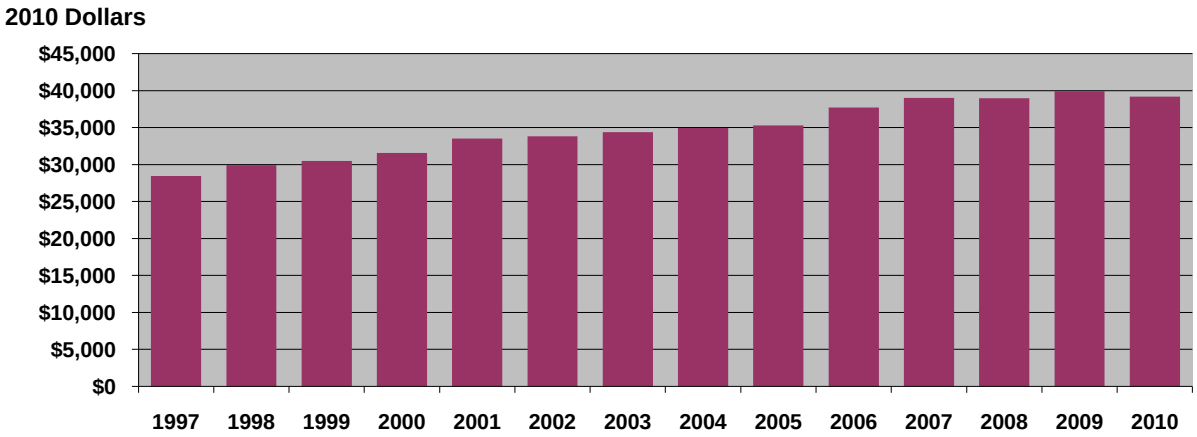


Source: US Census Bureau, 2010 Census.

Lewis and Clark County Real Estate Market

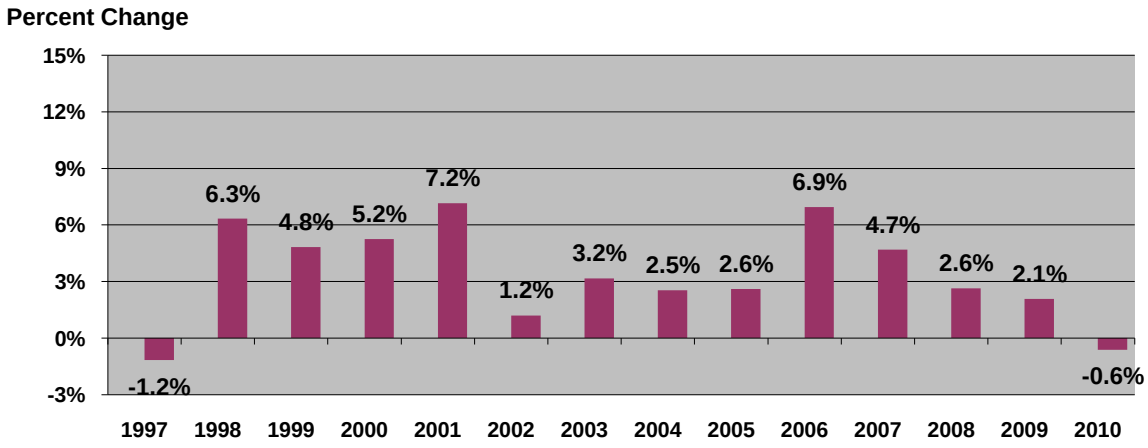
Per capita income of Lewis and Clark County residents increased 24 percent between 2000 and 2010. Growth in per capita income slowed in 2007. Nonfarm labor income measures how an economy is doing. Nonfarm income grew throughout the decade; peaking in 2006. Growth declined slightly between 2009 and 2010.

Figure 4.7: Per Capita Income, Lewis and Clark County, 1997-2010



Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Figure 4.8: Change in Nonfarm Labor Income, Lewis and Clark County, 1997-2010



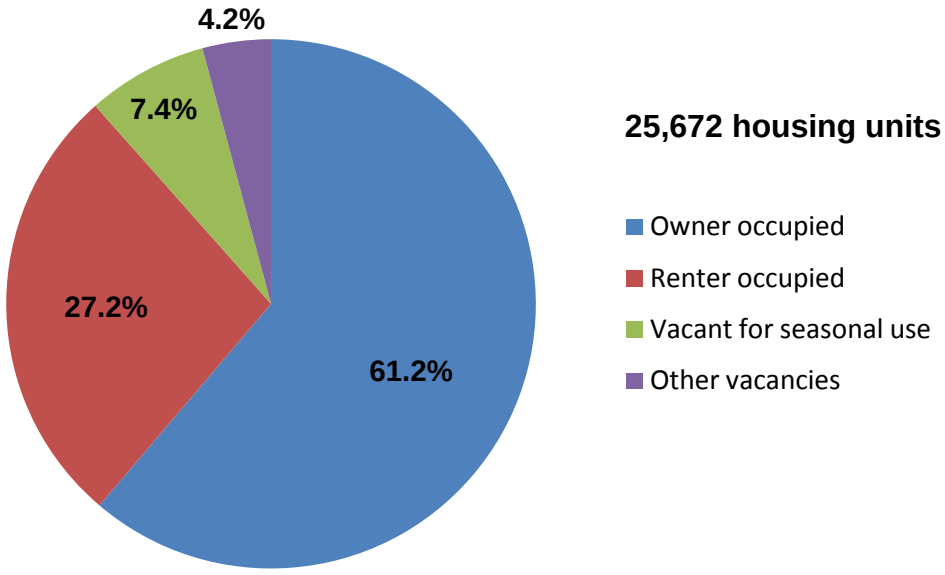
Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Lewis and Clark County Real Estate Market

SUPPLY OF HOUSING IN LEWIS AND CLARK COUNTY

Just over 60 percent of households in Lewis and Clark County live in a home they own. About 27 percent of households rent. About 7.5 percent of housing units are vacant for seasonal use, many of these units are in the recreational corridor near Lincoln. About 4 percent of housing units are vacant for other reasons including for rent of sale.

Figure 4.9: Occupancy of Housing Units, Lewis and Clark County, 2010



Source: US Census Bureau, 2010 Census.

Lewis and Clark County Real Estate Market

Building activity in Helena as measured by building and electric permits increased rapidly between 2004 and 2007, but dropped back to near historical levels in 2008. In 2009, building increased slightly before recovering to pre-recession levels in 2010. Multi-family housing led the increase. Other areas of Lewis and Clark County declined precipitously in 2010.

Table 4.2: Building and Electric Permits, Lewis and Clark County

City of Helena Building Permits

	Number of Units			
	Single family	Duplex	Multifamily	Total
2001	56	4	0	60
2002	51	6	46	103
2003	56	6	24	86
2004	99	4	18	121
2005	103	6	58	167
2006	101	14	58	173
2007	60	20	71	151
2008	46	10	21	77
2009	65	6	24	95
2010	78	18	71	167

Unincorporated Lewis and Clark County Electric Permits

	Number of Units			
	Single family	Duplex	Multifamily	Total
2001	231	0	0	231
2002	266	0	0	266
2003	277	0	24	301
2004	291	0	12	303
2005	309	0	80	389
2006	396	0	4	400
2007	306	2	0	308
2008	180	0	0	180
2009	266	0	0	266
2010	106	0	0	106

Sources: US Census Bureau, Construction Statistics and Montana Department of Labor and Industry.

Lewis and Clark County Real Estate Market

CURRENT STATE OF LEWIS AND CLARK COUNTY'S HOUSING MARKET

Prices of residential properties in Lewis and Clark County rose at double digit rates through 2006 as the number of sales increased. In 2007, sales declined but median price increased over 5 percent. Real estate activity was not quite as good through 2009 as both prices and sales declined from 2007.

Table 4.3: Residential Home Sales, Lewis and Clark County, 2004-2010

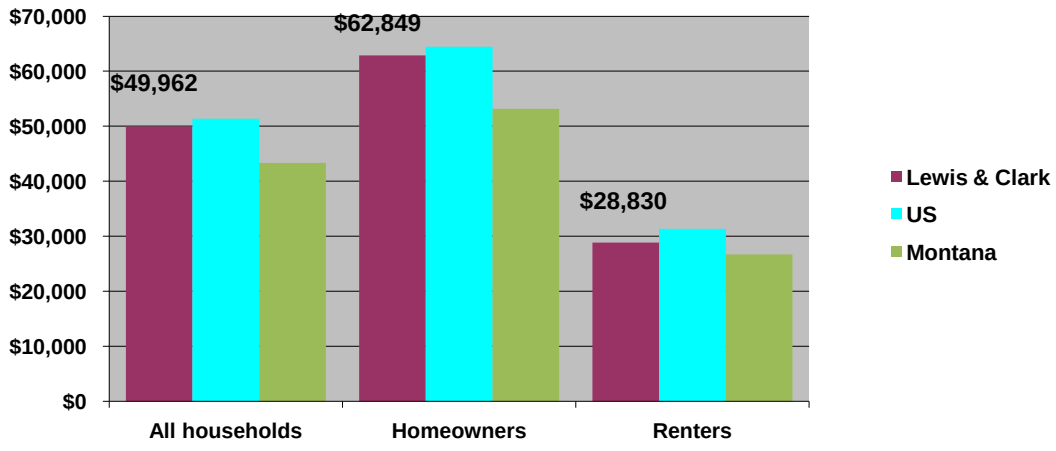
Year	Residential Sales	Median Price	Percent Change	DOM
2004	650	$137,500		86
2005	964	161,200	17.2%	94
2006	923	195,000	21.0%	95
2007	839	205,900	5.6%	96
2008	671	203,000	-1.4%	122
2009	690	195,000	-3.9%	124
2010	698	200,000	2.6%	126

Source: Helena Multiple Listing Service.

HOUSING AFFORDABILITY SCORECARD

Median household income for Lewis and Clark County households is above the state median income, but below the national figure. Nearly 1 in 4 households have income 5 or more times the Federal Poverty Level. About 10 percent of households live below the poverty level compared to the state poverty level of 15 percent.

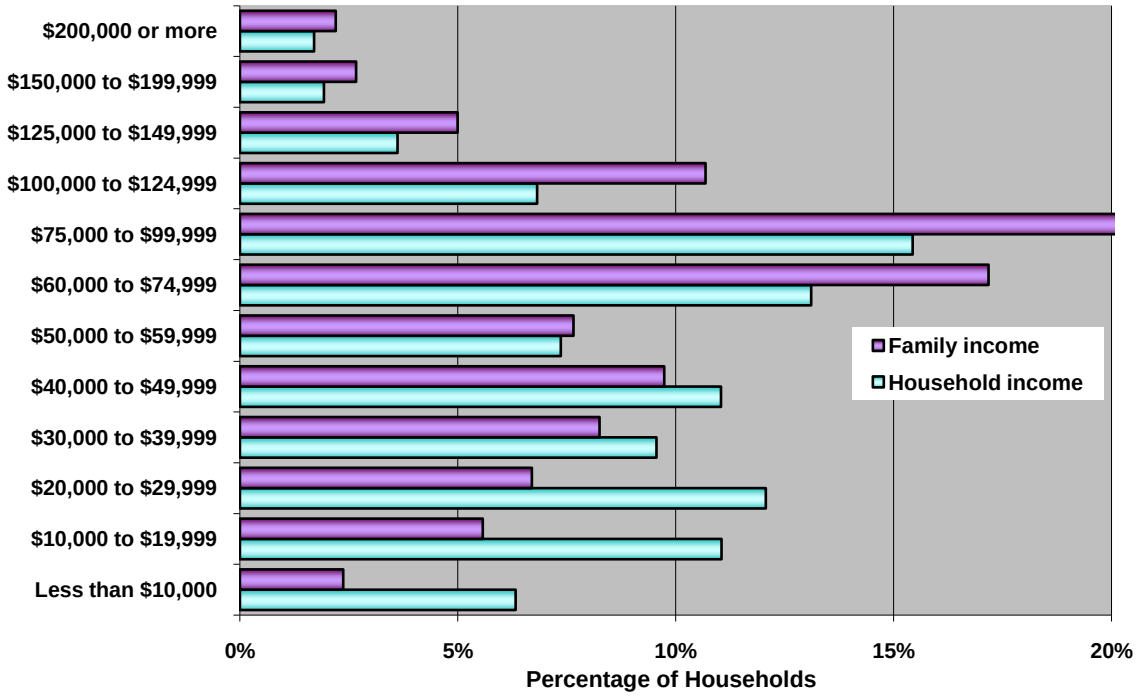
Figure 4.10: Median Household Income, Lewis and Clark County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

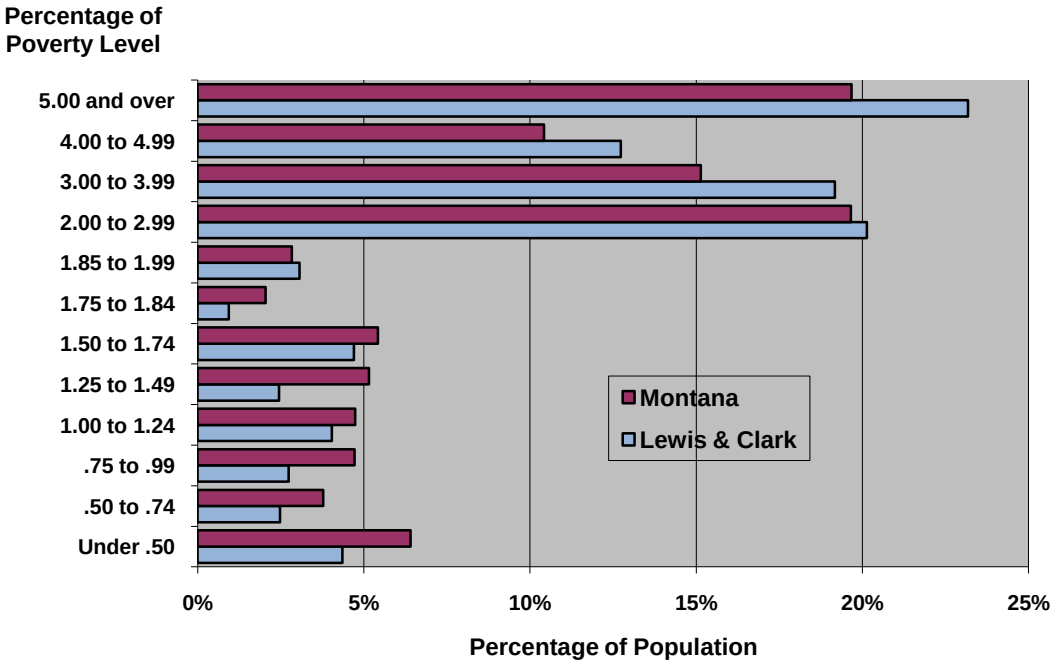
Lewis and Clark County Real Estate Market

Figure 4.11: Income Distribution, Lewis and Clark County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

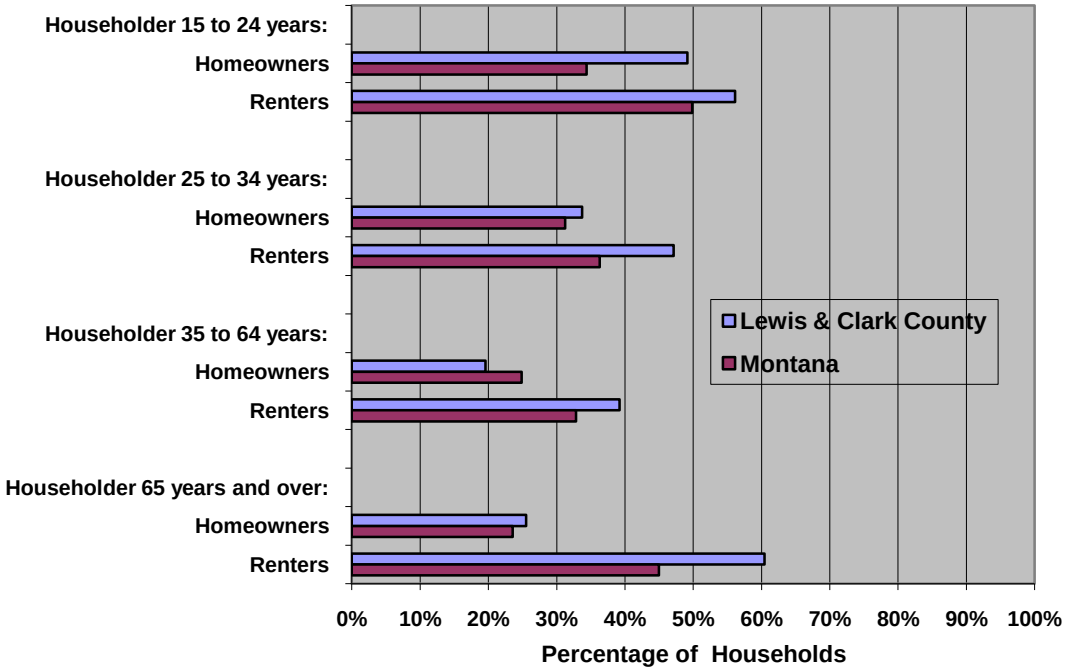
Figure 4.12: Income as a Ratio of Poverty Level, Lewis and Clark County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Lewis and Clark County Real Estate Market

Figure 4.13: Percentage of Households Spending More than 30 Percent of Income on Housing, Lewis and Clark County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Lewis and Clark County Real Estate Market

HELENA REGULATORY FEES

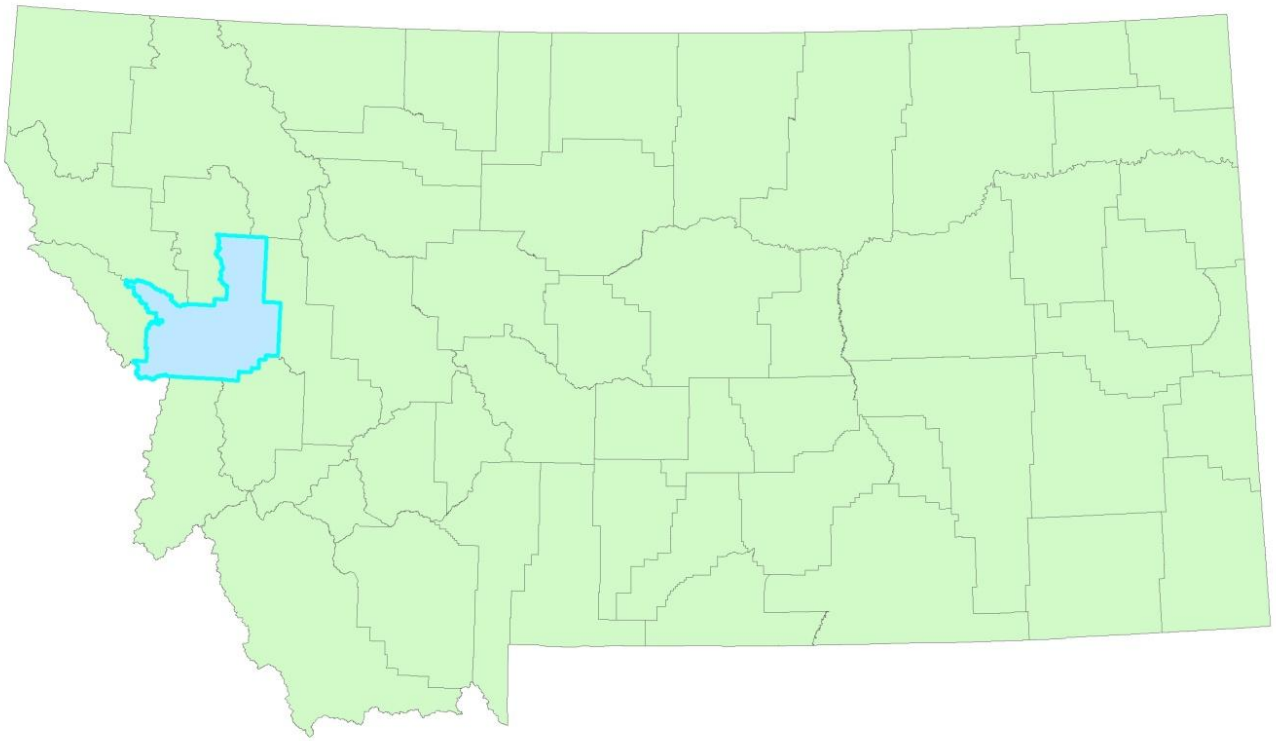
Helena charges about $2,650 per unit for regulatory fees. A good portion of this is for development and planning of water and sewer systems. Building permits cost about $1,200.

Table 4.4 City of Helena Regulatory Fees

	Cost	
	Total	Per lot
Total		**2,652**
Zoning fees	**760**	**30**
Zone map amendment	**410**	
Zone text amendment	**350**	
Subdivision fees	**1,175**	**47**
Pre-application review	**0**	
Preliminary Plat 25 lots	**825**	
Final Plat Filing Review	**100**	
Variance from subdivision standards	**100**	
Vacation of recorded plats	**150**	
Condition amendments	**0**	
Floodplain Determination	**55**	**2**
Impact fees		**1,370**
Water (system development fees and hookup fees)		**620**
Sewer (system development fees and hookup fees)		**750**
Permits		**1,202**
Building		**623**
Plan review		**405**
Electrical		**175**

Missoula County

Real Estate



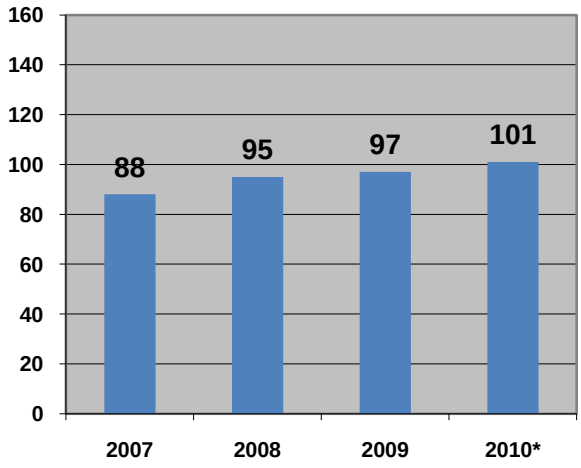
Missoula County Real Estate Market

MISSOULA COUNTY AT A GLANCE

The recession has been long and hard for Missoula because cyclic job losses have been exacerbated by permanent closures and shutdowns. Missoula is the only major Montana city to experience three straight years of economic declines. The downward spiral began with the shutdown of the Bonner plywood plant in 2007 and was followed by the Bonner sawmill closure in 2008. The final shoe to drop was the closing of the Smurfit-Stone pulp mill in early 2010. Growth is projected to turn positive in 2011. Economic growth in Missoula County has consistently lagged behind the statewide average since mid-decade, and this is unlikely to change in the near future. Missoula continues as the dominant trade and service center in western Montana, but competition from other communities means that these sectors are contributing much less to local growth. It will be at least 2012 before Missoula's real nonfarm labor income (an overall measure of the economy) regains its 2007 peak.

Housing affordability as measured by the Housing Affordability Index in Missoula County improved between 2007 and 2010 with recent changes in real estate markets. Declining prices, increased median incomes and lower interest rates all contributed to bringing Missoula County into the affordable housing arena as measured by the Housing affordability index.

Figure 5.1: Housing Affordability Index, Missoula County, 2007-2010



*** Preliminary estimates using 2009 income data.**

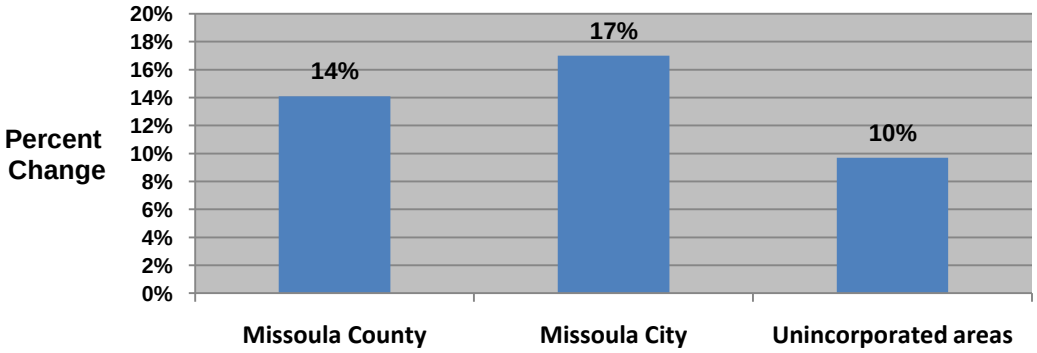
Source: Bureau of Business and Economic Research.

Missoula County Real Estate Market

FACTORS DRIVING DEMAND FOR HOUSING IN MISSOULA COUNTY

Population in Missoula County grew 14 percent between 2000 and 2010. It passed 100,000 persons in 2004. Outsized growth in Frenchtown and Clinton is due to boundary changes as well as real growth. Growth was driven by about 500 more persons moving into Missoula County than moved out. About 5,500 persons move out and 6,000 move in annually. A change in migration trends occurred in 2007. More people moved to Missoula County from Ravalli County than the other direction for the first time in 2 decades. Migration declined in 2009 and 2010.

Figure 5.2: Change in Population, Missoula County and Incorporated Places, 2000 to 2010



Source: US Census Bureau.

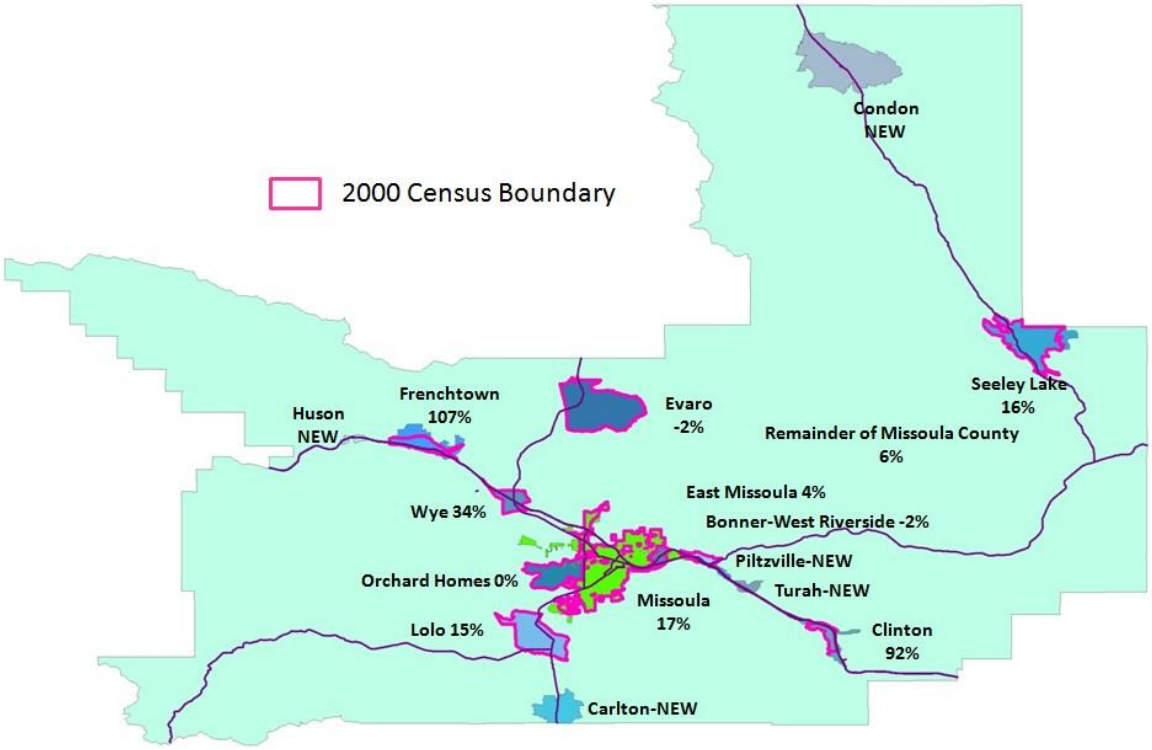
Table 5.1: Population of Missoula County, Incorporated Places and Census Designated Places, 2010

	2010 Census	2000 Census	Numerical Change 2000-2010	Percent Change 2000-2010
Missoula County	*109,299*	*95,802*	*13,497*	*14%*
Missoula City	*66,788*	*57,053*	*9,735*	*17%*
Bonner-West Riverside CDP	*1,663*	*1,693*	*-30*	*-2%*
Clinton CDP	*1,052*	*549*	*503*	*92%*
East Missoula CDP	*2,157*	*2,070*	*87*	*4%*
Evaro CDP	*322*	*329*	*-7*	*-2%*
Frenchtown CDP	*1,825*	*883*	*942*	*107%*
Lolo CDP	*3,892*	*3,388*	*504*	*15%*
Orchard Homes CDP	*5,197*	*5,199*	*-2*	*0%*
Seeley Lake CDP	*1,659*	*1,436*	*223*	*16%*
Wye CDP	*511*	*381*	*130*	*34%*
Remainder of county	*24,233*	*22,821*	*1,412*	*6%*
New Census Designated Places				
Carlton CDP	*694*			
Condon CDP	*343*			
Huson CDP	*210*			
Piltzville CDP	*395*			
Turah CDP	*306*			

Source: US Census Bureau.

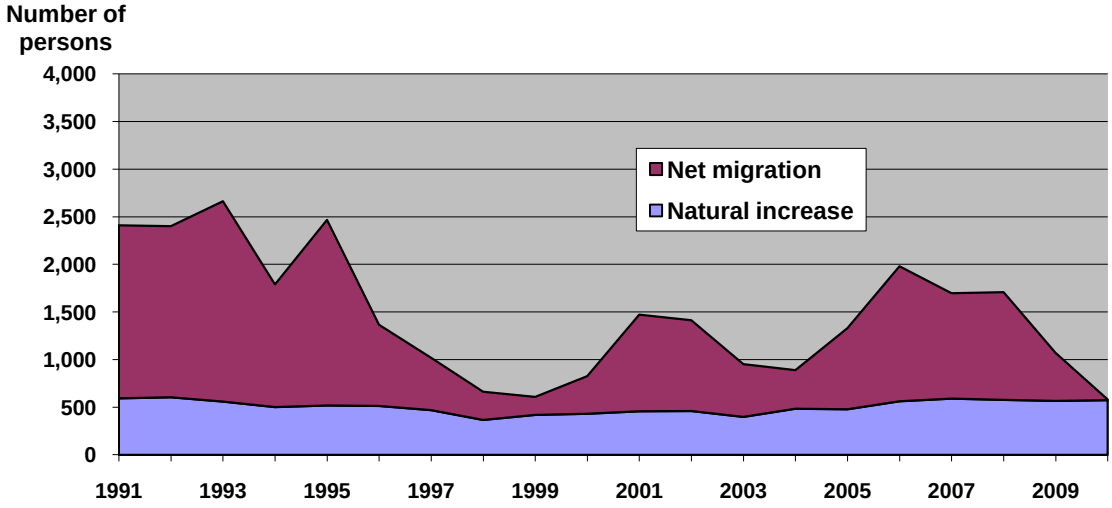
Missoula County Real Estate Market

Figure 5.3: Population Change, Missoula County Places, 2000 to 2010



Source: US Census Bureau.

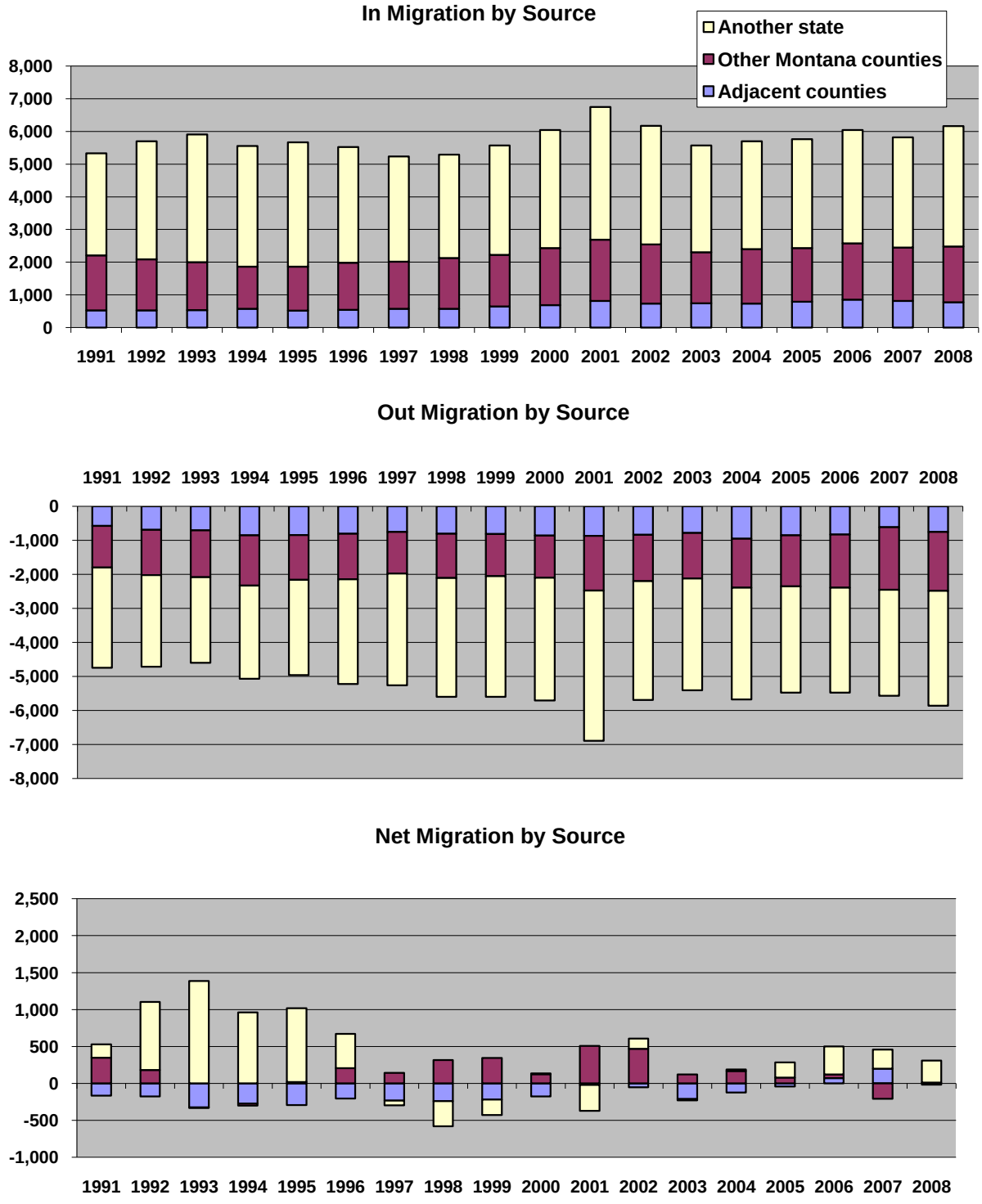
Figure 5.4: Components of Population Change, Missoula County, 1991-2010



Source: US Census Bureau.

Missoula County
Real Estate Market

Figure 5.5: Number of Personal Exemptions, Missoula County, 1991-2008

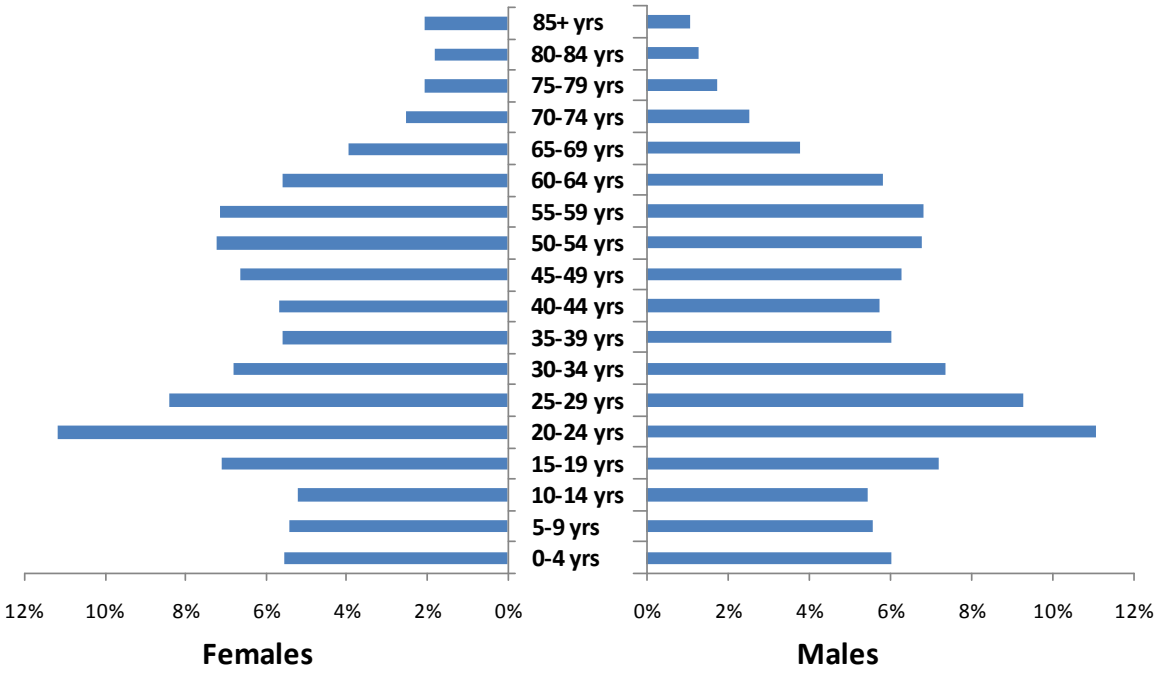


Source: US Internal Revenue Service.

Missoula County Real Estate Market

The University of Montana figures prominently in the age distribution of the Missoula County population. About eleven percent of males and females are between the ages of 20 and 24. Another 8 to 9 percent are between 25 and 29. The baby boom bulge is also visible. The median age of Missoula population increased between 2000 and 2010 from 32 to 33 years for males and 34 to 35 years for females.

Figure 5.6: Age Distribution of Population, Missoula County, 2010

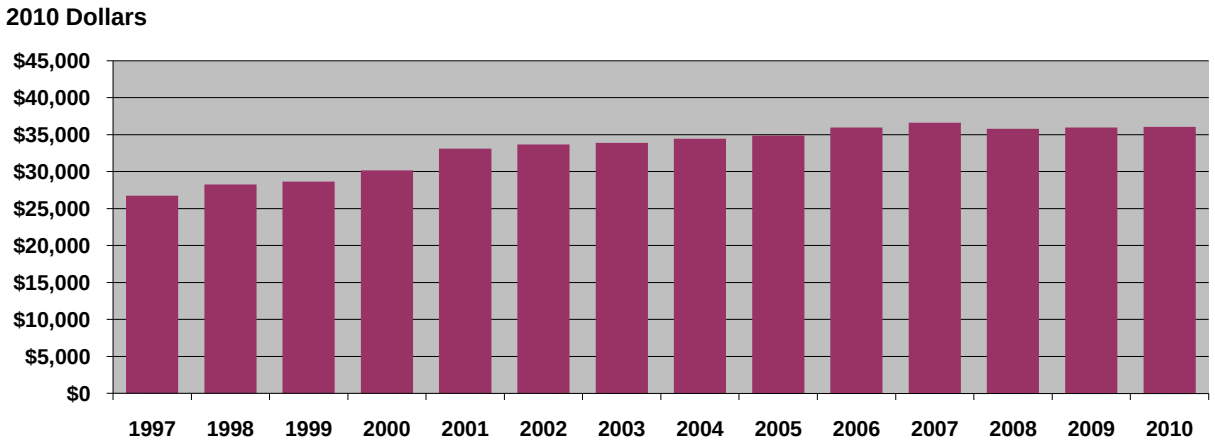


Source: US Census Bureau, 2010 Census.

Missoula County Real Estate Market

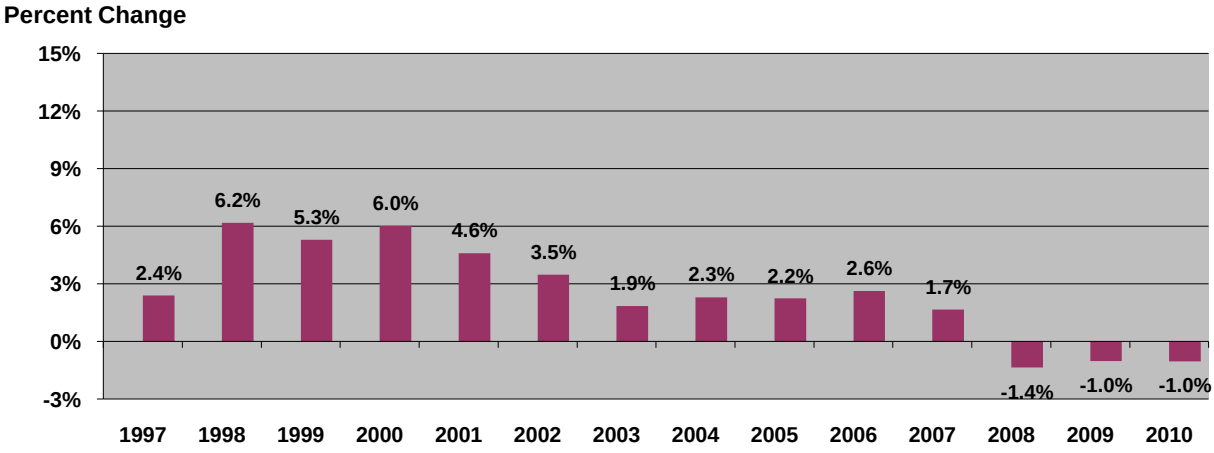
Per capita income is the average income for every person in an area. It increased annual through 2007, but has remained constant the last three years. Nonfarm labor income measures how an economy is doing. Real non-farm labor income grew in Missoula County since 2000. It has tended to hover around 2.5 percent until 2007. Nonfarm labor income declined the last three years as major industrial facilities permanently closed.

Figure 5.7: Per Capita Income, Missoula County, 1997-2010



Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Figure 5.8: Change in Nonfarm Labor Income, Missoula County, 1997-2010



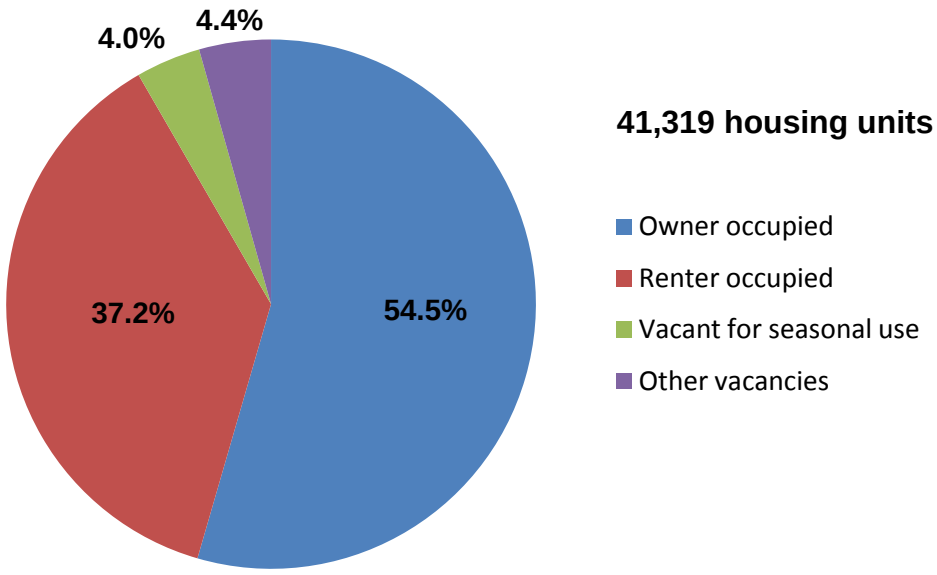
Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Missoula County Real Estate Market

SUPPLY OF HOUSING

Just over half of Missoula County households live in owner-occupied homes. Renters occupy about 37 percent of housing units in Missoula County. Vacant units are evenly split between seasonal use and for other reasons. Many of the seasonal units are located in the Blackfoot River corridor and the Seeley-Swan area.

Figure 5.9: Occupancy of Housing Units, Missoula County, 2010



Source: US Census Bureau, 2010 Census.

Missoula County Real Estate Market

Building permits in Missoula County remained fairly stable throughout the decade. In 2008 permit levels were about two-thirds 2007 numbers with further declines in 2009. Permits issued for single family homes was slightly lower in 2010 than 2009, however permits for multi-family housing increased from 41 to 162. The increase in building permits for housing in the county was also driven by multi-family units.

Table 5.2: Building Permits, Missoula County

City of Missoula Building Permits

	Number of Units			
	Single family	Duplex	Multifamily	Total
2001	280	20	220	520
2002	396	98	633	1,127
2003	428	110	409	947
2004	396	30	158	584
2005	451	28	87	566
2006	310	38	75	423
2007	293	14	128	435
2008	186	20	94	300
2009	134	8	4	146
2010	128	12	162	302

Unincorporated Areas of Missoula County Building Permits

	Number of Units			
	family	Duplex	Multifamily	Total
2005	40	0	32	72
2006	93	2	0	95
2007	220	0	12	232
2008	137	2	0	139
2009	73	6	0	79
2010	55	12	40	107

Source: US Census Bureau, Construction Statistics.

Missoula County Real Estate Market

CURRENT STATE OF MISSOULA COUNTY'S HOUSING MARKET

Sales of single family residences in 2008 were down sharply from 2007. Sales rose slightly in 2009 but declined in 2010. Prices rose between 6 and 10 percent each year until 2007. The current median price of a recently sold home in Missoula County is down almost nine percent from the 2007 peak of $219,550.

Table 5.3: Residential Home Sales, Missoula County, 2001-2010

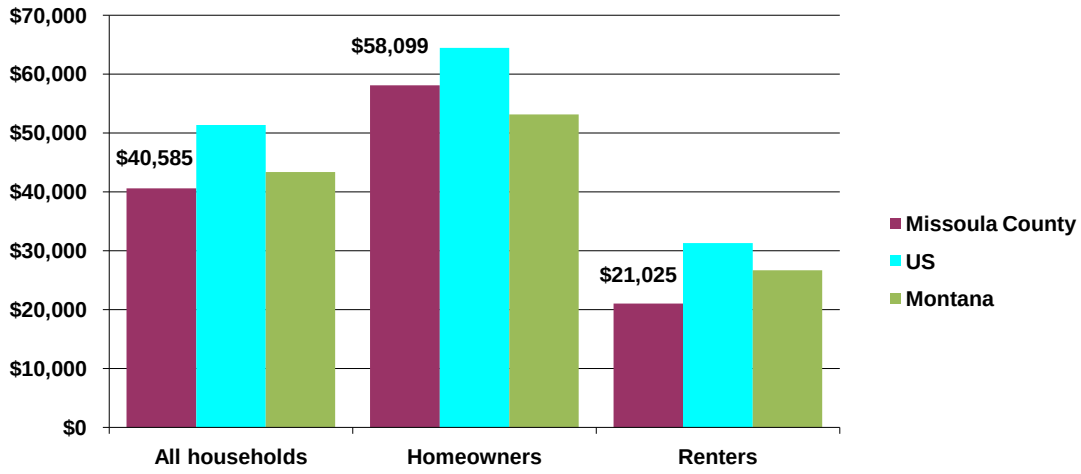
Year	Residential Sales	Median Price	Percent Change	DOM
2001	1,211	$138,000		107
2002	1,119	149,500	8.3%	93
2003	1,150	163,000	9.0%	104
2004	1,290	179,000	9.8%	102
2005	1,536	192,000	7.3%	109
2006	1,586	206,850	7.7%	110
2007	1,385	219,550	6.1%	116
2008	994	215,000	-2.1%	117
2009	1025	208,775	-2.9%	129
2010	903	200,500	-4.0%	125

Source: Missoula Organization of REALTORS®.

HOUSING AFFORDABILITY SCORECARD

Median household income in Missoula County is about the same level as the state number. Median income of Missoula county households that live in their own home is higher than Montana but renters median income is lower, reflecting the substantial college student population in Missoula County. Almost 20 percent of Missoula County households live under the Federal Poverty Level compared to 15 percent of Montana households.

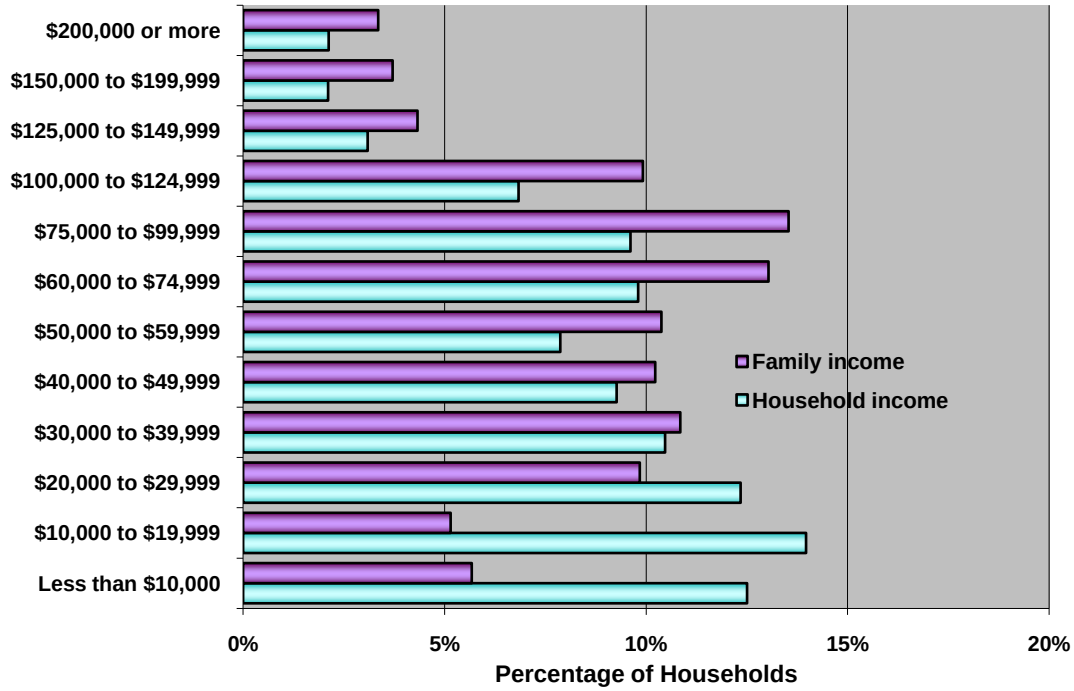
Figure 5.10: Median Household Income, Missoula County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

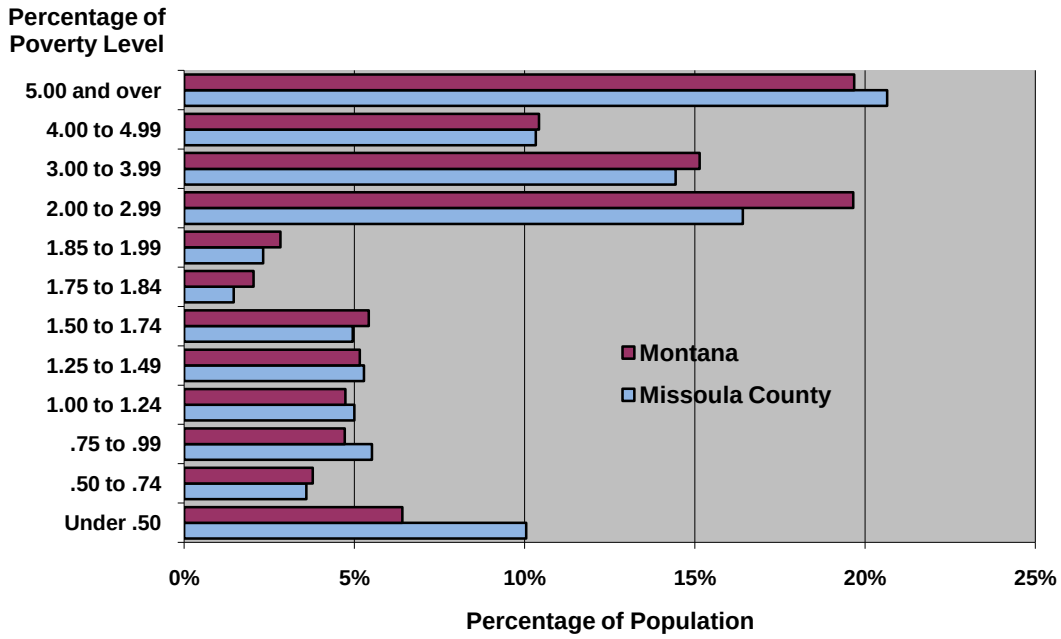
Missoula County
Real Estate Market

Figure 5.11: Income Distribution, Missoula County, 2009



Source: US Census Bureau, American Community Survey, 2007-2009.

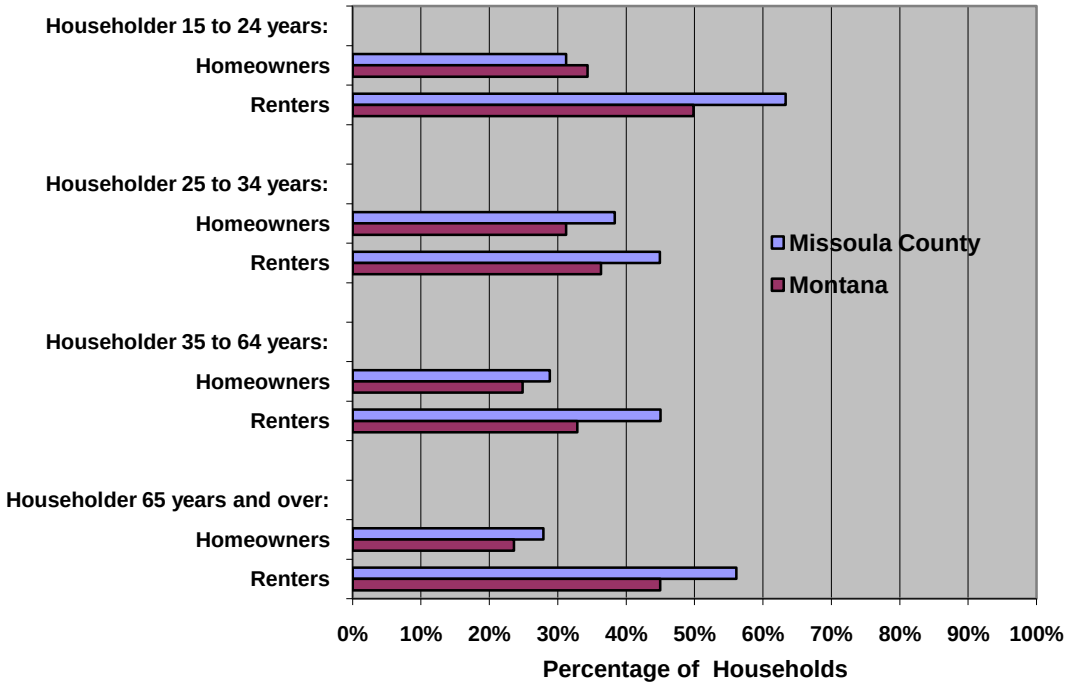
Figure 5.12: Income as a Ratio of Poverty Level, Missoula County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Missoula County
Real Estate Market

Figure 5.13: Percentage of Households Spending More than 30 Percent of Income on Housing, Missoula County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

A large proportion of Missoula County households pay more than 30 percent of their income for housing. The problem is especially acute for renter households of all ages.

Missoula County Real Estate Market

MISSOULA REGULATORY FEES

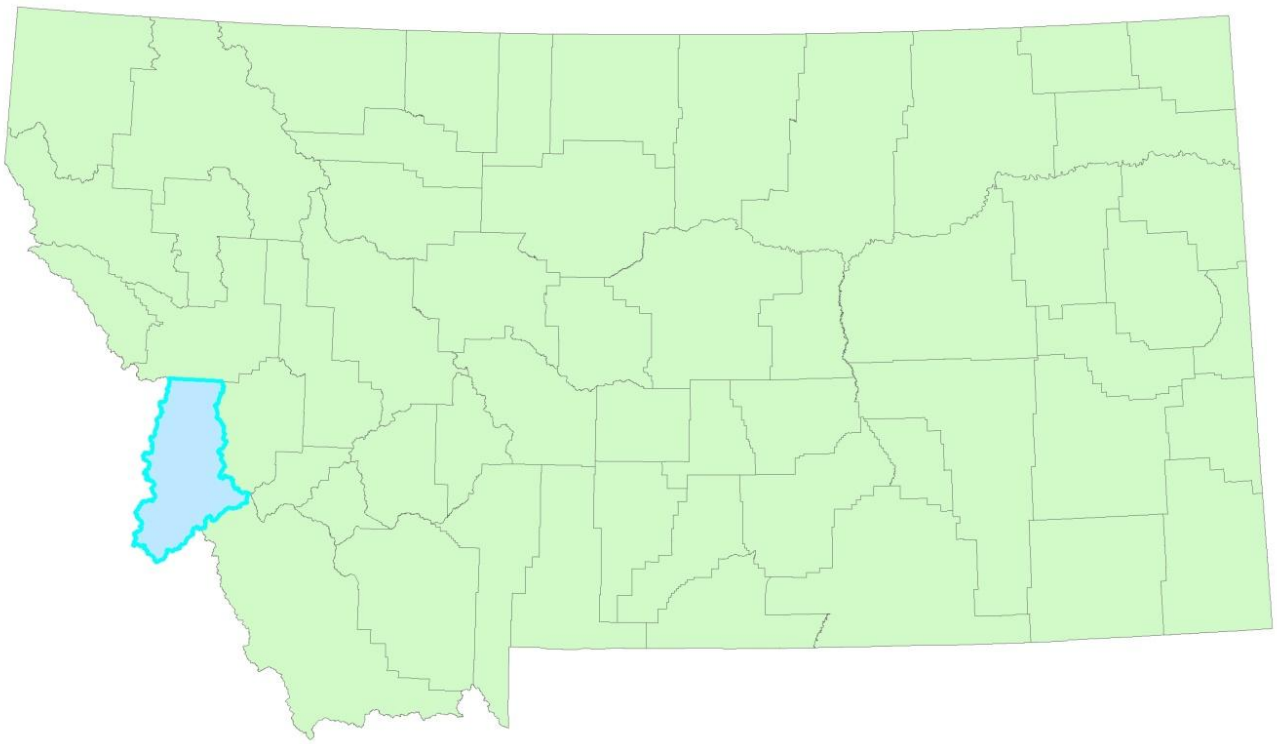
Regulatory fees for a 25 lot subdivision of affordable housing come to about $4,600 per unit. Unlike other Montana communities with impact fees, Missoula City permitting fees make up a substantial part of the regulatory fees.

Table 5.4: Missoula Regulatory Fees

	Cost	
	Total	Per lot
Total		***$4,607***
Subdivision fees		***468***
Preliminary Plat 25 lots	***$8,500***	
Final Plat Filing Review	***364***	
Variance from subdivision standards	***500***	
Vacation of recorded plats	***608***	
Plat extension	***216***	
Amended phasing plan	***274***	
Plat amendments	***624***	
Condition amendments	***624***	
Engineering Review Fees	***568***	***23***
Floodplain Determination	***33***	***1***
Impact fees		***1,405***
Permits		***1,355***
Building		***714***
Plan review		***143***
Mechanical		***109***
Electrical		***260***
Plumbing		***129***

RAVALLI COUNTY

REAL ESTATE



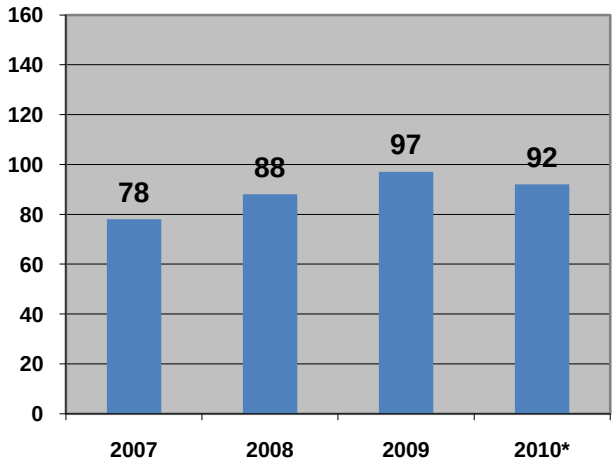
Ravalli County
Real Estate Market

RAVALLI COUNTY AT A GLANCE

Despite its reputation as an amenity area and retiree destination, Ravalli County suffered as much from this recession as anywhere else in the state. The 4.5 percent and 5.1 percent declines in 2008 and 2009 rival those in Gallatin and Flathead counties. The surprisingly large cyclic decline in Ravalli County is partially due to the bursting of the large construction sector associated with recreational and second-home building. In addition, the doldrums in the U.S. housing market significantly impacted the local wood products industry, especially the log home manufacturers who were producing for the high-end market. The slowdown in nearby Missoula also contributed because of the large number of workers who live in Ravalli County but commute to jobs across the county line. The one bright spot is that Hamilton continues to evolve into a regional trade and service center, with the presence of major retailers and growth in selected services.

The volatile real estate market in Ravalli County is reflected in the Housing Affordability Index; real estate was somewhat more affordable in 2009 than 2008. Preliminary numbers for 2010 show a decrease in affordability, as prices increased. The supply of houses in lower price ranges has been affected by the decrease in building activity in Ravalli County. Ravalli County remains one of the more unaffordable real estate markets in Montana.

Figure 6.1: Housing Affordability Index, Ravalli County, 2007 - 2010



*** Preliminary estimates using 2009 income data.**

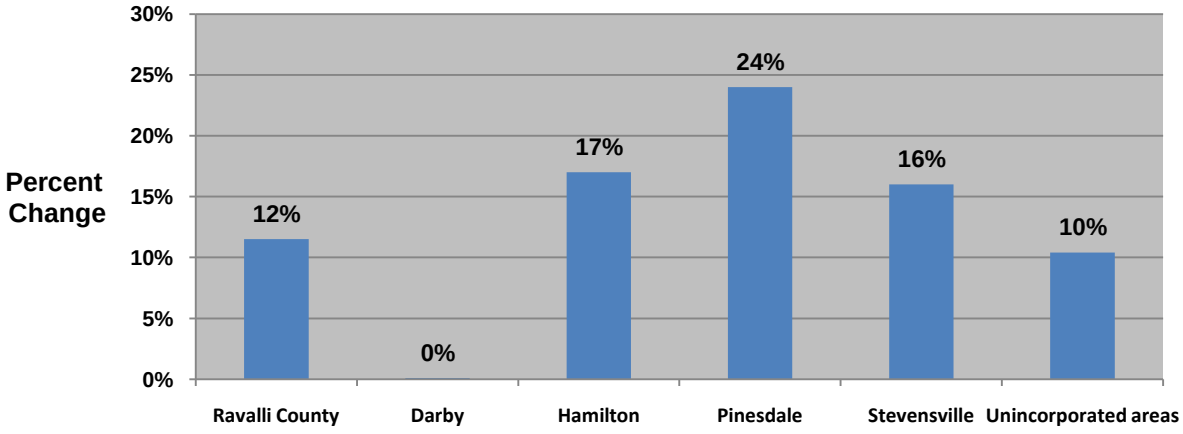
Source: Bureau of Business and Economic Research.

Ravalli County Real Estate Market

FACTORS DRIVING DEMAND FOR HOUSING IN RAVALLI COUNTY

During the 1990s and early part of this decade, Ravalli County was one of the fastest growing counties in Montana. Growth slowed to about the state rate, growing only 12 percent, between 2000 and 2010. Most of the growth occurred outside incorporated areas. Declines in Florence and Victor CDPs were due to boundary changes. CDPs are defined by local officials in cooperation with the Census Bureau.

Figure 6.2: Change in Population, Ravalli County and Incorporated Places, 2000 to 2010



Source: US Census Bureau.

Table 6.1: Population of Ravalli County, Incorporated Places and Census Designated Places, 2010

	2010 Census	2000 Census	Numerical Change 2000-2010	Percent Change 2000-2010
Ravalli County	*40,212*	*36,070*	*4,142*	*12%*
Hamilton city	*4,348*	*3,705*	*643*	*17%*
Darby town	*720*	*710*	*10*	*1%*
Pinesdale town	*917*	*742*	*175*	*24%*
Stevensville town	*1,809*	*1,553*	*256*	*16%*
Corvallis CDP	*976*	*443*	*533*	*120%*
Florence CDP	*765*	*901*	*-136*	*-15%*
Victor CDP	*745*	*859*	*-114*	*-13%*
Remainder of county	*29,932*	*27,157*	*2,775*	*10%*
New Census Designated Places				
Conner CDP	*216*			
Sula CDP	*37*			

Source: US Census Bureau.

Ravalli County
Real Estate Market

Population growth is driven by about 500 more persons moving into Ravalli County than move out. Until recently, about a third of migrants to Ravalli County came from Missoula County. Now, nearly all new residents in Ravalli County come from other states. In 2009, net migration was negative.

Figure 6.3: Change in Population, Ravalli County and Incorporated Places, 2000 to 2010

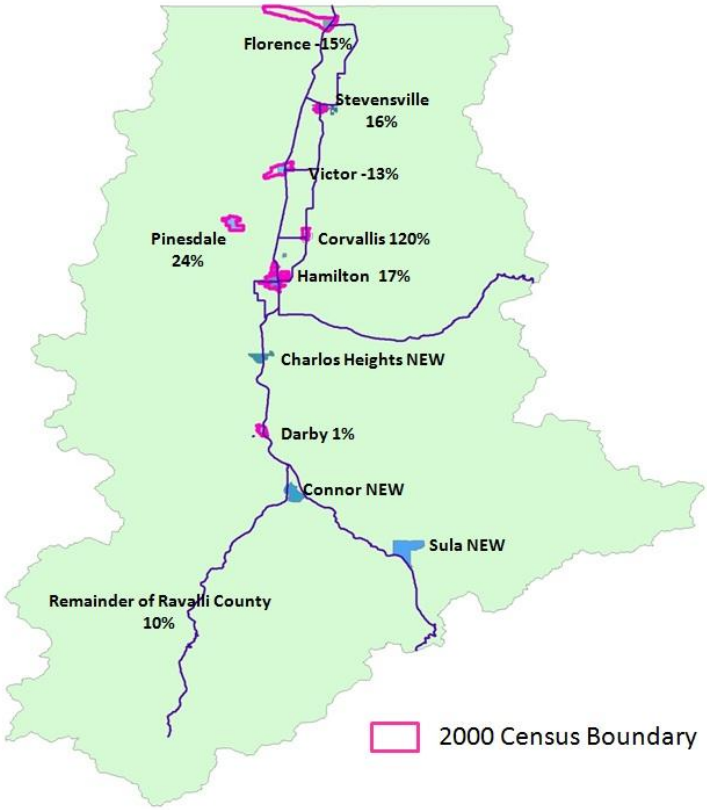
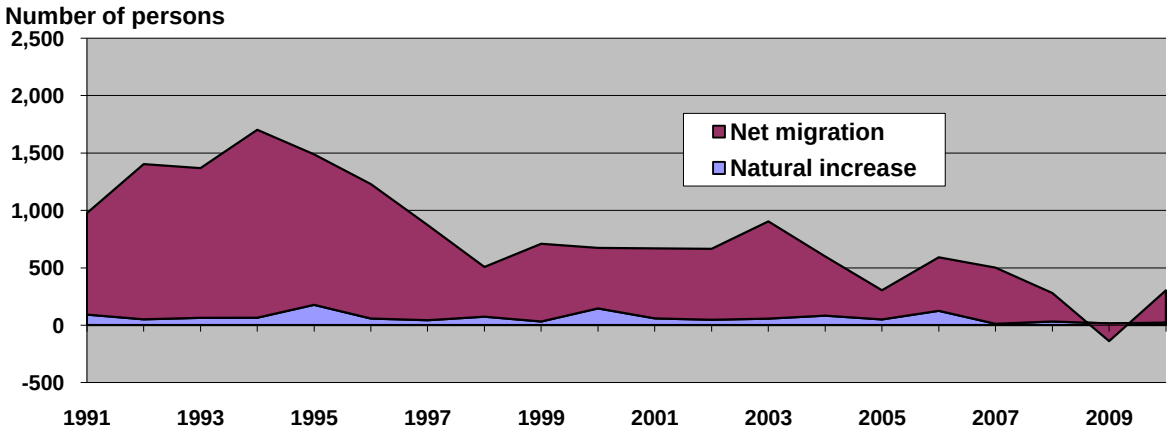
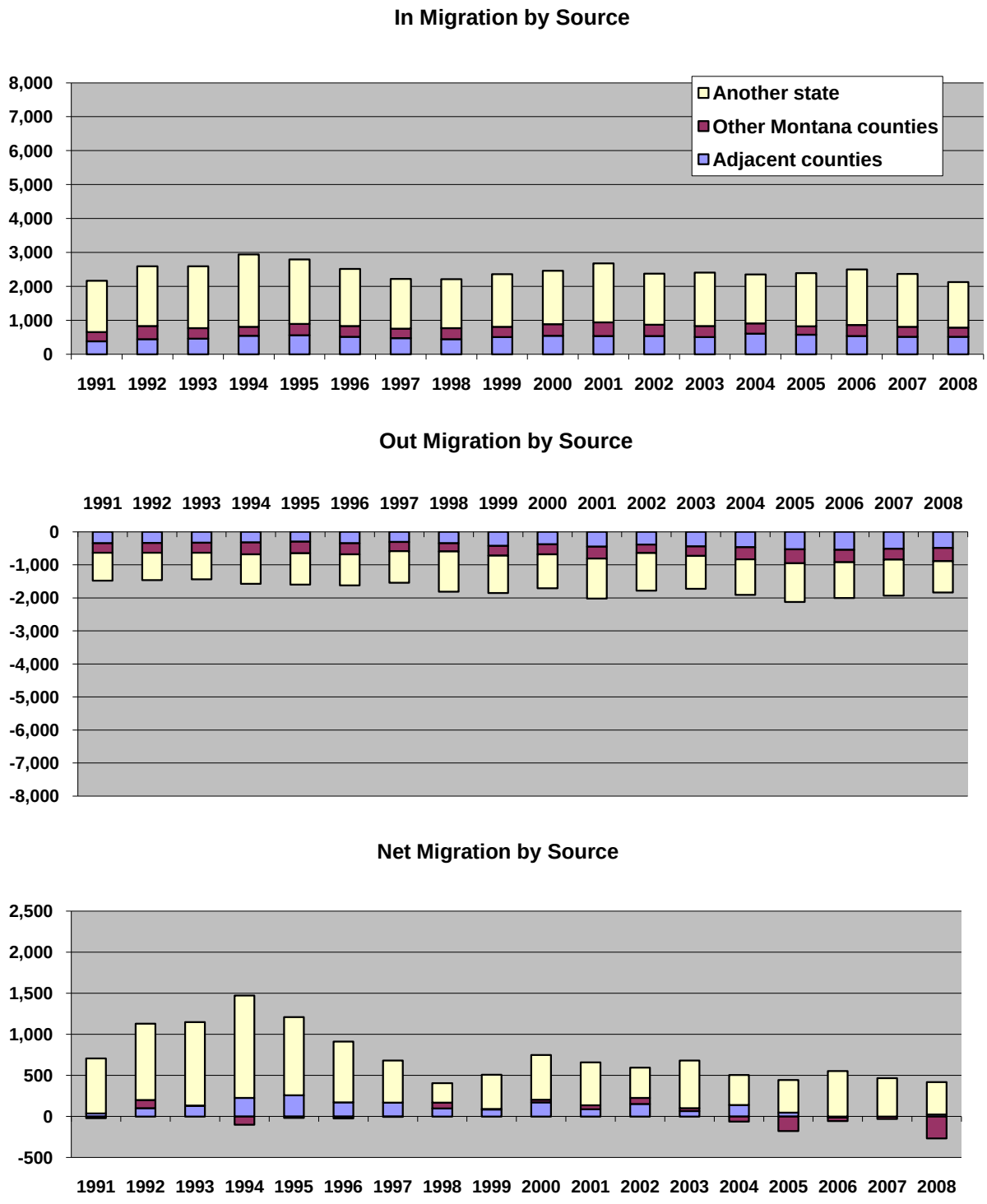


Figure 6.4: Components of Population Change, Ravalli County, 1991-2010



Source: US Census Bureau.

Figure 6.5: Number of Personal Exemptions, Ravalli County, 1991-2008

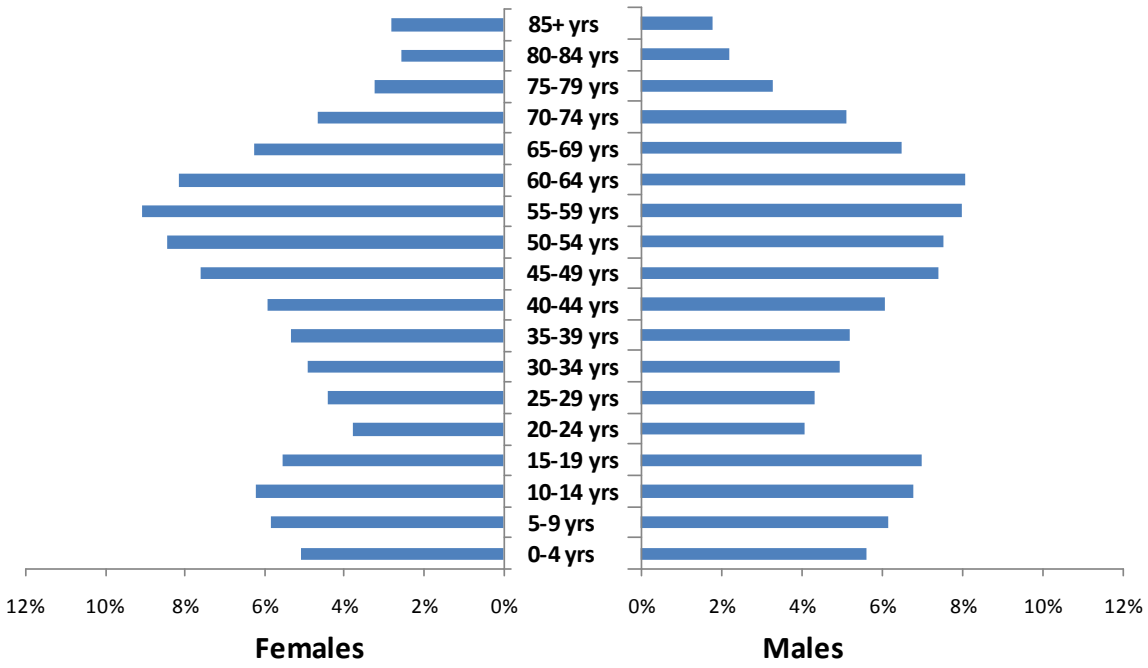


Source: Internal Revenue Service.

Ravalli County
Real Estate Market

The median age in 2010 for Ravalli County residents is the highest for the major markets in Montana at 45 years for males and 47 years for females. This is a substantial increase over 2000: the median age for males was 40 and females 42. The baby boom bulge shows prominently but larger proportions of older age groups are also present.

Figure 6.6: Age Distribution of Population, Ravalli County, 2010

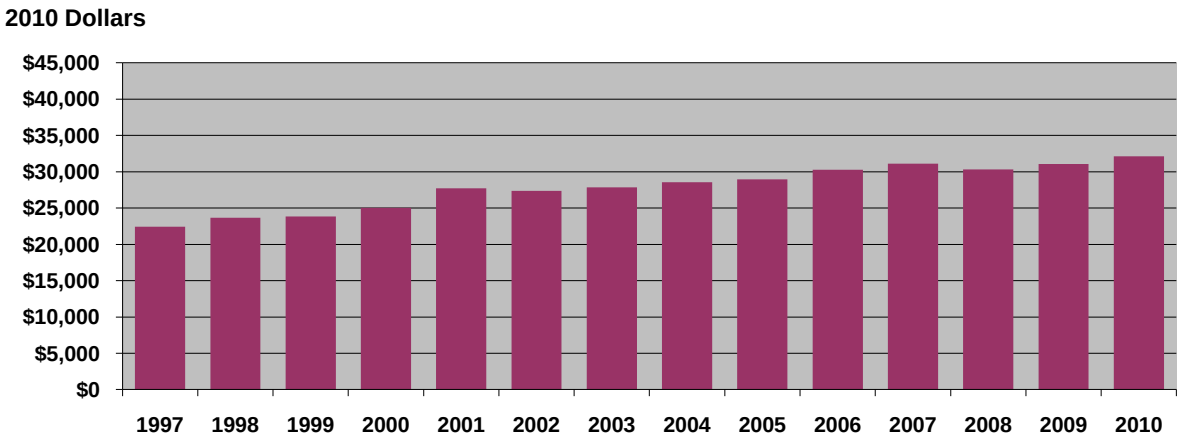


Source: US Census Bureau, 2010 Census.

Ravalli County
Real Estate Market

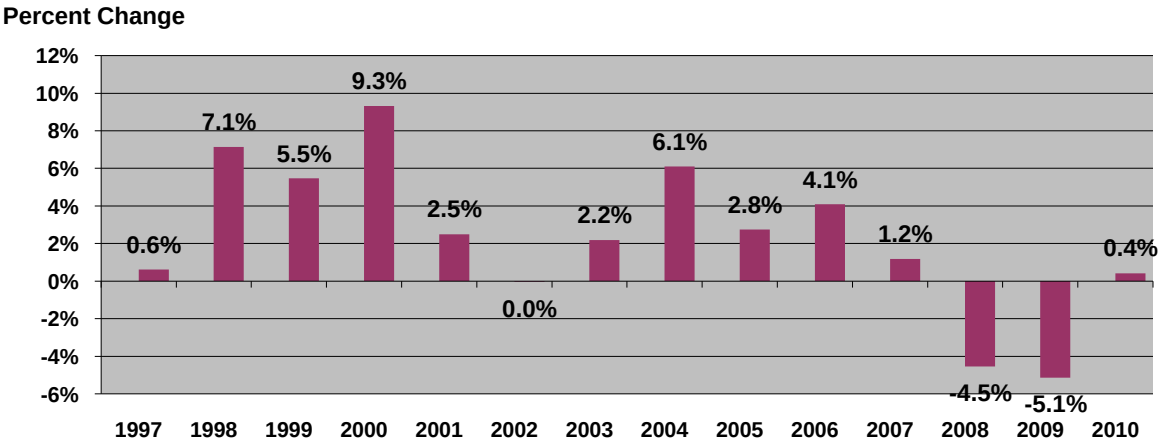
Per capita income in Ravalli County increased 28 percent between 2000 and 2010. Growth in per capita income has stagnated the last several years. Nonfarm labor income measures how an economy is doing. Recent growth in nonfarm income peaked in 2004 and fluctuated since with large declines in 2008 and 2009 as construction and the log home industry collapsed. Growth returned in 2010.

Figure 6.7: Per Capita Income, Ravalli County, 1997-2010



Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Figure 6.8: Change in Nonfarm Labor Income, Ravalli County, 1997-2010



Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Ravalli County Real Estate Market

SUPPLY OF HOUSING IN RAVALLI COUNTY

Ravalli County building activity in 2009 was only a fifth of the peak in 2005. Further declines were experienced in 2010. The economy and problems with subdivision review and regulation are two of the causes.

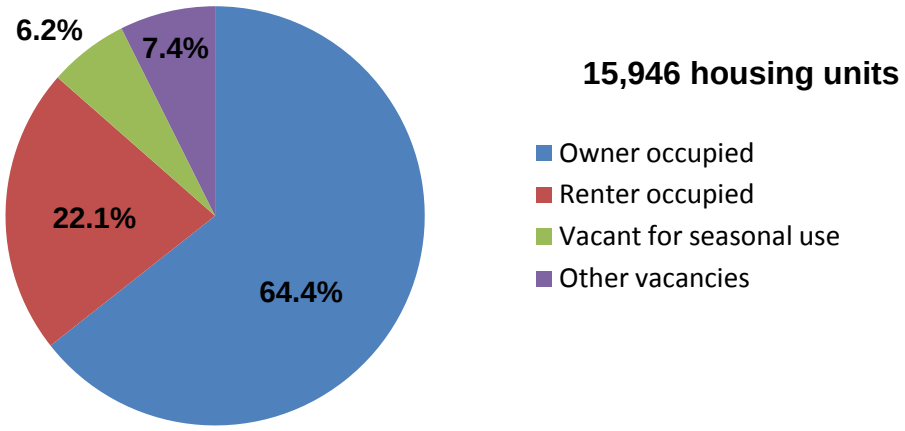
Table 6.2: Electric Permits, Ravalli County

Ravalli County Electric Permits				
	Number of Units			
	Single family	Duplex	Multifamily	Total
2001	396	6	20	422
2002	394	6	65	465
2003	346	8	48	402
2004	362	4	23	389
2005	446	10	36	492
2006	402	0	3	405
2007	303	4	13	320
2008	197	0	37	234
2009	108	0	0	108
2010	87	0	0	87

Source: Montana Department of Labor and Industry.

About 64 percent of Ravalli County households live in homes they own or are buying. Only 22 percent rent. Just over six percent of housing units are vacant for seasonal use and another 7 percent vacant for other reasons including for sale or rent.

Figure 6.9: Occupancy of Housing Units, Ravalli County, 2010



Source: US Census Bureau, 2010 Census.

Ravalli County Real Estate Market

CURRENT STATE OF RAVALLI COUNTY'S HOUSING MARKET

Residential home sales in Ravalli County peaked in 2005 at 863 units. Prices peaked in 2007. Residential sales are down by over 50 percent and median price declined nearly 7 percent in 2008 and another 10 percent in 2009 before recovering slightly in 2010. Days on market has climbed from 146 in 2006 to 253 in 2010.

Table 6.3: Residential Home Sales, Ravalli County

Year	Residential Sales	Median Price	Percent Change	DOM
2001	534	$141,000		232
2002	670	135,500	-3.9%	212
2003	718	155,100	14.5%	201
2004	782	166,750	7.5%	165
2005	863	189,000	13.3%	153
2006	716	214,500	13.5%	146
2007	588	225,000	4.9%	176
2008	365	210,000	-6.7%	203
2009	347	189,500	-9.8%	214
2010	341	200,000	5.5%	253

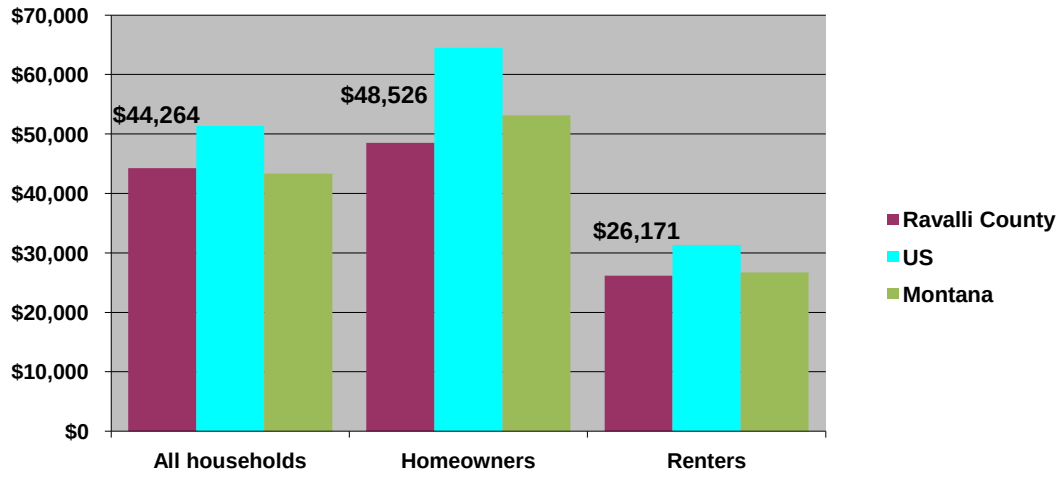
Source: Bitterroot Valley Board of REALTORS®.

HOUSING AFFORDABILITY SCORECARD

Median household income for all households is right on the state median, but well below the national median income. Homeowner households have median incomes well below state householders.

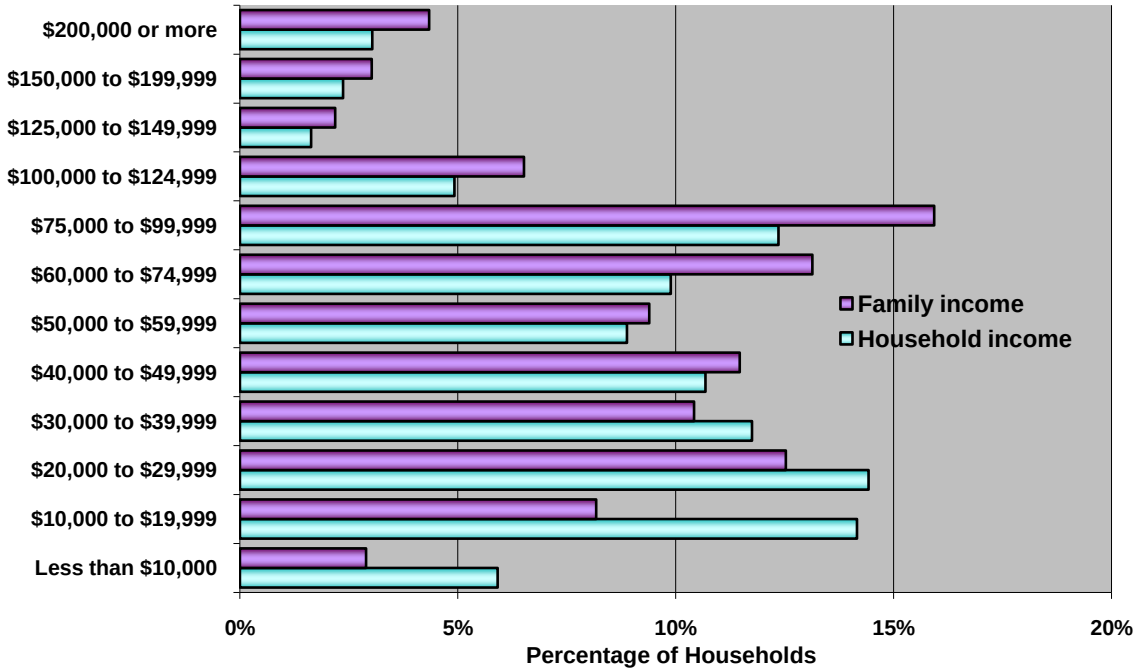
About 12 percent of Ravalli County households live below the Federal Poverty Level.

Figure 6.10: Median Household Income, Ravalli County, 2009



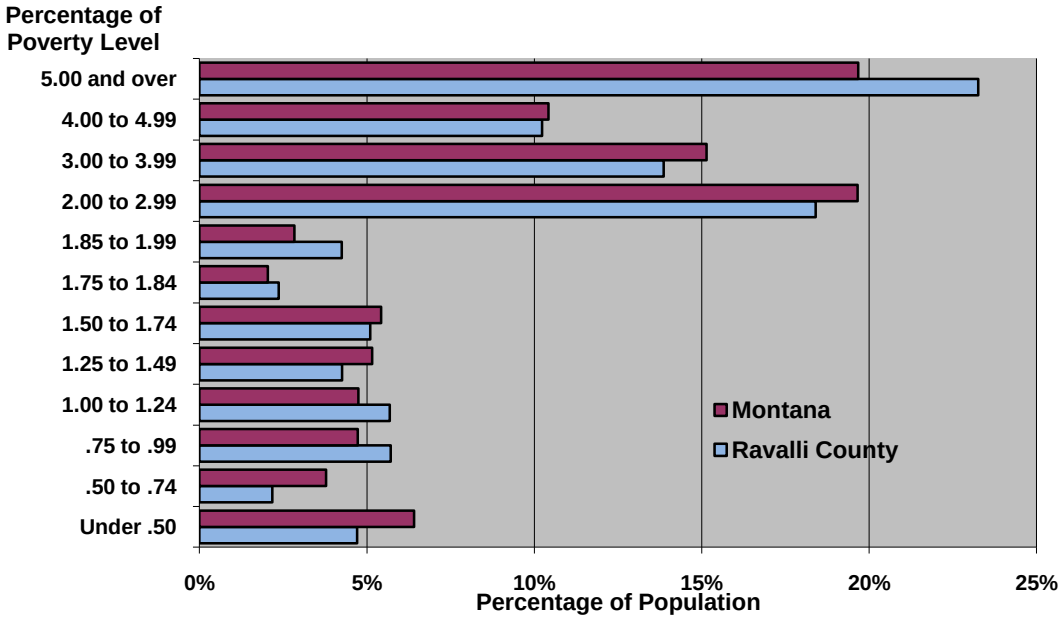
Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Figure 6.11: Income Distribution, Ravalli County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

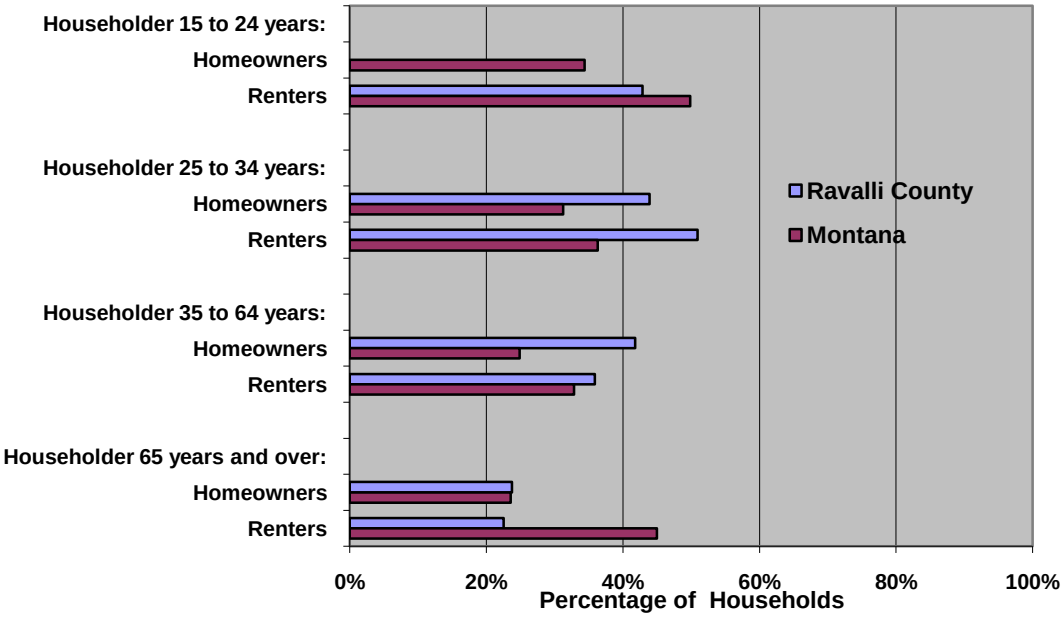
Figure 6.12: Income as a Ratio of Poverty Level, Ravalli County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Ravalli County
Real Estate Market

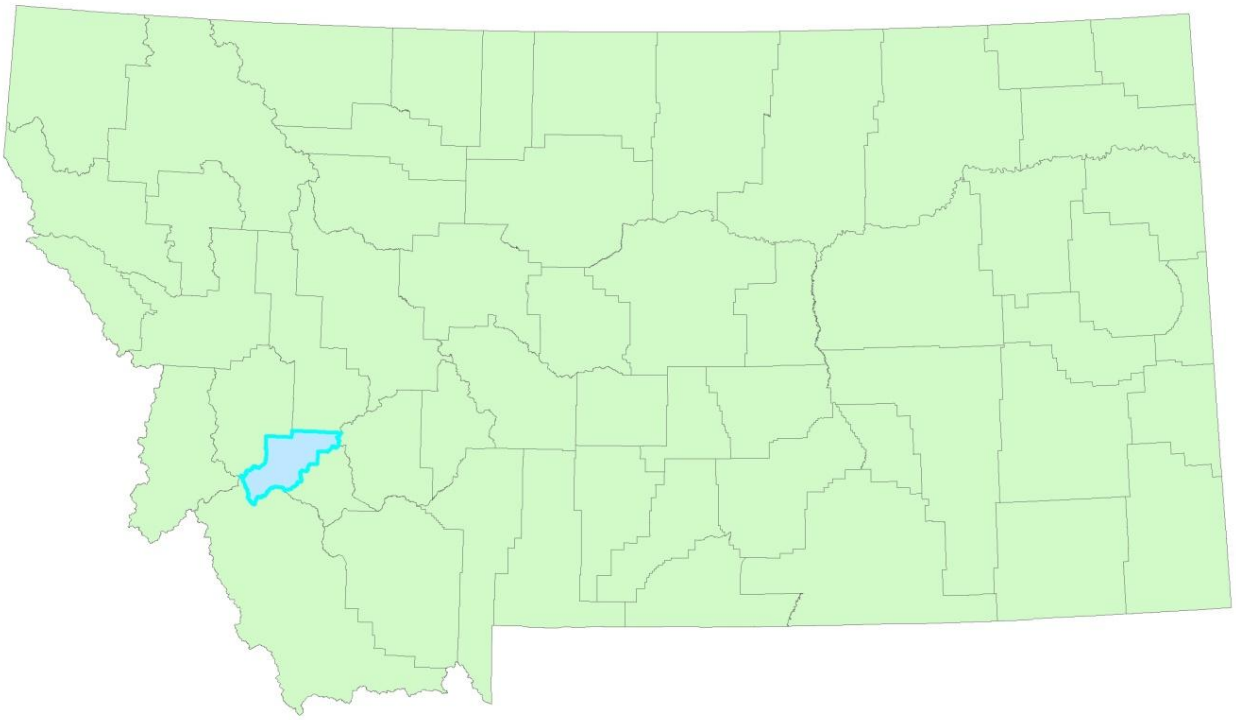
Figure 6.13: Percentage of Households Spending More than 30 Percent of Income on Housing, Ravalli County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

BUTTE-SILVER BOW COUNTY

REAL ESTATE



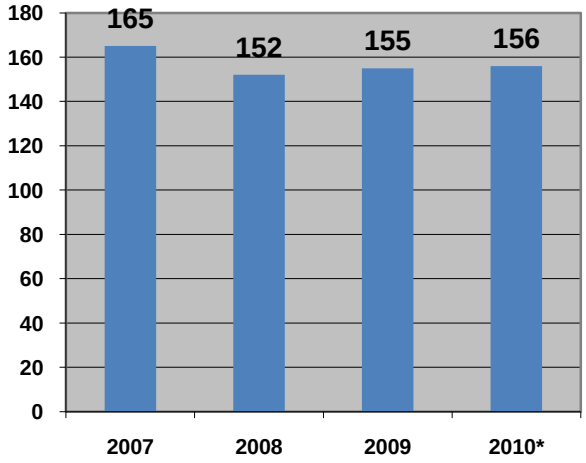
Butte-Silver Bow County Real Estate Market

BUTTE-SILVER BOW COUNTY AT A GLANCE

The recession was relatively mild for the Butte area economy. There was only a one-year decline in nonfarm labor income. There were, however, decreases in construction and retail trade. The forecast assumes that the Montana Resources mine remains open and operating at about current levels, but that employee bonuses reflect changes in the price of copper. Chip and solar panel producer REC Silicon, located in Butte, continues to serve worldwide markets. The trade center components of Butte's economic base (retail trade and services) continue to grow, reflecting the city's continued development as a regional trade and service center.

Butte-Silver Bow County is the most affordable housing market in major Montana real estate markets.

Figure 7.1: Housing Affordability Index, Butte-Silver Bow County, 2007 - 2010



*** Preliminary estimates using 2009 income data.**

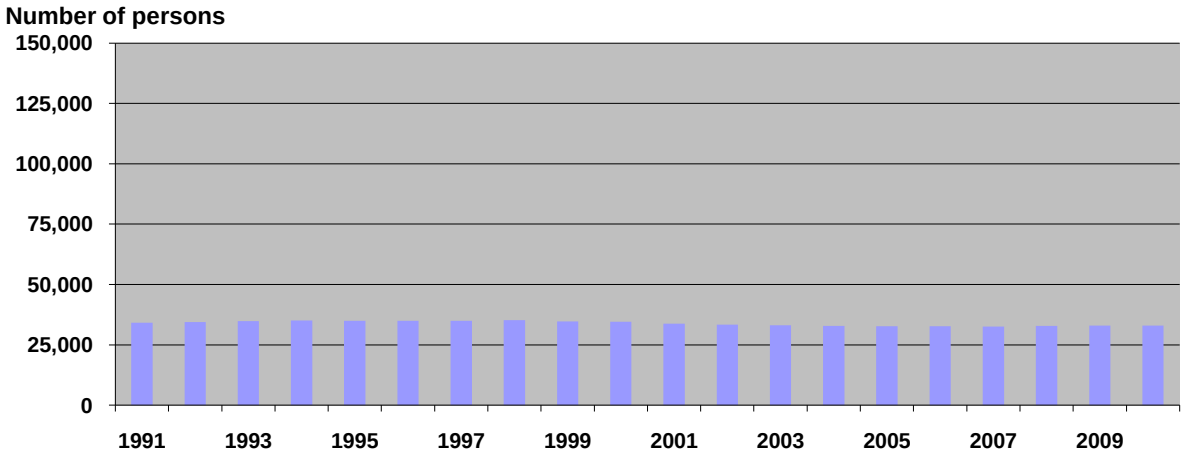
Source: Bureau of Business and Economic Research.

Butte-Silver Bow County Real Estate Market

FACTORS DRIVING DEMAND FOR HOUSING IN BUTTE-SILVER BOW COUNTY

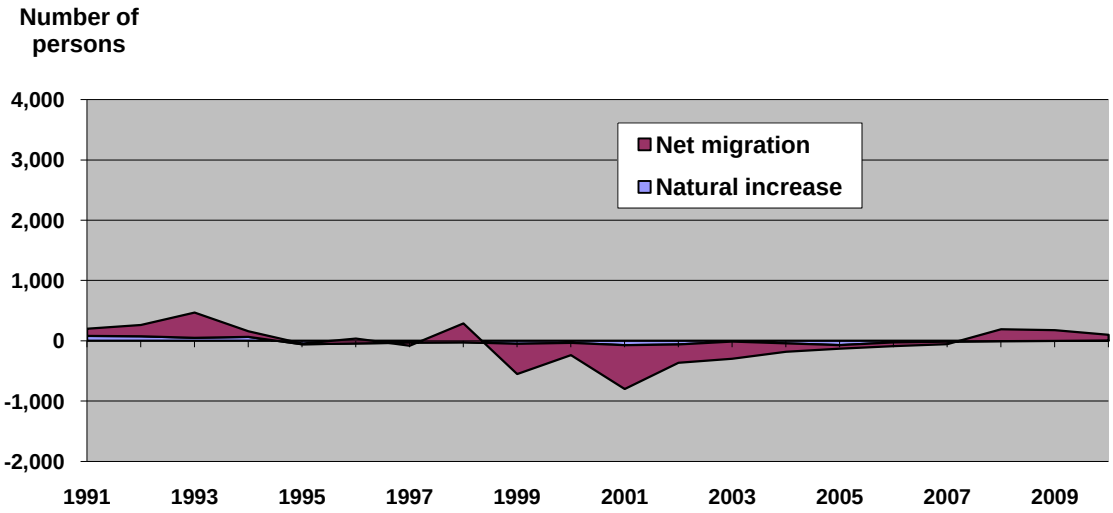
Butte-Silver Bow County has not experienced any population growth in the last decade. Butte-Silver Bow is an anomaly among Montana's urban counties in that more people are dying than being born in the county. Butte lost more people to migration than other urban counties. Most migrants are moving to other Montana counties. Beginning in 2008, Butte began to gain a few in-migrants, stemming the declines experienced earlier in the decade.

Figure 7.2: Total Population, Butte-Silver Bow County; 1991-2010



Source: US Census Bureau.

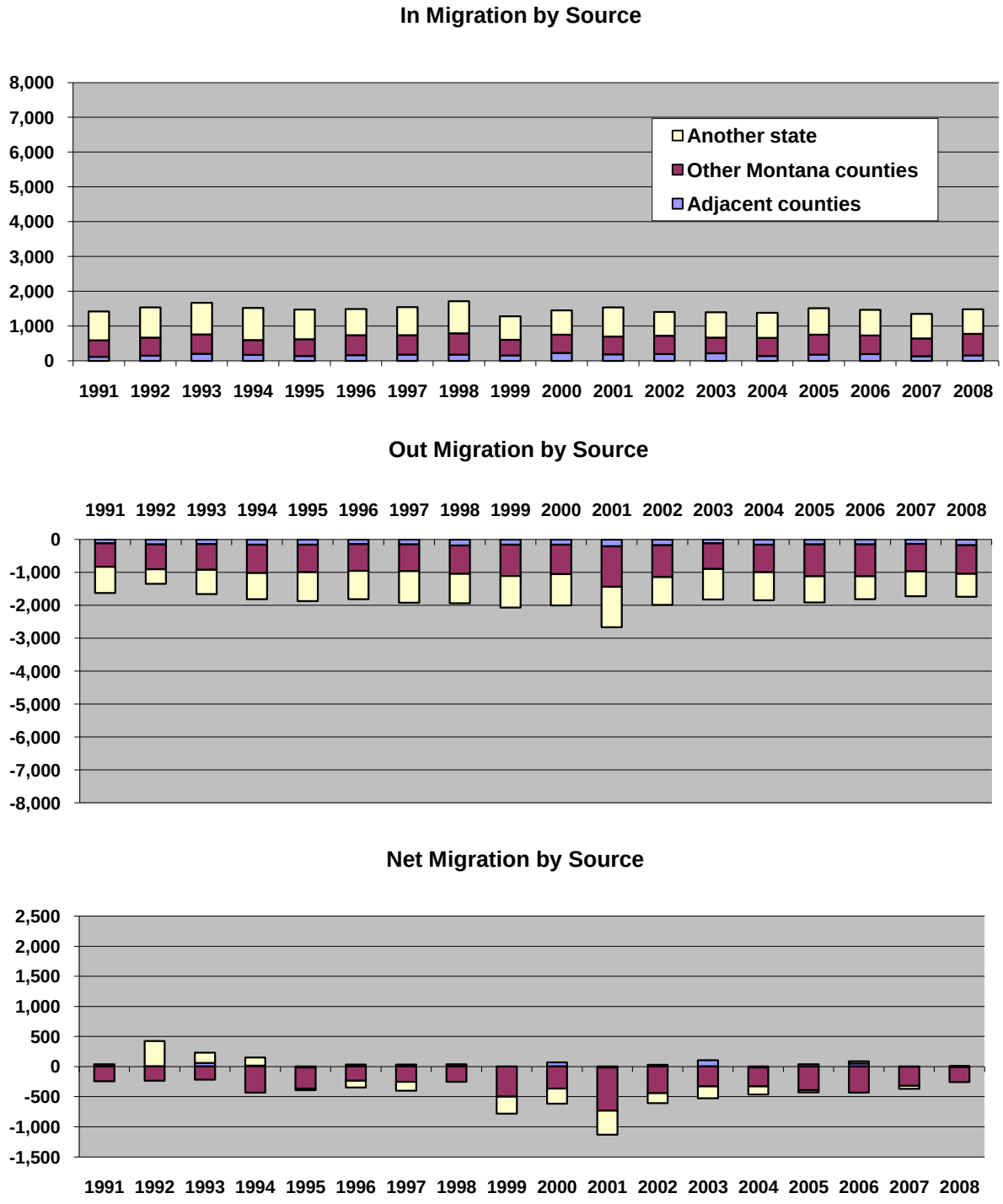
Figure 7.3: Components of Population Change, Butte-Silver Bow County, 1991-2010



Source: US Census Bureau.

Butte-Silver Bow County Real Estate Market

Figure 7.4: Number of Personal Exemptions, Butte-Silver Bow County, 1991-2008

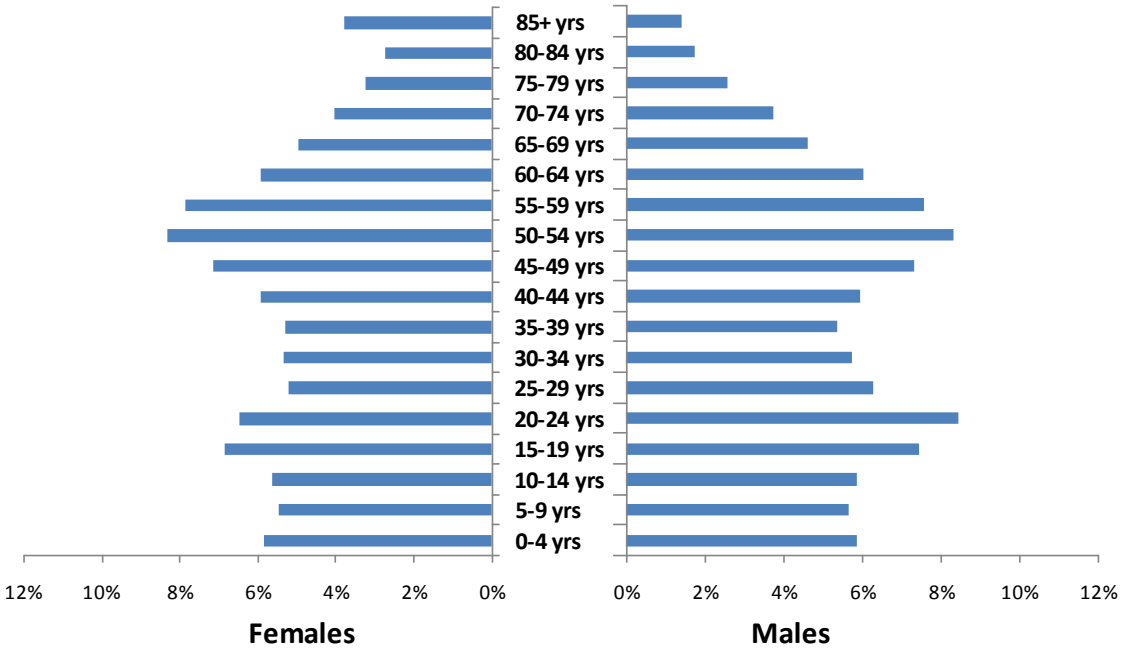


Source: Internal Revenue Service.

Butte-Silver Bow County Real Estate Market

The age distribution of the Butte Silver Bow population shows the baby boom bulge. Montana Tech's presence shows, especially for males 20-24. Median age increased between 2000 and 2010 form 37 years for males to 39 years and from 40 to 43 for females.

Figure 7.5: Age Distribution of Population, Butte-Silver Bow County, 2010

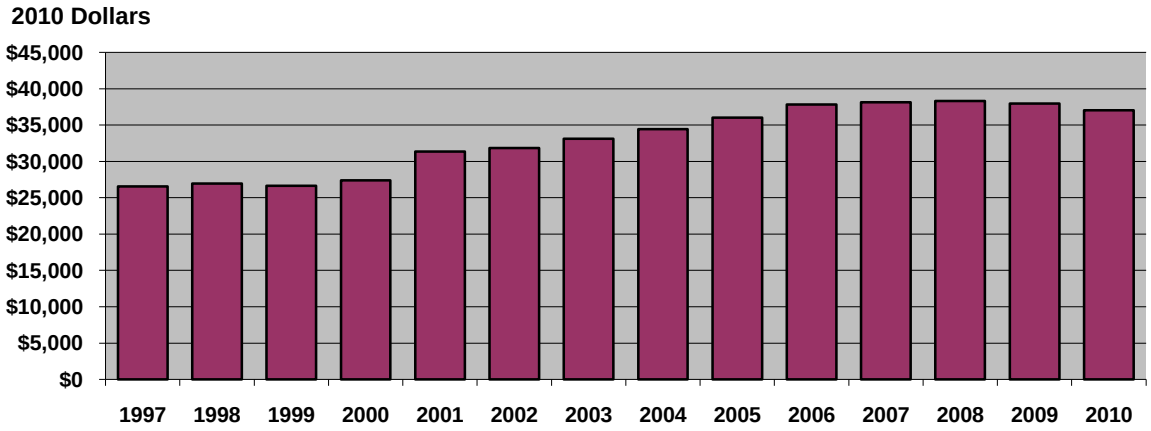


Source: US Census Bureau, 2010 Census.

Butte-Silver Bow County Real Estate Market

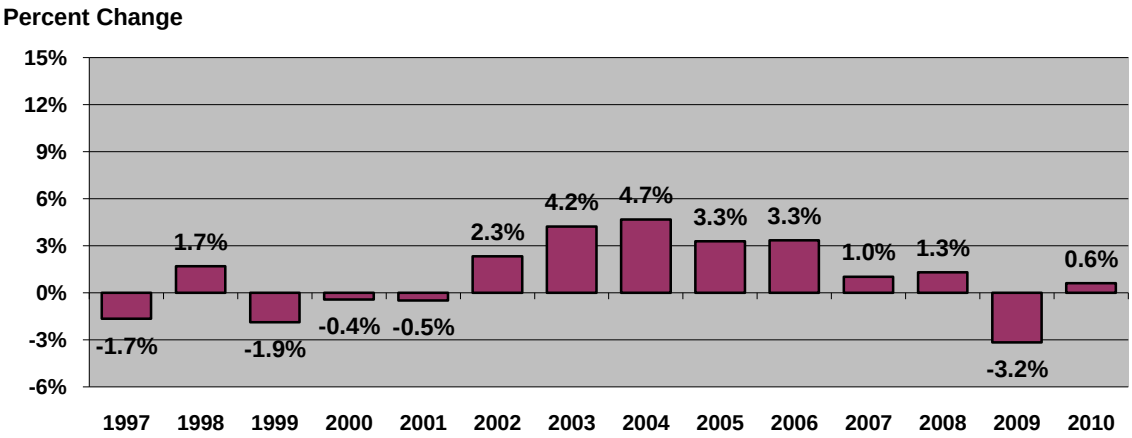
Per capita income is the average income for every person in an area. It grew from 2000 to 2007 but recently declined as population growth returned. Growth in nonfarm labor income was in positive territory throughout the last decade until 2009. A decline in construction activity and smaller bonuses at the Montana Resources copper mine resulted in labor income growth of negative 3.2 percent; growth returned in 2010.

Figure 7.6: Per Capita Income, Butte-Silver Bow County, 1997-2010



Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Figure 7.7: Change in Nonfarm Labor Income, Butte-Silver Bow County, 1997-2010



Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Butte-Silver Bow County Real Estate Market

SUPPLY OF HOUSING

Building in Butte-Silver Bow County remains fairly steady. A decline in construction activity did occur in 2009 but recovered in 2010 due to a large increase in multi-family construction.

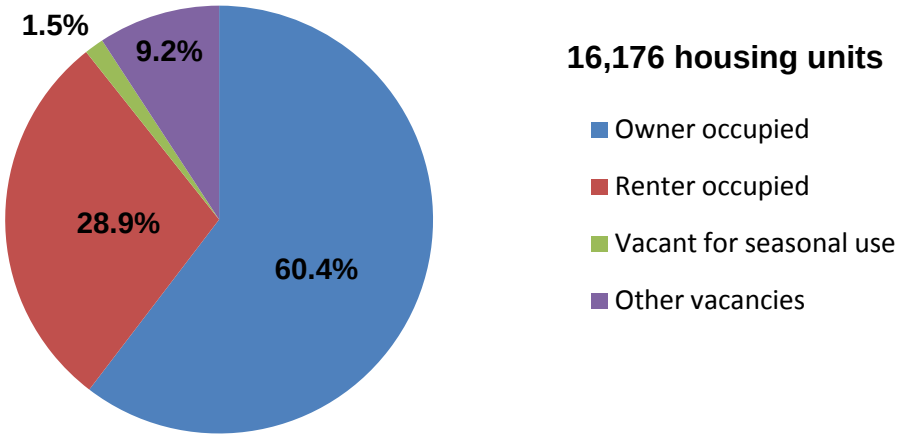
Table 7.1: Building Permits, Butte-Silver Bow County

Butte-Silver Bow Building Permits				
	Number of Units			
	Single family	Duplex	Multifamily	Total
2001	30	2	32	64
2002	21	0	0	21
2003	35	2	0	37
2004	65	8	0	74
2005	62	2	3	67
2006	60	0	0	60
2007	66	0	24	90
2008	71	0	0	71
2009	49	0	8	57
2010	53	6	63	122

Source: US Census Bureau, Construction Statistics.

About 60 percent of households live in owner occupied housing and nearly 30 percent rent. Just over 9 percent of Butte-Silver Bow housing units are vacant a much higher rate than other markets. The high vacancy rate supports the affordability data.

Figure 7.8: Occupancy of Housing Units, Butte-Silver Bow County, 2010



Source: US Census Bureau, 2010 Census.

Butte-Silver Bow County Real Estate Market

CURRENT STATE OF BUTTE-SILVER BOW COUNTY'S HOUSING MARKET

Home sales in Butte peaked in 2005. The median price increased from $61,500 in 2004 to $98,000 in 2008 but declined slightly in 2009 and again in 2010. Days on market remains high at over 150 days.

Table 7.2: Residential Home Sales, Butte-Silver Bow County, 2004-2010

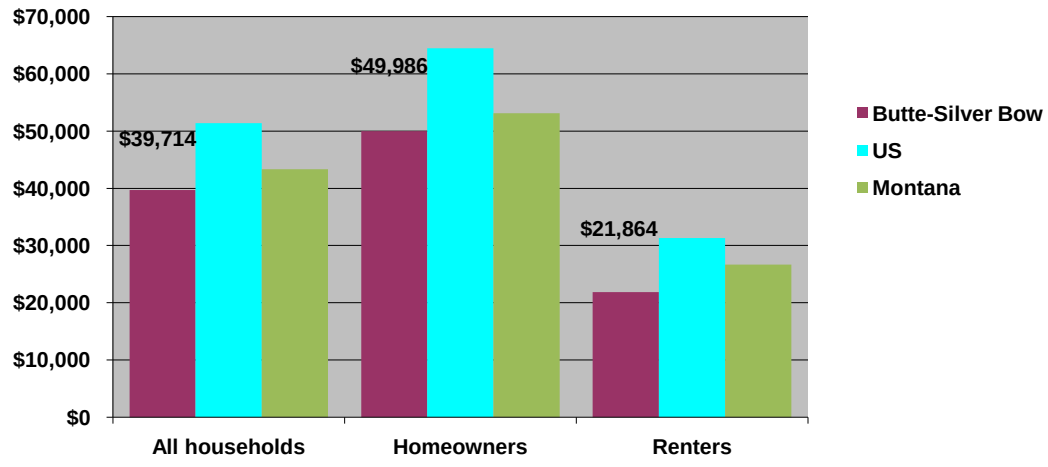
Year	Residential Sales	Median Price	Percent Change	DOM
2004	721	$61,500		189
2005	929	64,450	4.8%	163
2006	918	72,000	11.7%	155
2007	842	78,050	8.4%	133
2008	573	98,000	25.6%	146
2009	465	94,500	-3.6%	149
2010	382	93,825	-0.7%	156

Source: Butte Board of REALTORS®

HOUSING AFFORDABILITY SCORECARD

The median income for Butte-Silver Bow County households is less than the statewide number. About half of families in Butte make between 40 and 100 thousand dollars. About 15 percent of Butte households live under the Federal Poverty Level.

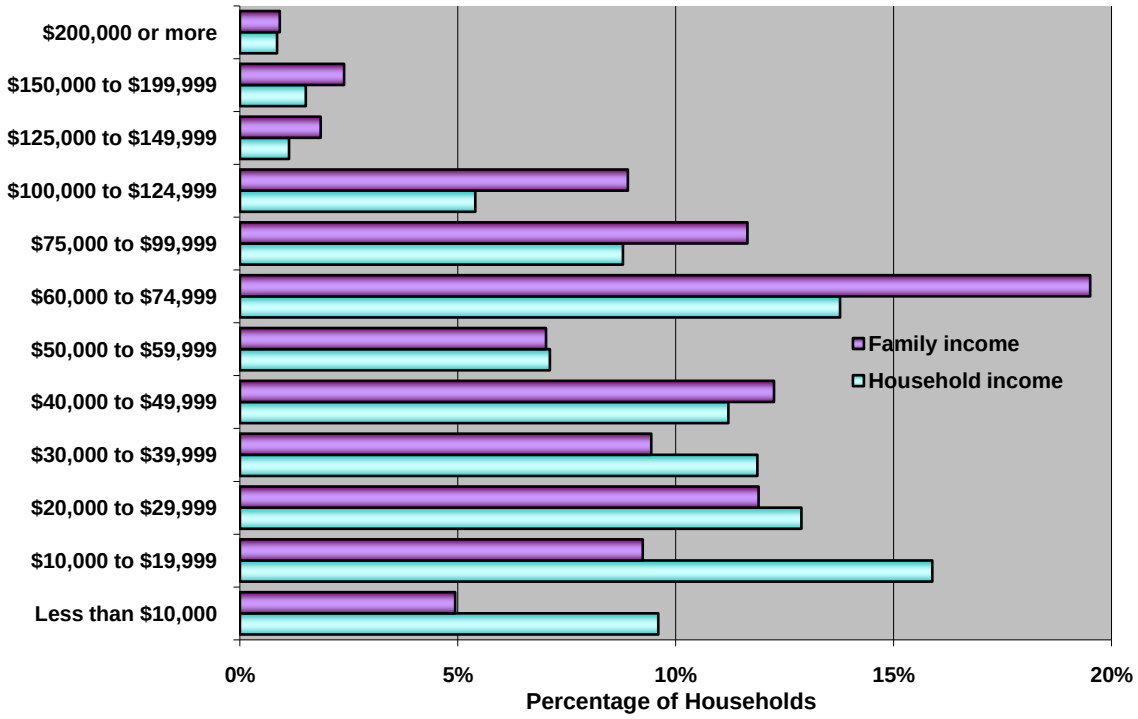
Figure 7.9: Median Household Income, Butte-Silver Bow County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

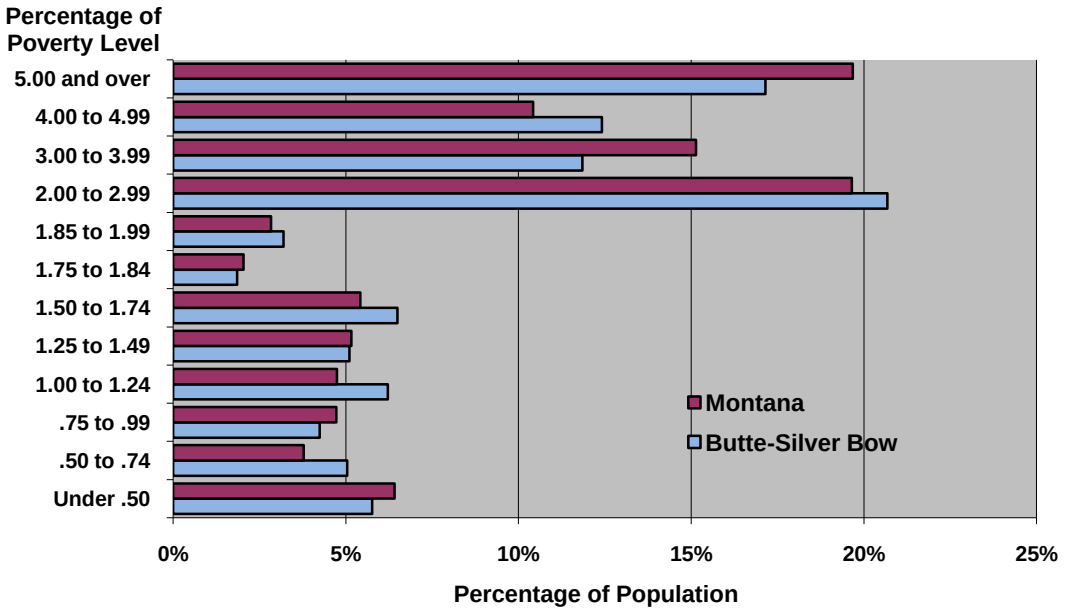
Figure 7.10: Income Distribution, Butte-Silver Bow County, 2009

Butte-Silver Bow County Real Estate Market



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

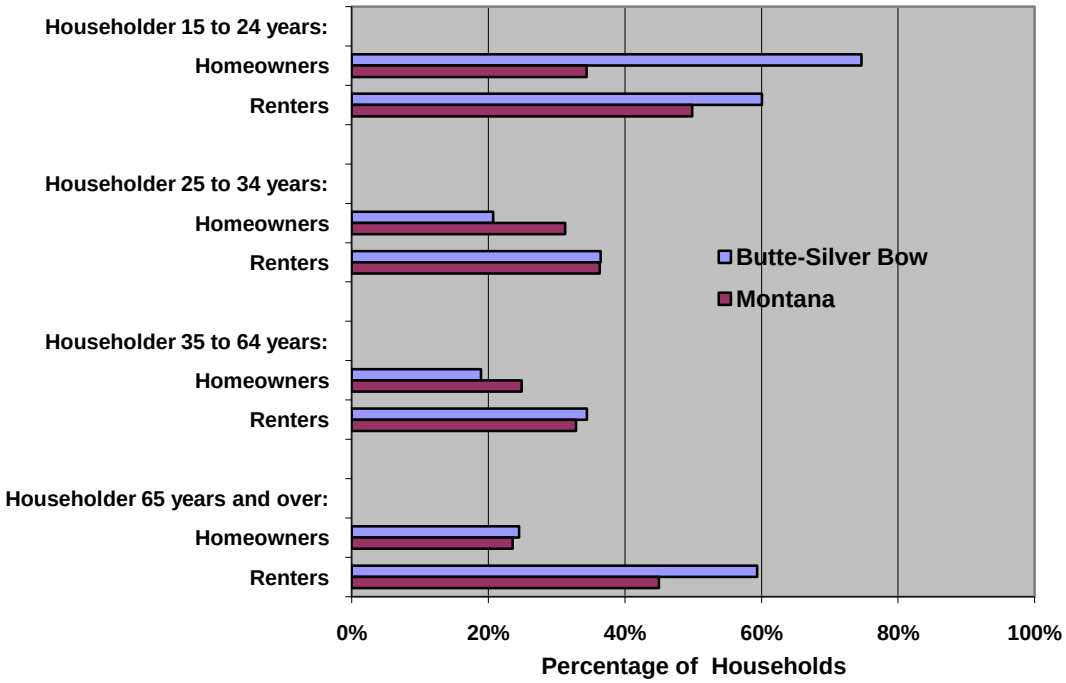
Figure 7.11: Income as a Ratio of Poverty Level, Butte-Silver Bow County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Butte-Silver Bow County Real Estate Market

Figure 7.12: Percentage of Households Spending More than 30 Percent of Income on Housing, Butte-Silver Bow County, 2009

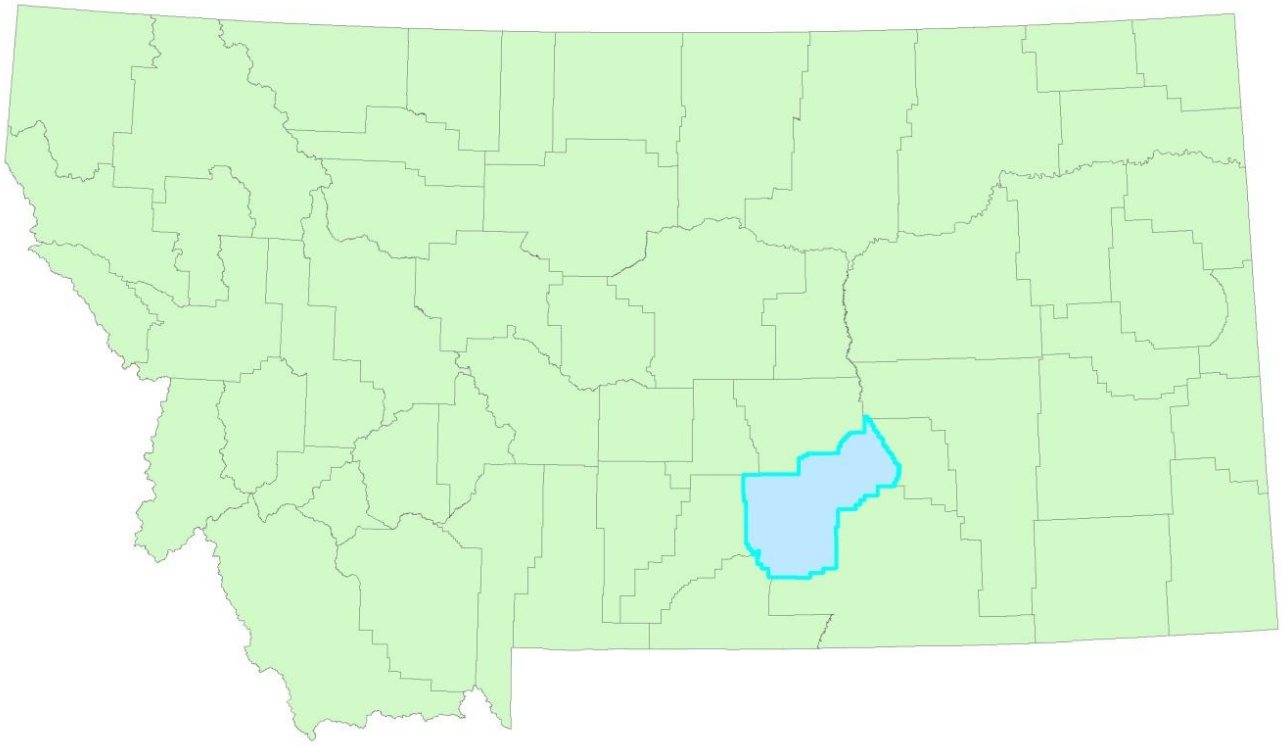


Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Most Butte homeowners spend less than 30 percent of their income on housing. Renters spend more than 30 percent of their income on housing. The problem is especially acute for older and younger households.

YELLOWSTONE COUNTY

REAL ESTATE



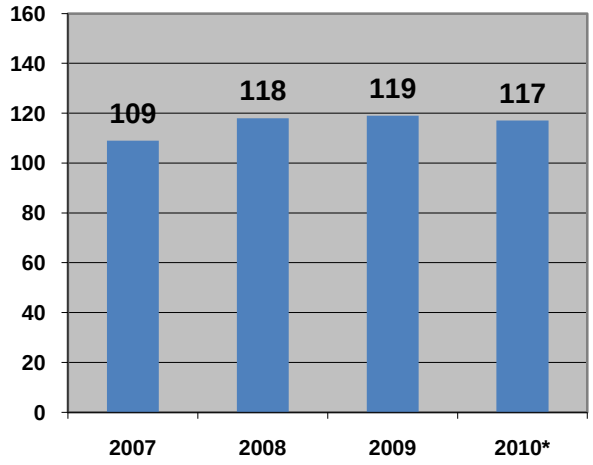
Yellowstone County Real Estate Market

YELLOWSTONE COUNTY AT A GLANCE

The recession was relatively mild for the Billings area economy. There were only modest declines in 2008 and 2009. However, certain sectors of the economy such as construction and retail trade did experience significant declines. Billings has been an indirect beneficiary of the energy/commodity boom. Although there are no mines or oil rigs in Yellowstone County, the regional headquarters and other support employment has located in and near Billings. The future of the vital oil refineries appears more secure, and employment and earnings has been increasing modestly. Billing's retail industries continue to face competition from second-order trade centers such as Miles City and Bozeman.

Housing affordability in Yellowstone County as measured by the Housing Affordability Index was more affordable in 2010 than 2007. Yellowstone County is one of the more affordable major real estate markets in Montana.

Figure 8.1: Housing Affordability Index, Yellowstone County, 2007 - 2010



*** Preliminary estimates using 2009 income data.**

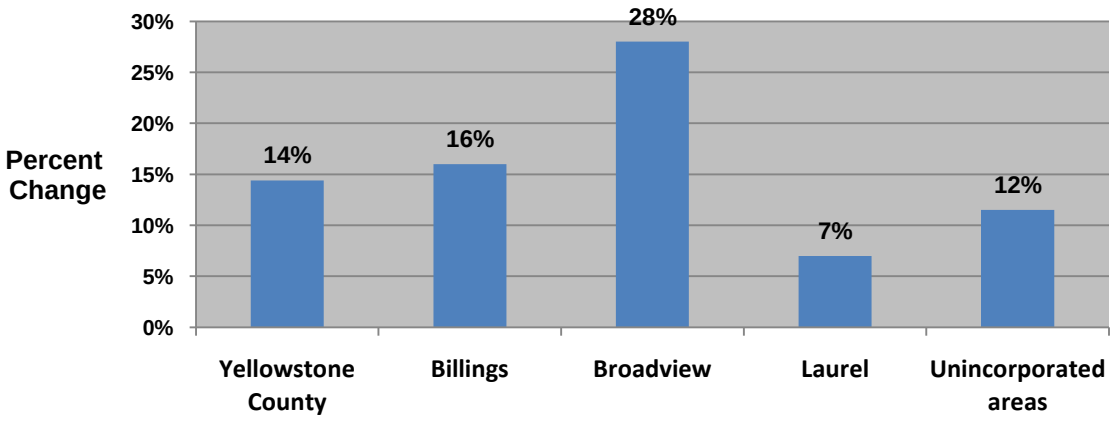
Source: Bureau of Business and Economic Research.

Yellowstone County Real Estate Market

FACTORS DRIVING DEMAND FOR HOUSING IN YELLOWSTONE COUNTY

Yellowstone County grew from 129,000 to 148,000 people between 2000 and 2010, an increase of 14 percent. Most of the growth occurred in Billings, followed by the Lockwood CDP. Some of Lockwood's growth can be attributed to larger boundaries. CDPs are defined by local officials. Growth is driven by about 1,000 more persons moving into Yellowstone County than move out. About 5,500 persons move out and 6,500 move in annually. In 2008, new Montana residents were about equal to migrants from other Montana counties.

Figure 8.2: Change in Population, Yellowstone County and Incorporated Places, 2000 to 2010



Source: US Census Bureau.

Table 8.1: Population of Yellowstone County, Incorporated Places and Census Designated Places, 2010

	2010 Census	2000 Census	Numerical Change 2000-2010	Percent Change 2000-2010
Yellowstone County	*147,972*	*129,352*	*18,620*	*14%*
Billings city	*104,170*	*89,847*	*14,323*	*16%*
Laurel city	*6,718*	*6,255*	*463*	*7%*
Broadview town	*192*	*150*	*42*	*28%*
Ballantine CDP	*320*	*346*	*-26*	*-8%*
Custer CDP	*159*	*145*	*14*	*10%*
Huntley CDP	*446*	*411*	*35*	*9%*
Lockwood CDP	*6,797*	*4,306*	*2,491*	*58%*
Shepherd CDP	*516*	*193*	*323*	*167%*
Worden CDP	*577*	*506*	*71*	*14%*
Remainder of county	*28,077*	*27,193*	*884*	*3%*

Source: US Census Bureau.

Yellowstone County Real Estate Market

Figure 8.3: Change in Population, Yellowstone County and Incorporated Places, 2000 to 2010

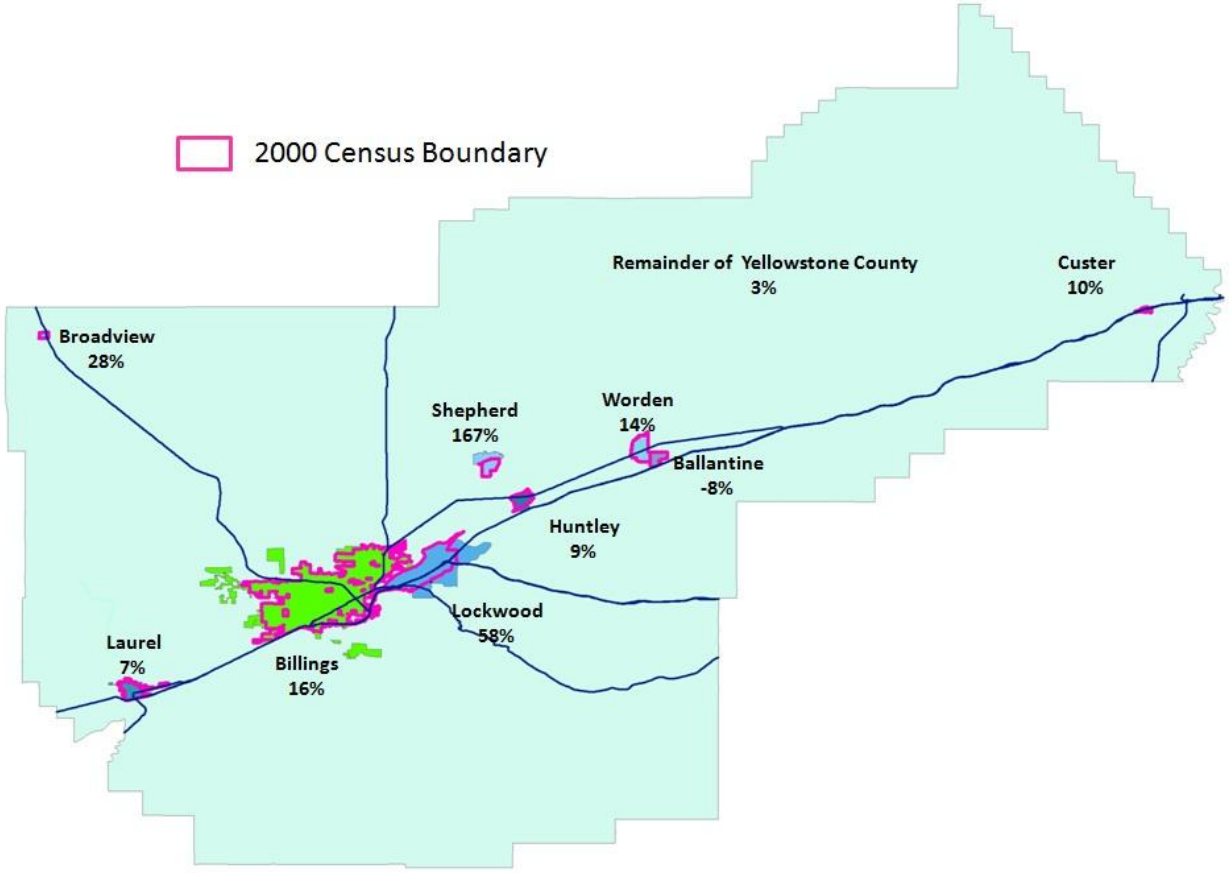
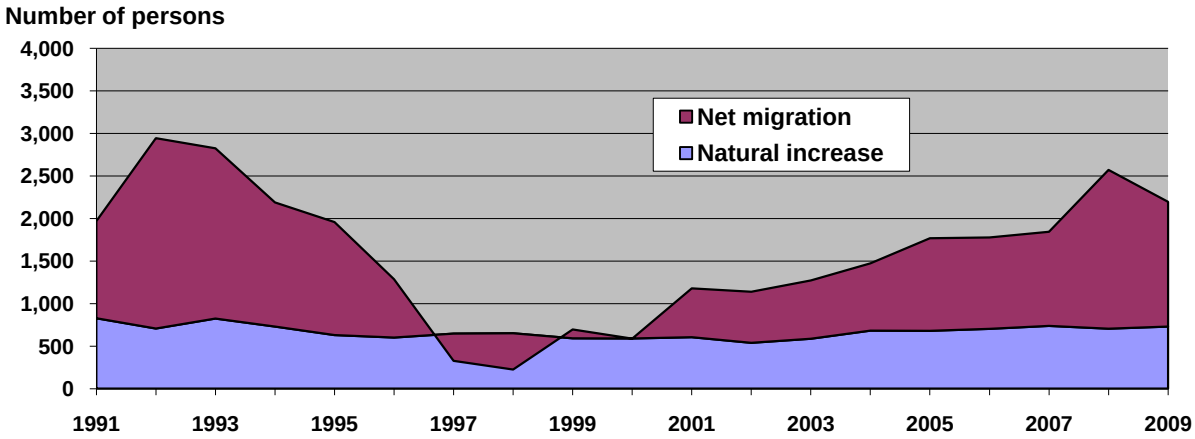


Figure 8.4: Components of Population Change, Yellowstone County, 1991-2010



Source: US Census Bureau.

Yellowstone County Real Estate Market

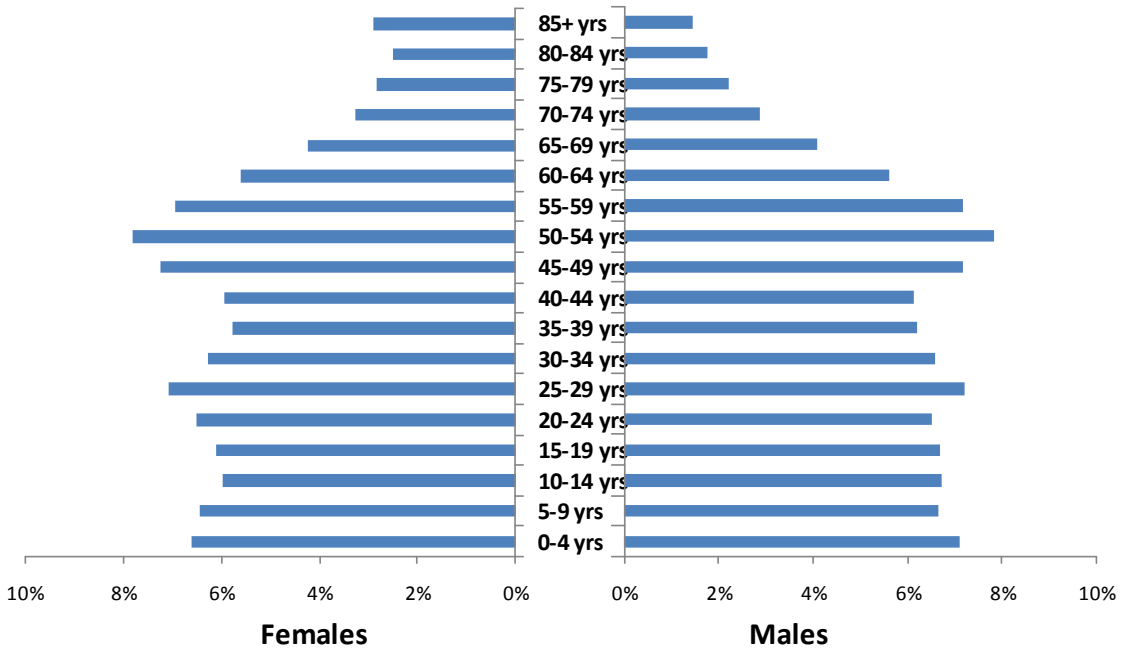
Figure 8.5: Number of Personal Exemptions, Yellowstone County, 1991-2008

Source: Internal Revenue Service.

Yellowstone County Real Estate Market

The age distribution for the Yellowstone County population is much more disbursed than other Montana counties.. The baby boom is there but not as pronounced. Yellowstone County draws working age people of all ages so the distribution is more even.

Figure 8.6: Age Distribution of Population, Yellowstone County, 2010

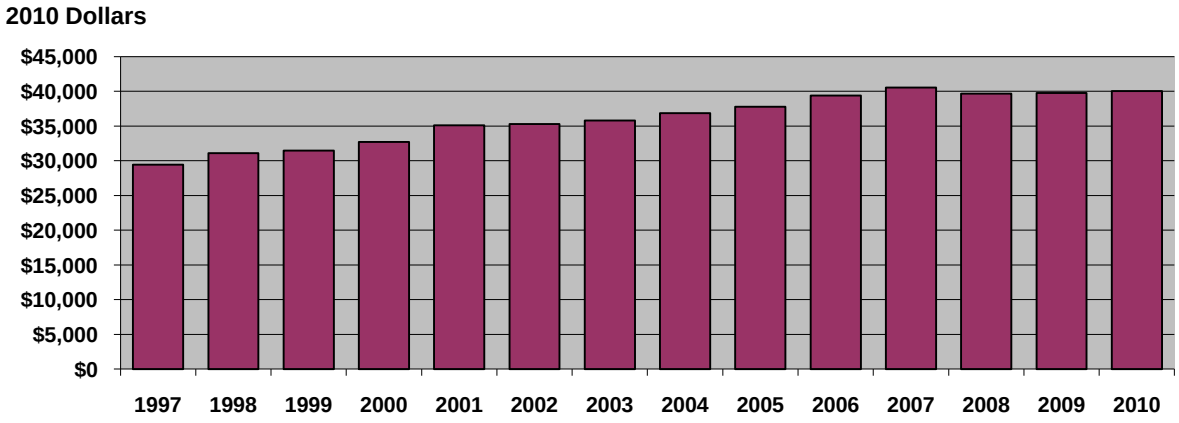


Source: US Census Bureau, 2010 Census.

Yellowstone County Real Estate Market

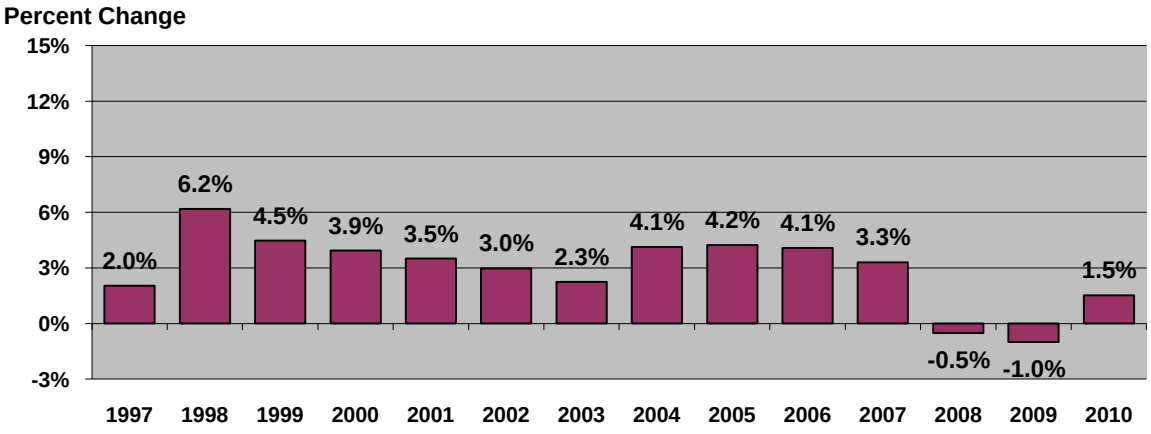
Per capita income is the average income for every person in an area. Yellowstone County per capita income increased 18 percent between 2000 and 2007. Per capita income has changed little since 2007. Nonfarm labor income measures how an economy is doing. Nonfarm labor income grew between 2 and 5 percent per year through 2007. Growth turned negative in 2008 and 2009 but returned to positive territory in 2010.

Figure 8.7: Per Capita Income, Yellowstone County, 1997-2010



Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Figure 8.8: Change in Nonfarm Labor Income, Yellowstone County, 1997-2010



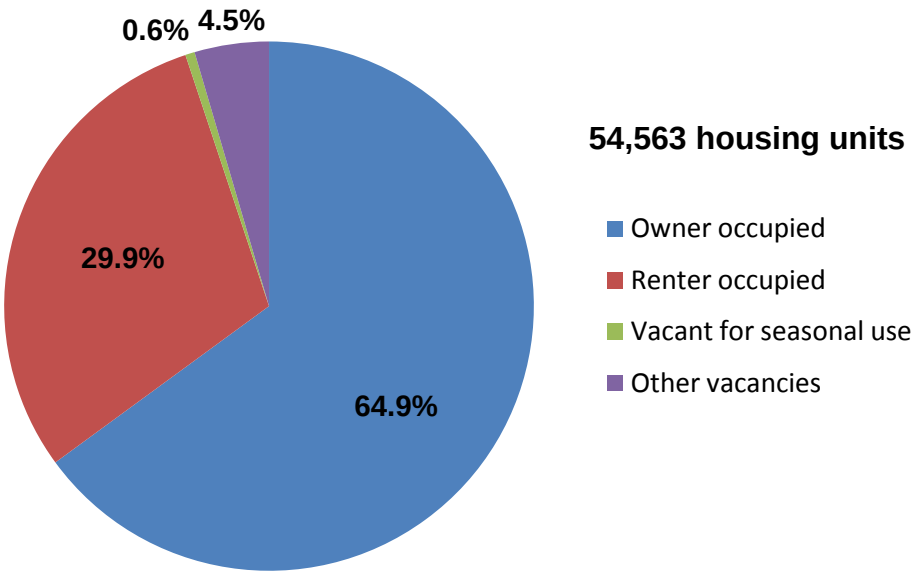
Sources: US Bureau of Economic Analysis and Bureau of Business and Economic Research.

Yellowstone County Real Estate Market

SUPPLY OF HOUSING

Yellowstone County residents like to own their homes as almost 65 percent own or are buying their home. About 30 percent of households rent. Yellowstone County has a low vacancy rate at about 5 percent nearly all for rent or sale.

Figure 8.9: Occupancy of Housing Units, Yellowstone County, 2010



Source: US Census Bureau, 2010 Census.

Yellowstone County Real Estate Market

Building permits for Billings peaked in 2003 with about a third of residential construction devoted to multi-family units. Single family home construction remained relatively constant before declining in 2008. Single family construction was about half what it was in 2007. Multi-family construction doubled in 2010 over 2009. The outlying areas of Yellowstone County grew at a similar pace but declined sharply in 2009. 2010 was similar to 2009.

Table 8.2: Building Permits, Yellowstone County Permitting Areas

City of Billings Building Permits				
		Number of Units		
	Single family	*Duplex*	*Multifamily*	*Total*
2001	*530*	*0*	*4*	*534*
2002	*568*	*8*	*110*	*686*
2003	*646*	*6*	*198*	*850*
2004	*587*	*0*	*282*	*869*
2005	*516*	*0*	*57*	*573*
2006	*603*	*6*	*32*	*641*
2007	*604*	*0*	*0*	*604*
2008	*519*	*0*	*0*	*519*
2009	*438*	*2*	*65*	*505*
2010	*308*	*0*	*125*	*433*

Unincorporated Yellowstone County Electric Permits				
		Number of Units		
	Single family	*Duplex*	*Multifamily*	*Total*
2001	*131*	*2*	*0*	*133*
2002	*102*	*4*	*0*	*106*
2003	*188*	*2*	*9*	*199*
2004	*274*	*0*	*0*	*274*
2005	*280*	*2*	*4*	*286*
2006	*230*	*2*	*0*	*232*
2007	*240*	*8*	*4*	*252*
2008	*236*	*8*	*0*	*244*
2009	*152*	*0*	*0*	*152*
2010	*153*	*0*	*0*	*153*

Sources: US Census Bureau, Construction Statistics and Montana Department of Labor and Industry.

Yellowstone County Real Estate Market

CURRENT STATE OF YELLOWSTONE COUNTY'S HOUSING MARKET

The number of sales of residential properties in Yellowstone County has remained relatively stable during the last three years. Sales are between 1,900 and 2,200 units each year. Median price has remained between $175,000 and $180,000 since a run-up in 2007. Days on market show little year-to-year change.

Table 8.3: Residential Home Sales, Yellowstone County

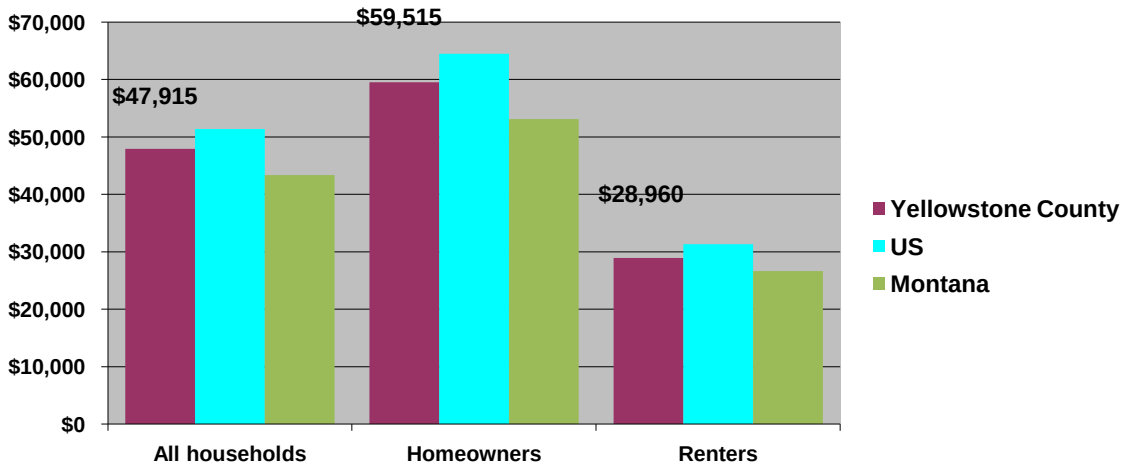
Year	Residential Sales	Median Price	Percent Change	DOM
2003	2,057			59
2004	2,063			53
2005	2,277	158,900		57
2006	2,345	164,900	3.8%	56
2007	2,261	175,100	6.2%	60
2008	1,920	179,900	2.7%	67
2009	2,159	176,000	-2.2%	70
2010	1,907	179,900	2.2%	76

Source: Billings Association of REALTORS®.

HOUSING AFFORDABILITY SCORECARD

The median income for Yellowstone County household is slightly higher than the statewide number but below the national median household median income.

Figure 8.10: Median Household Income, Yellowstone County, 2009

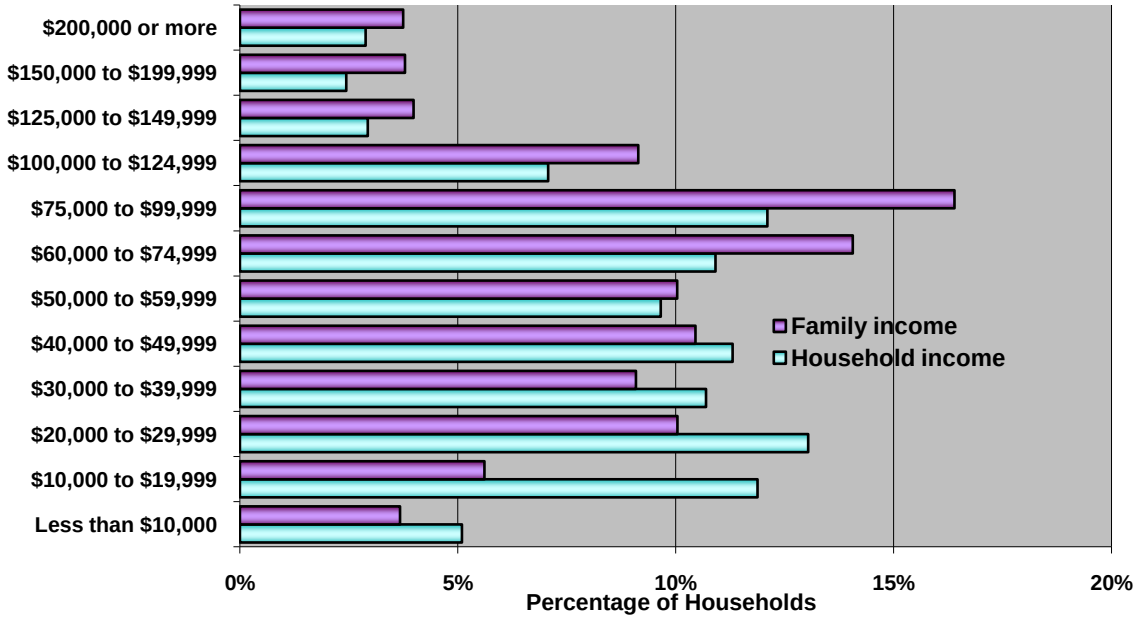


Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Yellowstone County Real Estate Market

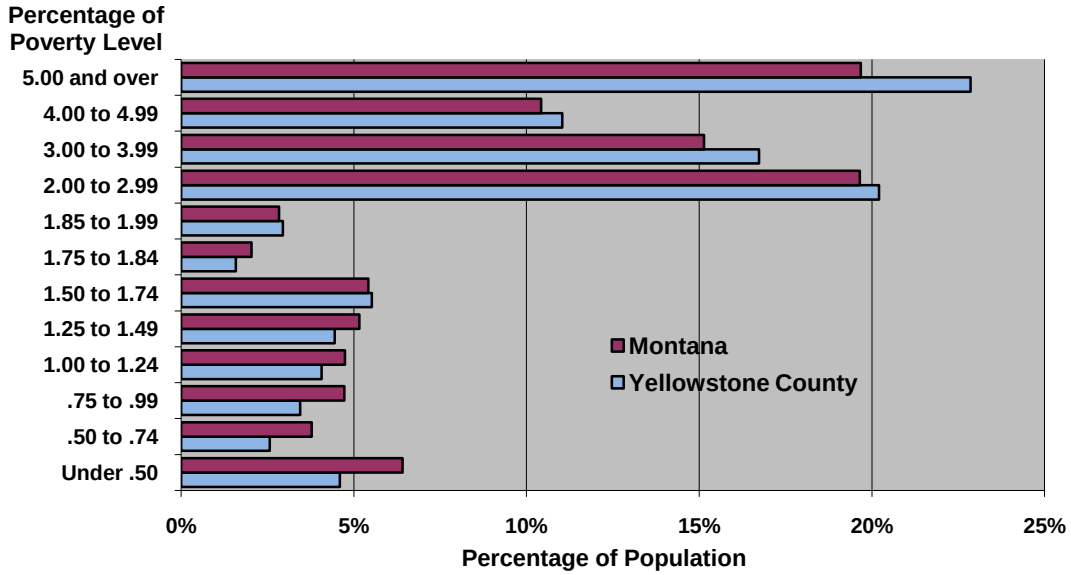
Household and family incomes are distributed in an orderly manner with about 16 percent of households having an income of $75,000-$99,999. Just over 11 percent of Yellowstone County households have an income below the poverty level. A majority of county households have incomes more than two times the Federal Poverty Level.

Figure 8.11: Income Distribution, Yellowstone County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

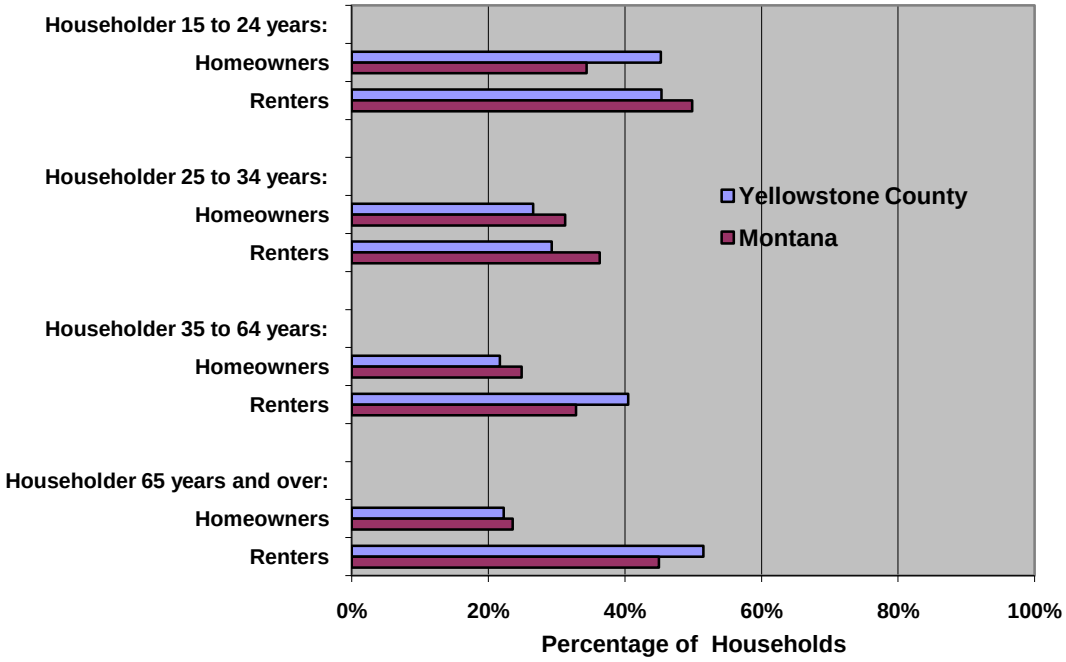
Figure 8.12: Income as a Ratio of Poverty Level, Yellowstone County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Yellowstone County Real Estate Market

Figure 8.13: Percentage of Households Spending More than 30 Percent of Income on Housing, Yellowstone County, 2009



Source: U.S. Census Bureau, American Community Survey, 2007-2009.

Most Yellowstone households spend less than 30 percent of their income on housing. About half of elderly households that rent spend more than 30 percent of their income on housing.

BILLINGS REGULATORY FEES

Regulatory fees for a new 25 lot subdivision of affordable housing cost about $5,400 per unit. Nearly $4,300 is impact fees for water and sewer.

Table 8.4: Billings Regulatory Fees

	Cost	
	Total	Per lot
Total		***$5,397***
Zoning fees	***$1,320***	***53***
Zone map amendment		
Zone text amendment		
Subdivision fees	***2,868***	***115***
Pre-application review	***200***	
Preliminary Plat 25 lots	***1,650***	
Final Plat Filing Review	***440***	
Variance from subdivision standards	***358***	
Vacation of recorded plats	***220***	
Plat extension	***0***	
Improvements agreement		
Plat amendments	***1,100***	
Impact fees		***4,282***
Street		
Fire		
Water		***2,504***
Sewer		***1,778***
Permits		***947***
Building		***639***
Plan review		
Mechanical		***33***
Electrical		***130***
Plumbing		***125***