

Subdivision Lots & Building Lots > 1 Acre - Gallatin County

Yearly Breakdown - Report Created 12/15/2008



| Current Active | # | Total \$ Volume | avg \$ | med \$ | DOM |
|--|------|-----------------|-----------|-----------|-----|
| All Gallatin County | 1768 | \$261,872,515 | \$148,118 | \$104,700 | 473 |
| Bozeman & Surrounding | 1113 | \$203,537,565 | \$182,873 | \$145,000 | 484 |
| Belgrade & Surrounding | 331 | \$29,636,700 | \$89,537 | \$69,900 | 179 |
| Manhattan & Surrounding | 319 | \$28,338,350 | \$88,835 | \$89,900 | 745 |
| Three Forks & Surrounding*** | 360 | \$18,667,243 | \$51,853 | \$39,900 | 242 |
| Gallatin Canyon/Big Sky/West Yellowstone | 155 | \$85,819,299 | \$553,673 | \$498,000 | 376 |

| Current Pending | # | Total \$ Volume | avg \$ | med \$ | DOM |
|--|----|-----------------|-----------|-----------|-----|
| All Gallatin County | 91 | \$11,161,650 | \$122,655 | \$100,000 | 84 |
| Bozeman & Surrounding | 29 | \$5,302,350 | \$182,840 | \$150,000 | 179 |
| Belgrade & Surrounding | 3 | \$237,900 | \$79,300 | \$78,700 | 81 |
| Manhattan & Surrounding | 59 | \$5,621,400 | \$95,278 | \$75,000 | 37 |
| Three Forks & Surrounding*** | 6 | \$362,400 | \$60,400 | \$61,900 | 146 |
| Gallatin Canyon/Big Sky/West Yellowstone | 2 | \$228,000 | \$114,000 | \$114,000 | 53 |

| Gallatin County Sold | # | Total \$ Volume | avg \$ | med \$ | DOM |
|----------------------|-----|-----------------|-----------|----------|-----|
| 2003 | 642 | \$40,975,641 | \$63,825 | \$46,500 | 197 |
| 2004 | 763 | \$57,158,070 | \$74,912 | \$56,500 | 176 |
| 2005 | 474 | \$59,564,723 | \$125,664 | \$88,500 | 149 |
| 2006 | 626 | \$69,782,942 | \$111,474 | \$79,900 | 68 |
| 2007 | 277 | \$40,886,726 | \$147,606 | \$97,900 | 191 |
| 2008 to date* | 174 | \$27,659,950 | \$158,965 | \$91,700 | 179 |

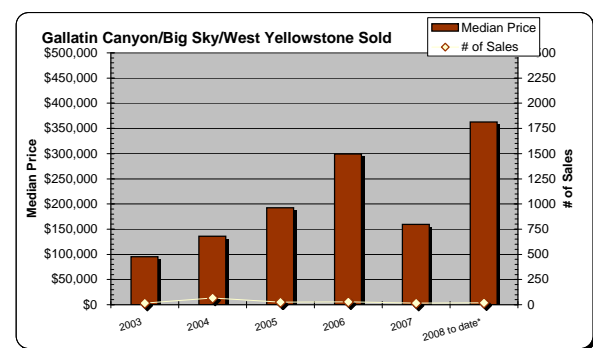
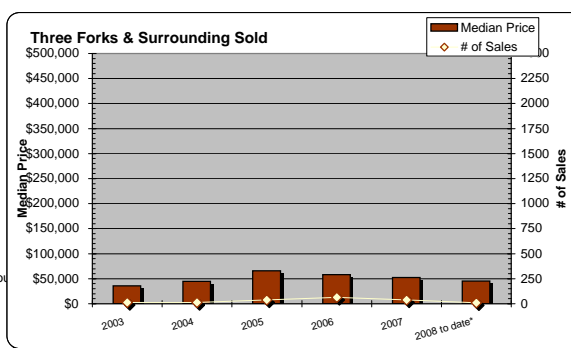
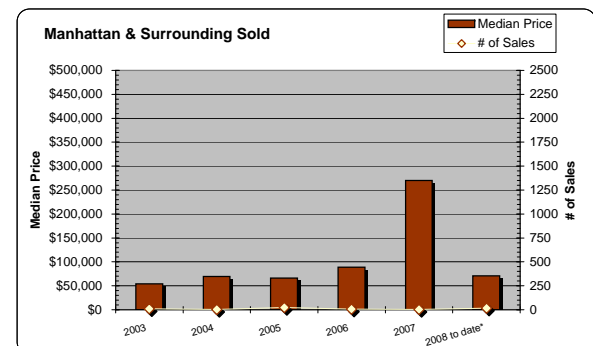
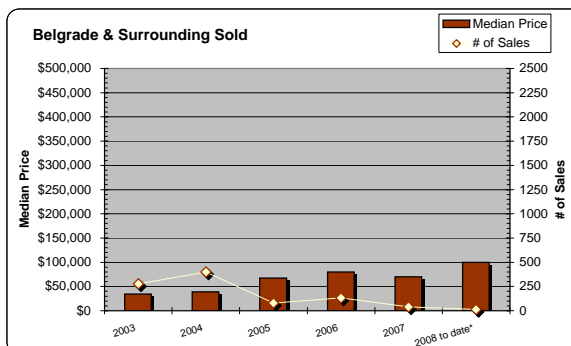
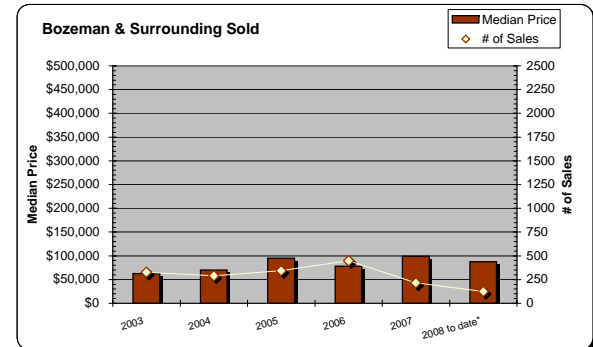
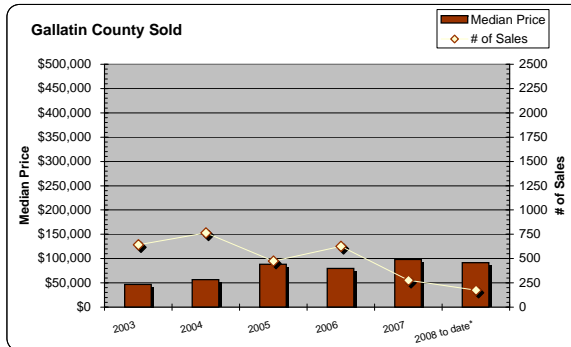
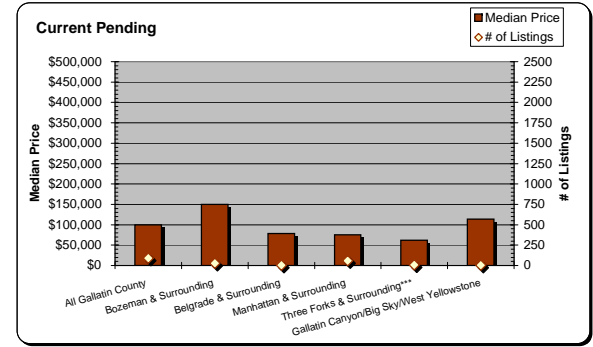
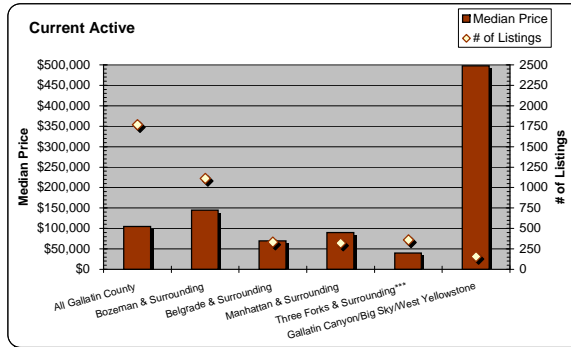
| Bozeman & Surrounding Sold | # | Total \$ Volume | avg \$ | med \$ | DOM |
|----------------------------|-----|-----------------|-----------|----------|-----|
| 2003 | 326 | \$27,837,438 | \$85,391 | \$62,700 | 165 |
| 2004 | 290 | \$27,889,077 | \$96,169 | \$69,750 | 235 |
| 2005 | 345 | \$45,461,870 | \$131,774 | \$95,000 | 199 |
| 2006 | 448 | \$47,125,192 | \$105,190 | \$77,950 | 76 |
| 2007 | 215 | \$31,289,026 | \$145,577 | \$99,000 | 209 |
| 2008 to date* | 123 | \$17,095,600 | \$138,989 | \$87,500 | 178 |

| 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 | \$5,531,753 | \$70,920 | \$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* | 14 | \$1,466,550 | \$104,754 | \$99,750 | 115 |

| 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* | 18 | \$1,410,800 | \$78,378 | \$70,700 | 257 |

| 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 | 38 | \$2,569,000 | \$67,605 | \$65,950 | 88 |
| 2006 | 64 | \$3,777,931 | \$59,030 | \$58,000 | 128 |
| 2007 | 38 | \$2,792,585 | \$73,489 | \$52,450 | 204 |
| 2008 to date* | 11 | \$543,700 | \$49,427 | \$45,200 | 140 |

| Gallatin Canyon/Big Sky/West Yellowstone | # | 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* | 18 | \$7,643,000 | \$424,611 | \$362,500 | 151 |



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

Subdivision Lots & Building Lots > 1 Acre - Gallatin County

2 Year Bi-Annual Breakdown - Report Created 12/15/2008



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| All Gallatin County | 1768 | \$261,872,515 | \$148,118 | \$104,700 | 473 |
| Bozeman & Surrounding | 1113 | \$203,537,565 | \$182,873 | \$145,000 | 484 |
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| Belgrade & Surrounding | 3 | \$237,900 | \$79,300 | \$78,700 | 81 |
| Manhattan & Surrounding | 59 | \$5,621,400 | \$95,278 | \$75,000 | 37 |
| Three Forks & Surrounding*** | 6 | \$362,400 | \$60,400 | \$61,900 | 146 |
| Gallatin Canyon/Big Sky/West Yellowstone | 2 | \$228,000 | \$114,000 | \$114,000 | 53 |

| Gallatin County Sold | # | Total \$ Volume | avg \$ | med \$ | DOM |
|-------------------------|-----|-----------------|-----------|-----------|-----|
| Sold 1 Half 06 | 354 | \$41,935,853 | \$118,463 | \$81,900 | 93 |
| Sold 2 Half 06 | 272 | \$27,847,089 | \$102,379 | \$61,000 | 36 |
| Sold 1 Half 07 | 161 | \$18,701,926 | \$116,161 | \$78,900 | 175 |
| Sold 2 Half 07 | 116 | \$22,184,800 | \$191,248 | \$137,450 | 212 |
| Sold 1 Half 08 | 116 | \$16,443,600 | \$141,755 | \$75,000 | 156 |
| Sold 2 Half 08-to-date* | 58 | \$11,216,350 | \$193,385 | \$134,950 | 226 |

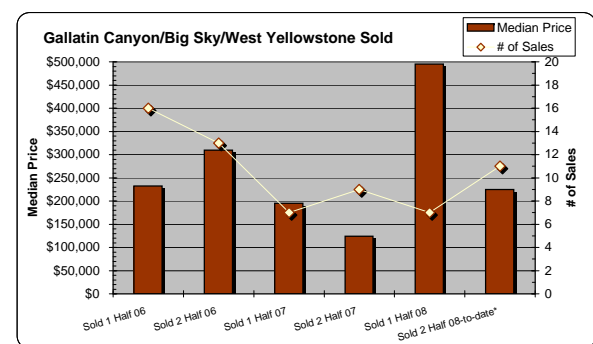
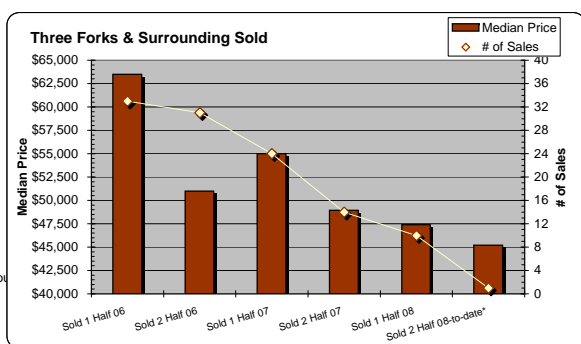
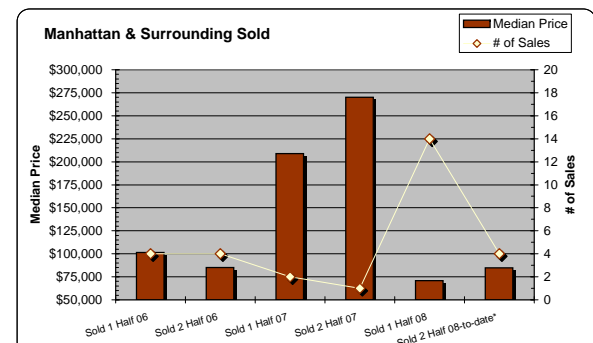
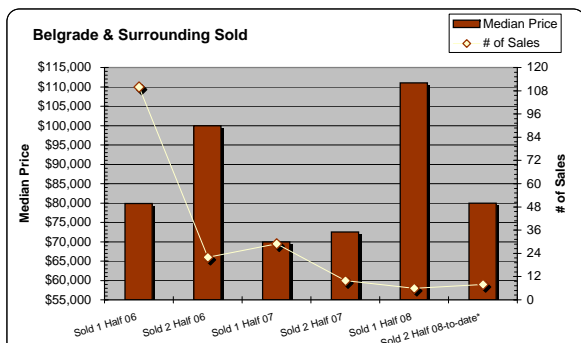
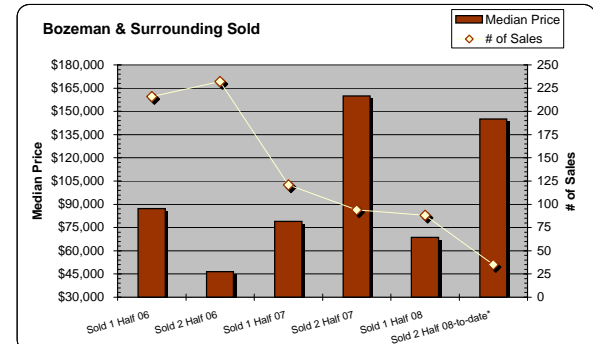
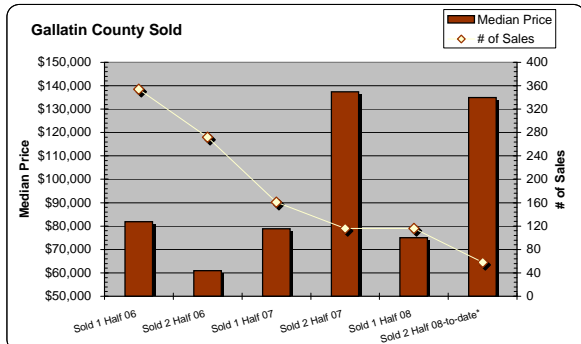
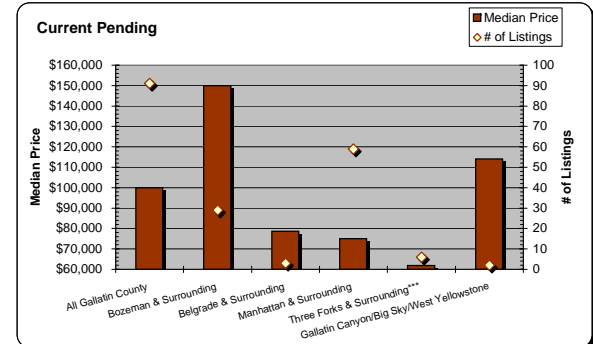
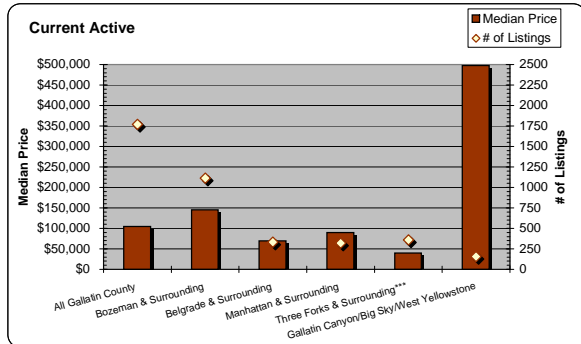
| Bozeman & Surrounding Sold | # | Total \$ Volume | avg \$ | med \$ | DOM |
|----------------------------|-----|-----------------|-----------|-----------|-----|
| Sold 1 Half 06 | 216 | \$26,837,103 | \$124,246 | \$87,250 | 127 |
| Sold 2 Half 06 | 232 | \$20,288,089 | \$87,449 | \$46,600 | 28 |
| Sold 1 Half 07 | 121 | \$13,219,426 | \$109,251 | \$78,900 | 196 |
| Sold 2 Half 07 | 94 | \$18,079,600 | \$192,336 | \$160,000 | 227 |
| Sold 1 Half 08 | 88 | \$9,990,200 | \$113,525 | \$68,700 | 149 |
| Sold 2 Half 08-to-date* | 35 | \$7,105,400 | \$203,011 | \$145,000 | 252 |

| 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 | 6 | \$693,000 | \$115,500 | \$111,000 | 108 |
| Sold 2 Half 08-to-date* | 8 | \$773,550 | \$96,694 | \$80,000 | 120 |

| 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 | 14 | \$1,071,400 | \$76,529 | \$70,700 | 270 |
| Sold 2 Half 08-to-date* | 4 | \$339,400 | \$84,850 | \$84,850 | 213 |

| Three Forks & Surrounding Sold*** | # | Total \$ Volume | avg \$ | med \$ | DOM |
|-----------------------------------|----|-----------------|----------|----------|-----|
| Sold 1 Half 06 | 33 | \$2,139,215 | \$64,825 | \$63,500 | 129 |
| Sold 2 Half 06 | 31 | \$1,638,716 | \$52,862 | \$51,000 | 128 |
| 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 |
| Sold 2 Half 08-to-date* | 1 | \$45,200 | \$45,200 | \$45,200 | 307 |

| Gallatin Canyon/Big Sky/West Yellowstone | # | 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 |
| Sold 2 Half 08-to-date* | 11 | \$2,998,000 | \$272,545 | \$225,000 | 224 |



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