

Bozeman Real Estate

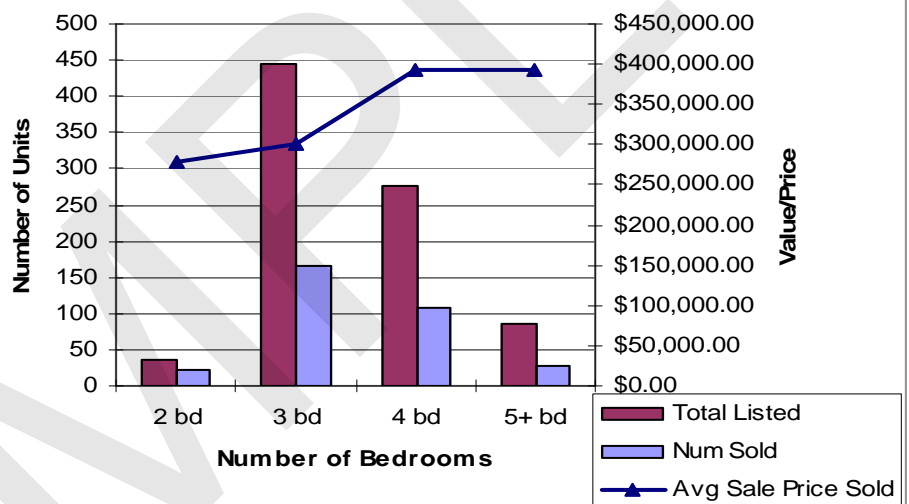
Annual Report 2007

Bozeman Statistics for 2007

Last year changed the trend in Bozeman's previously "hot" real estate market. The data represented here is for single family homes on less than 1-acre of land in MLS Area 1, which is generally the city limits of Bozeman.

- ◆ 64% of 2br homes listed sold for an average of \$278,891 in an average of 69 days
- ◆ 37% of 3 bd homes listed sold for an average of \$301,922 in an average of 73 days
- ◆ 39% of 4 bd homes listed sold for an average of \$393,694 in an average of 82 days
- ◆ 33% of homes listed with more than 5 bd sold for an average of \$393,612 in an average of 110 days

**Number of Single-Family Houses Listed vs. Number of Single-Family Houses Sold for 2007
In MLS Area 1 (approximate Bozeman City Limits)**



Information obtained from Southwest Montana Multiple Listing Service for 2007.

How's Appreciation?

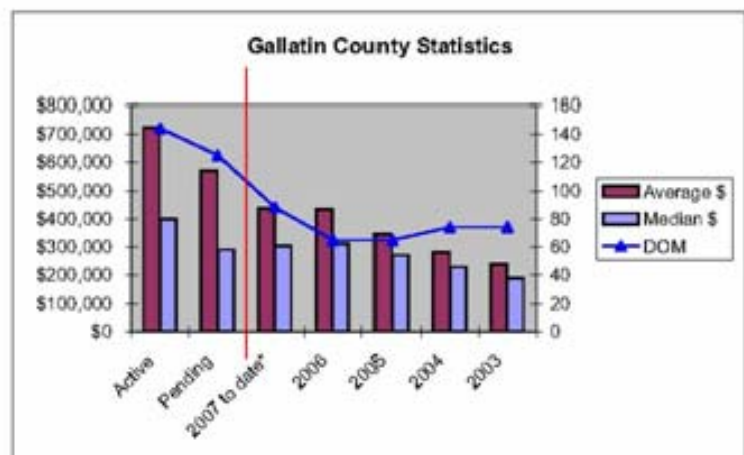
According to MLS data through December 13, 2007, prices of single family homes remained flat since 2006.

Average price in 2007 for Gallatin County was \$435,665 over 2006's average of \$433,981.

Median home prices fell in 2007 to \$303,000 from \$310,000 in 2006.

The days on market rose significantly, up from 2006 by 23 days, nearly a month longer. Average days on market in Gallatin County for 2007 is 88 days.

This data represents all single family homes within Gallatin County. Individual pockets of Gallatin County may differ.



Information obtained from Southwest Montana Multiple Listing Service for 2007.



There's another way...

*What's your BIG
HAIRY
AUDACIOUS GOAL?*

- Save Time
- Save Money
- Get the Results You Want

Vertical Realty ~ It's in the details.

What do the stats mean for selling a house?
If you're trying to sell a three bedroom, you're probably thinking "why bother?" Don't! Now is still an excellent time to sell. In fact, in many ways it is a better time than ever and here's why.

- ◆ Buyers that are qualified under the new lending terms and guidelines are READY, WILLING, and ABLE to buy
- ◆ There is a ton of competition, which is good! Just because there are a lot of houses for sale, doesn't mean they all look great! If yours does — it will outshine the competition
- ◆ Prices are not going backwards! If you've owned your home for more than 2 years, you will still get your appreciation from when you bought it!

Selling now is selling wise!



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