



Subdivision Lots & Building Lots > 1 Acre - Gallatin County

2 Year Bi-Annual Breakdown - Report Created 7/17/2008

Current Active	#	Total \$ Volume	avg \$	med \$	DOM
All Gallatin County	2288	\$402,743,775	\$177,577	\$106,500	367
Bozeman & Surrounding	1259	\$233,235,439	\$185,255	\$144,900	360
Belgrade & Surrounding	301	\$24,644,400	\$81,875	\$79,900	154
Manhattan & Surrounding	322	\$29,570,850	\$91,729	\$89,900	599
Three Forks & Surrounding	213	\$12,414,538	\$58,284	\$54,860	398
Gallatin Canyon/Big Sky/West Yellowstone	173	\$103,878,548	\$600,454	\$499,000	326

Current Pending	#	Total \$ Volume	avg \$	med \$	DOM
All Gallatin County	135	\$16,211,250	\$120,083	\$95,700	79
Bozeman & Surrounding	45	\$7,999,850	\$177,774	\$139,900	139
Belgrade & Surrounding	6	\$549,100	\$91,517	\$82,300	71
Manhattan & Surrounding	73	\$6,857,200	\$93,934	\$85,000	37
Three Forks & Surrounding	9	\$541,100	\$60,122	\$68,900	124
Gallatin Canyon/Big Sky/West Yellowstone	2	\$264,000	\$132,000	\$132,000	74

Gallatin County Sold	#	Total \$ Volume	avg \$	med \$	DOM
Sold 1 Half 06	386	\$44,167,168	\$114,423	\$80,950	98
Sold 2 Half 06	309	\$29,793,905	\$96,420	\$56,400	49
Sold 1 Half 07	184	\$20,607,036	\$111,995	\$75,000	179
Sold 2 Half 07	127	\$22,593,375	\$177,901	\$124,000	209
Sold 1 Half 08*	121	\$16,520,200	\$136,531	\$69,900	155

Bozeman & Surrounding Sold	#	Total \$ Volume	avg \$	med \$	DOM
Sold 1 Half 06	216	\$26,837,103	\$124,246	\$87,250	127
Sold 2 Half 06	232	\$20,288,089	\$87,449	\$46,600	28
Sold 1 Half 07	122	\$13,509,426	\$110,733	\$78,900	197
Sold 2 Half 07	93	\$17,789,600	\$191,286	\$160,000	226
Sold 1 Half 08*	87	\$9,837,700	\$113,077	\$67,500	151

Belgrade & Surrounding Sold	#	Total \$ Volume	avg \$	med \$	DOM
Sold 1 Half 06	110	\$9,117,450	\$82,886	\$79,900	34
Sold 2 Half 06	22	\$2,387,500	\$108,523	\$100,000	90
Sold 1 Half 07	29	\$2,692,000	\$92,828	\$70,000	82
Sold 2 Half 07	10	\$1,108,800	\$110,880	\$72,500	136
Sold 1 Half 08*	5	\$643,000	\$128,600	\$115,000	122

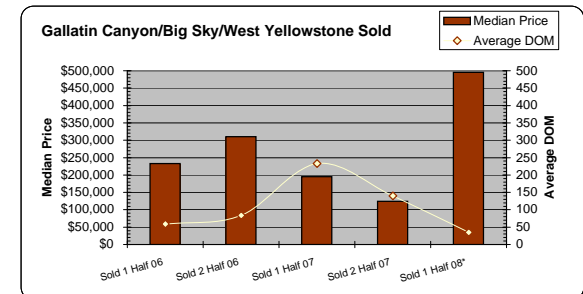
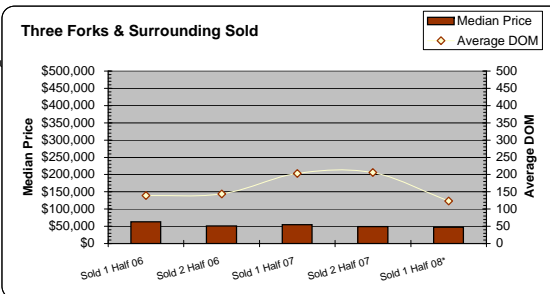
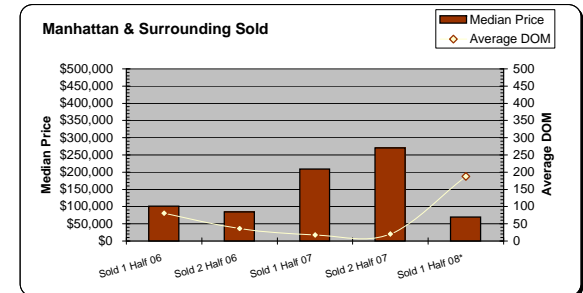
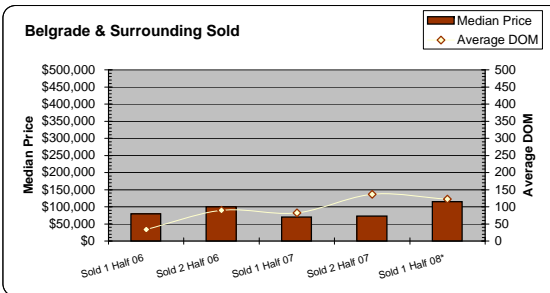
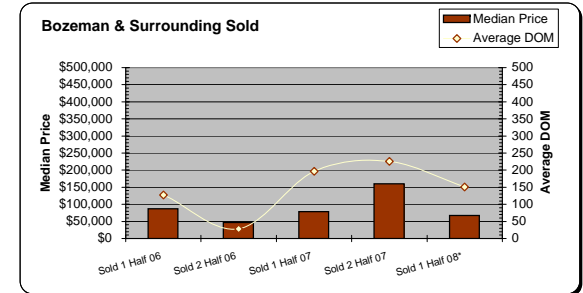
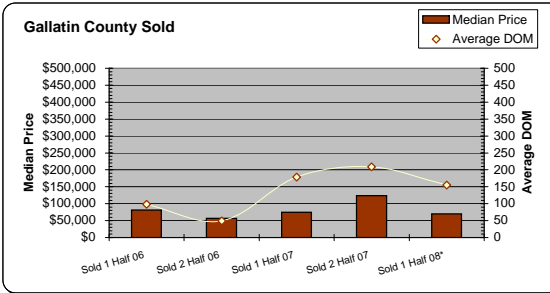
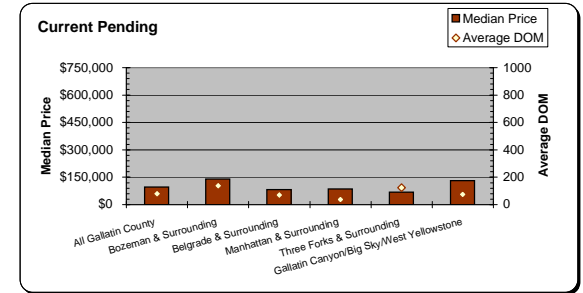
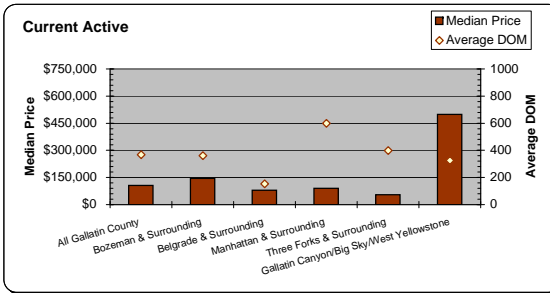
Manhattan & Surrounding Sold	#	Total \$ Volume	avg \$	med \$	DOM
Sold 1 Half 06	4	\$392,000	\$98,000	\$101,500	81
Sold 2 Half 06	4	\$347,000	\$86,750	\$85,000	36
Sold 1 Half 07	2	\$418,000	\$209,000	\$209,000	18
Sold 2 Half 07	1	\$270,000	\$270,000	\$270,000	20
Sold 1 Half 08*	12	\$896,000	\$74,667	\$69,850	188

Three Forks & Surrounding Sold	#	Total \$ Volume	avg \$	med \$	DOM
Sold 1 Half 06	40	\$2,557,315	\$63,933	\$62,910	139
Sold 2 Half 06	38	\$2,004,316	\$52,745	\$50,855	144
Sold 1 Half 07	24	\$1,814,110	\$75,588	\$55,000	203
Sold 2 Half 07	14	\$978,475	\$69,891	\$48,950	206
Sold 1 Half 08*	10	\$498,500	\$49,850	\$47,400	123

Gallatin Canyon/Big Sky/West Yellowstone Sold	#	Total \$ Volume	avg \$	med \$	DOM
Sold 1 Half 06	16	\$5,263,300	\$328,956	\$232,750	59
Sold 2 Half 06	13	\$4,767,000	\$366,692	\$310,000	84
Sold 1 Half 07	7	\$2,173,500	\$310,500	\$195,000	233
Sold 2 Half 07	9	\$2,446,500	\$271,833	\$124,000	140
Sold 1 Half 08*	7	\$4,645,000	\$663,571	\$495,000	35

*Not all sales have been reported for this time period.

Information provided by Gallatin Association of REALTORS®/Southwest Montana MLS is compiled from miscellaneous sources. Neither the Association, listing brokers, agents nor subagents are responsible for its accuracy.
© 2008 Gallatin Association of REALTORS®/Southwest Montana MLS





Subdivision Lots & Building Lots > 1 Acre - Gallatin County

Yearly Breakdown - Report Created 7/17/2008

Current Active	#	Total \$ Volume	avg \$	med \$	DOM
All Gallatin County	2288	\$402,743,775	\$177,577	\$106,500	367
Bozeman & Surrounding	1259	\$233,235,439	\$185,255	\$144,900	360
Belgrade & Surrounding	301	\$24,644,400	\$81,875	\$79,900	154
Manhattan & Surrounding	322	\$28,570,850	\$88,729	\$89,900	599
Three Forks & Surrounding	213	\$12,414,538	\$58,284	\$54,860	398
Gallatin Canyon/Big Sky/West Yellowstone	173	\$103,878,548	\$600,454	\$499,000	326

Current Pending	#	Total \$ Volume	avg \$	med \$	DOM
All Gallatin County	135	\$16,211,250	\$120,083	\$95,700	79
Bozeman & Surrounding	45	\$7,999,850	\$177,774	\$139,900	139
Belgrade & Surrounding	6	\$549,100	\$91,517	\$82,300	71
Manhattan & Surrounding	73	\$6,857,200	\$93,934	\$85,000	37
Three Forks & Surrounding	9	\$541,100	\$60,122	\$68,900	124
Gallatin Canyon/Big Sky/West Yellowstone	2	\$264,000	\$132,000	\$132,000	74

Gallatin County Sold	#	Total \$ Volume	avg \$	med \$	DOM
2003	642	\$40,975,641	\$63,825	\$46,500	197
2004	774	\$57,696,570	\$74,543	\$55,750	175
2005	512	\$62,146,623	\$121,380	\$85,000	144
2006	695	\$73,961,073	\$106,419	\$77,500	77
2007	311	\$43,200,411	\$138,908	\$90,000	191
2008 to date*	135	\$19,367,950	\$143,466	\$70,700	157

Bozeman & Surrounding Sold	#	Total \$ Volume	avg \$	med \$	DOM
2003	326	\$27,837,438	\$85,391	\$62,700	165
2004	290	\$27,889,077	\$96,169	\$69,750	235
2005	345	\$45,461,870	\$131,774	\$95,000	159
2006	448	\$47,125,192	\$105,190	\$77,950	76
2007	215	\$31,299,026	\$145,577	\$99,000	209
2008 to date*	98	\$12,441,950	\$126,959	\$68,700	156

Belgrade & Surrounding Sold	#	Total \$ Volume	avg \$	med \$	DOM
2003	278	\$10,272,103	\$36,950	\$34,550	224
2004	400	\$18,797,785	\$46,994	\$38,900	121
2005	78	\$6,531,753	\$70,820	\$67,200	133
2006	132	\$11,504,950	\$87,159	\$79,900	43
2007	39	\$3,800,800	\$97,456	\$70,000	96
2008 to date*	8	\$886,500	\$110,813	\$105,250	116

Manhattan & Surrounding Sold	#	Total \$ Volume	avg \$	med \$	DOM
2003	9	\$811,500	\$90,167	\$54,000	144
2004	4	\$404,050	\$101,013	\$69,575	203
2005	24	\$1,708,300	\$71,179	\$66,250	44
2006	8	\$739,000	\$92,375	\$89,000	59
2007	3	\$688,000	\$229,333	\$270,000	18
2008 to date*	12	\$896,000	\$74,667	\$69,850	295

Three Forks & Surrounding Sold	#	Total \$ Volume	avg \$	med \$	DOM
2003	14	\$549,600	\$39,257	\$36,000	227
2004	13	\$590,500	\$45,423	\$45,000	64
2005	39	\$2,636,900	\$67,613	\$66,000	86
2006	78	\$4,561,631	\$58,482	\$57,900	141
2007	38	\$2,792,585	\$73,489	\$52,450	204
2008 to date*	10	\$498,500	\$49,850	\$47,400	123

Gallatin Canyon/Big Sky/West Yellowstone Sold	#	Total \$ Volume	avg \$	med \$	DOM
2003	15	\$1,505,000	\$100,333	\$95,000	375
2004	67	\$10,015,158	\$149,480	\$136,000	258
2005	26	\$6,807,800	\$261,838	\$192,500	159
2006	29	\$10,030,300	\$345,872	\$299,000	70
2007	16	\$4,620,000	\$288,750	\$159,500	180
2008 to date*	7	\$4,645,000	\$663,571	\$495,000	35

*Not all sales have been reported for this time period.

Information provided by Gallatin Association of REALTORS®/Southwest Montana MLS is compiled from miscellaneous sources. Neither the Association, listing brokers, agents nor subagents are responsible for its accuracy.
© 2008 Gallatin Association of REALTORS®/Southwest Montana MLS

