

# Single Family Residences - Gallatin County

## 2 Year Quarterly Breakdown - Report Created 10/15/2009



Current Active		#	Total \$ Volume	avg \$	med \$	DOM
All Gallatin County		1003	\$795,040,351	\$792,662	\$432,700	179
Bozeman & Surrounding		630	\$436,943,590	\$693,561	\$439,450	168
Belgrade & Surrounding		143	\$57,180,776	\$399,866	\$239,900	141
Manhattan & Surrounding		51	\$27,479,688	\$538,817	\$299,000	192
Three Forks & Surrounding***		47	\$16,282,800	\$346,443	\$279,000	135
Gallatin Canyon/Big Sky/West Yellowstone		148	\$263,329,097	\$1,779,251	\$1,372,000	264

Current Pending		#	Total \$ Volume	avg \$	med \$	DOM
All Gallatin County		124	\$40,215,812	\$324,321	\$259,925	120
Bozeman & Surrounding		85	\$29,157,662	\$343,031	\$271,900	119
Belgrade & Surrounding		28	\$7,161,350	\$255,763	\$234,950	122
Manhattan & Surrounding		4	\$822,900	\$205,725	\$182,450	119
Three Forks & Surrounding***		3	\$469,800	\$156,600	\$135,000	87
Gallatin Canyon/Big Sky/West Yellowstone		5	\$2,804,000	\$560,800	\$503,500	158

Gallatin County Sold		#	Total \$ Volume	avg \$	med \$	DOM
3rd Qtr 07		268	\$115,376,575	\$430,510	\$310,000	82
4th Qtr 07		178	\$80,804,144	\$453,956	\$297,300	95
1st Qtr 08		136	\$65,383,643	\$480,762	\$280,750	129
2nd Qtr 08		252	\$106,970,996	\$424,488	\$288,500	114
3rd Qtr 08		224	\$89,827,918	\$401,017	\$289,500	112
4th Qtr 08		131	\$56,102,573	\$428,264	\$282,000	123
1st Qtr 09		100	\$32,936,430	\$329,364	\$261,225	110
2nd Qtr 09		187	\$58,841,179	\$314,659	\$249,500	127
3rd Qtr 09		191	\$69,054,835	\$361,544	\$265,000	118
4th Qtr 09-to-date*		25	\$10,308,300	\$412,332	\$273,500	188

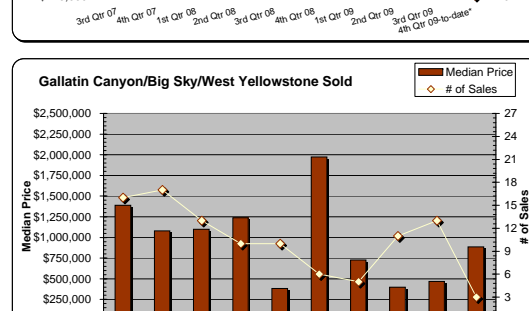
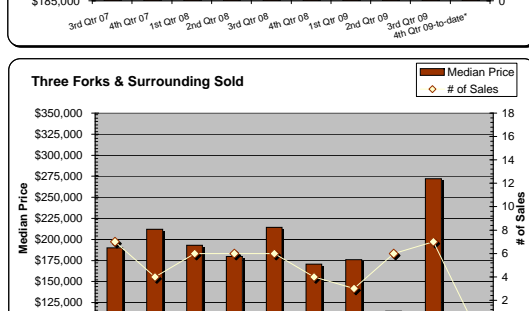
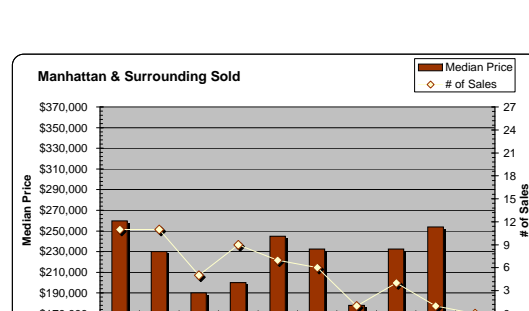
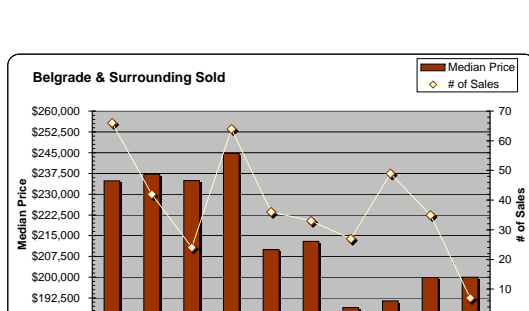
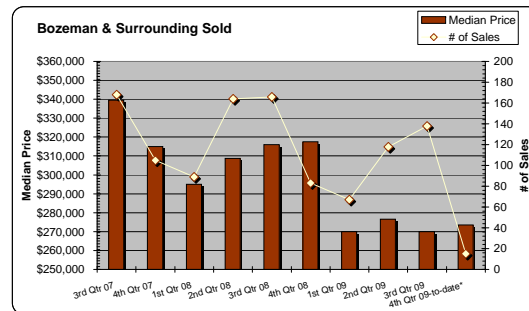
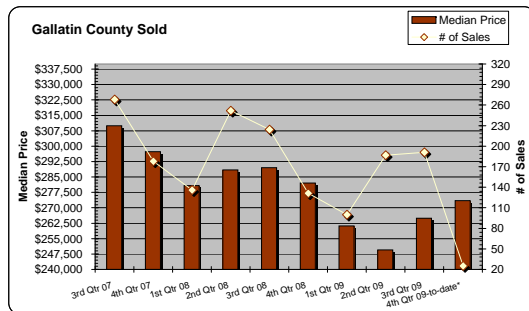
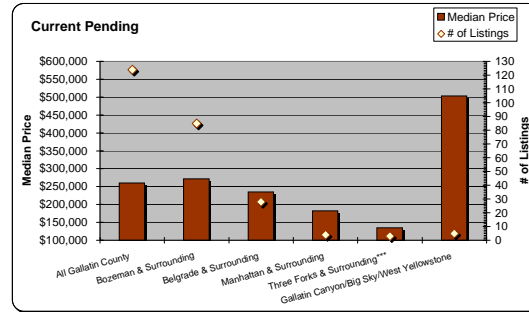
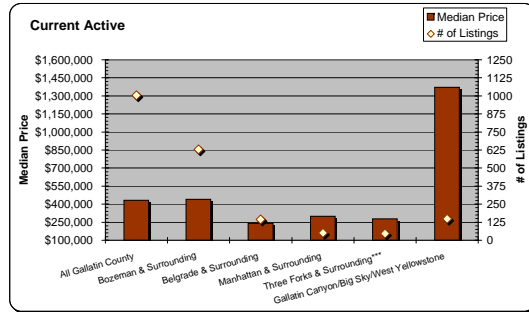
Bozeman & Surrounding Sold		#	Total \$ Volume	avg \$	med \$	DOM
3rd Qtr 07		168	\$71,580,323	\$426,073	\$339,500	80
4th Qtr 07		105	\$42,338,963	\$403,228	\$315,000	79
1st Qtr 08		89	\$36,536,293	\$410,820	\$295,000	109
2nd Qtr 08		164	\$69,023,346	\$414,777	\$300,800	108
3rd Qtr 08		166	\$67,030,168	\$403,796	\$316,000	101
4th Qtr 08		83	\$35,384,598	\$426,320	\$317,500	122
1st Qtr 09		67	\$22,295,030	\$332,762	\$270,000	113
2nd Qtr 09		118	\$37,094,088	\$314,357	\$276,500	129
3rd Qtr 09		138	\$49,315,685	\$357,360	\$270,000	99
4th Qtr 09-to-date*		15	\$4,865,000	\$324,333	\$273,500	171

Belgrade & Surrounding Sold		#	Total \$ Volume	avg \$	med \$	DOM
3rd Qtr 07		66	\$18,310,052	\$277,425	\$234,815	72
4th Qtr 07		42	\$12,697,531	\$302,322	\$237,250	86
1st Qtr 08		24	\$5,828,450	\$242,852	\$234,950	115
2nd Qtr 08		64	\$23,705,900	\$370,405	\$244,700	107
3rd Qtr 08		36	\$8,186,350	\$227,398	\$210,000	111
4th Qtr 08		33	\$9,335,725	\$282,901	\$213,000	100
1st Qtr 09		27	\$5,988,400	\$221,793	\$189,000	93
2nd Qtr 09		49	\$10,244,500	\$209,071	\$191,500	114
3rd Qtr 09		35	\$9,710,150	\$277,433	\$199,900	117
4th Qtr 09-to-date*		7	\$1,658,300	\$236,900	\$200,000	116

Manhattan & Surrounding Sold		#	Total \$ Volume	avg \$	med \$	DOM
3rd Qtr 07		11	\$3,271,300	\$297,391	\$259,900	62
4th Qtr 07		11	\$3,791,000	\$344,636	\$230,000	101
1st Qtr 08		5	\$1,169,000	\$233,800	\$190,000	72
2nd Qtr 08		9	\$2,788,000	\$309,778	\$200,000	147
3rd Qtr 08		7	\$1,556,400	\$222,343	\$245,000	133
4th Qtr 08		6	\$1,566,700	\$261,117	\$232,500	144
1st Qtr 09		1	\$178,000	\$178,000	\$178,000	72
2nd Qtr 09		4	\$949,876	\$237,469	\$232,500	65
3rd Qtr 09		1	\$254,000	\$254,000	\$254,000	124
4th Qtr 09-to-date*		0	\$0	\$0	\$0	0

Three Forks & Surrounding Sold***		#	Total \$ Volume	avg \$	med \$	DOM
3rd Qtr 07		7	\$1,324,900	\$189,271	\$189,900	63
4th Qtr 07		4	\$839,000	\$209,750	\$212,000	72
1st Qtr 08		6	\$1,280,300	\$213,350	\$193,000	95
2nd Qtr 08		6	\$920,400	\$153,400	\$179,950	77
3rd Qtr 08		6	\$1,085,000	\$180,833	\$214,500	44
4th Qtr 08		4	\$769,250	\$192,313	\$170,500	207
1st Qtr 09		3	\$584,000	\$194,667	\$176,000	26
2nd Qtr 09		6	\$690,000	\$115,000	\$115,000	86
3rd Qtr 09		7	\$1,768,000	\$252,571	\$272,000	137
4th Qtr 09-to-date*		0	\$0	\$0	\$0	0

Gallatin Canyon/Big Sky/West Yellowstone		#	Total \$ Volume	avg \$	med \$	DOM
3rd Qtr 07		16	\$20,890,000	\$1,305,625	\$1,387,500	167
4th Qtr 07		17	\$21,452,650	\$1,261,921	\$1,080,000	215
1st Qtr 08		13	\$20,859,500	\$1,604,577	\$1,100,000	331
2nd Qtr 08		10	\$11,693,350	\$1,169,335	\$1,240,175	252
3rd Qtr 08		10	\$12,190,000	\$1,219,000	\$382,000	307
4th Qtr 08		6	\$9,361,300	\$1,560,217	\$1,975,000	170
1st Qtr 09		5	\$4,475,000	\$895,000	\$728,000	162
2nd Qtr 09		11	\$10,077,715	\$916,156	\$399,000	205
3rd Qtr 09		13	\$8,830,000	\$679,231	\$470,000	329
4th Qtr 09-to-date*		3	\$3,785,000	\$1,261,667	\$885,000	443



\*Not all sales have been reported for this time period.  
 \*\*\*Includes properties surrounding Three Forks which are outside Gallatin County

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Gallatin County Sold	#	Total \$ Volume	avg \$	med \$	DOM
2003	1017	\$243,435,770	\$239,367	\$189,900	74
2004	1126	\$315,444,205	\$280,146	\$230,000	74
2005	1224	\$424,715,323	\$346,990	\$270,000	64
2006	1072	\$466,196,144	\$434,884	\$310,000	65
2007	959	\$415,860,164	\$433,639	\$300,000	89
2008	743	\$318,285,130	\$428,378	\$285,000	118
2009-to-date*	503	\$171,140,744	\$340,240	\$261,500	123

Bozeman & Surrounding Sold	#	Total \$ Volume	avg \$	med \$	DOM
2003	703	\$185,483,838	\$263,846	\$217,000	69
2004	731	\$225,186,403	\$308,053	\$257,500	64
2005	816	\$295,215,066	\$361,783	\$300,000	62
2006	650	\$280,571,095	\$431,648	\$340,851	62
2007	556	\$233,759,262	\$420,430	\$327,250	83
2008	502	\$206,974,405	\$412,300	\$308,850	108
2009-to-date*	338	\$113,569,803	\$336,005	\$271,500	115

Belgrade & Surrounding Sold	#	Total \$ Volume	avg \$	med \$	DOM
2003	214	\$34,414,032	\$160,813	\$147,950	70
2004	275	\$51,053,253	\$185,648	\$169,000	70
2005	280	\$68,850,692	\$245,895	\$210,000	53
2006	283	\$79,929,010	\$282,435	\$237,000	66
2007	264	\$75,893,047	\$287,474	\$238,750	79
2008	157	\$47,056,425	\$299,722	\$226,000	108
2009-to-date*	118	\$27,601,350	\$233,910	\$193,750	109

Manhattan & Surrounding Sold	#	Total \$ Volume	avg \$	med \$	DOM
2003	32	\$5,550,950	\$173,467	\$151,750	80
2004	37	\$8,100,743	\$218,939	\$173,500	81
2005	44	\$11,675,314	\$265,348	\$204,486	48
2006	53	\$20,837,339	\$393,157	\$294,900	79
2007	49	\$14,597,350	\$297,905	\$245,000	79
2008	27	\$7,080,100	\$262,226	\$221,000	129
2009-to-date*	6	\$1,381,876	\$230,313	\$232,500	76

Three Forks & Surrounding Sold***	#	Total \$ Volume	avg \$	med \$	DOM
2003	42	\$5,176,650	\$123,254	\$115,250	110
2004	42	\$6,469,916	\$154,046	\$139,900	119
2005	47	\$8,796,566	\$187,161	\$149,900	60
2006	37	\$7,641,200	\$206,519	\$195,000	52
2007	31	\$7,614,605	\$245,632	\$212,000	105
2008	22	\$4,034,950	\$183,407	\$177,000	96
2009-to-date*	17	\$3,233,330	\$190,196	\$196,000	94

Gallatin Canyon/Big Sky/West Yellowstone Sold	#	Total \$ Volume	avg \$	med \$	DOM
2003	26	\$12,810,300	\$492,704	\$322,500	183
2004	44	\$25,310,190	\$575,232	\$425,000	205
2005	47	\$43,133,985	\$917,744	\$520,000	207
2006	55	\$79,174,000	\$1,439,527	\$1,550,000	97
2007	66	\$86,623,150	\$1,312,472	\$1,102,500	179
2008	39	\$54,104,150	\$1,387,286	\$1,100,000	280
2009-to-date*	32	\$27,167,715	\$848,991	\$600,000	271

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