

Montana Housing Markets



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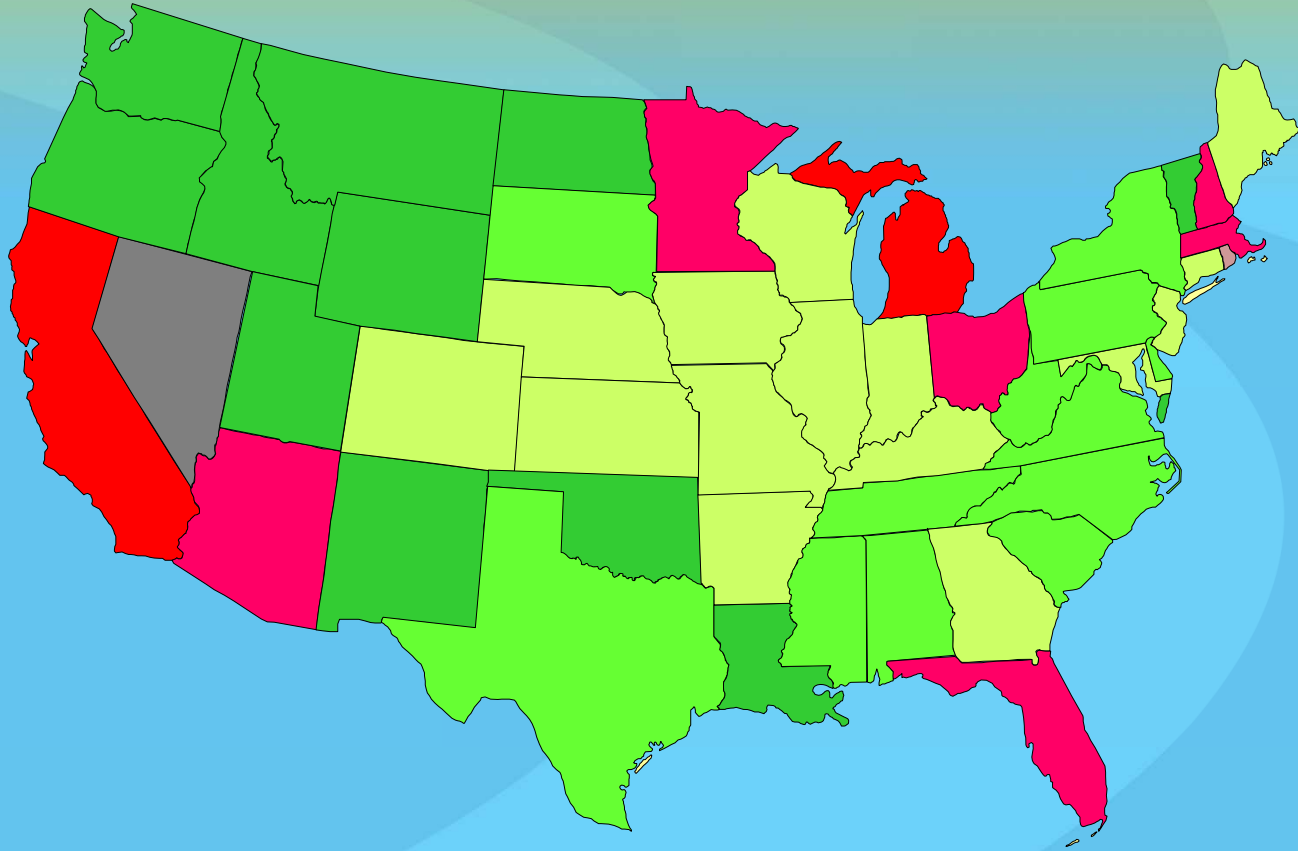
NATIONAL MARKETS



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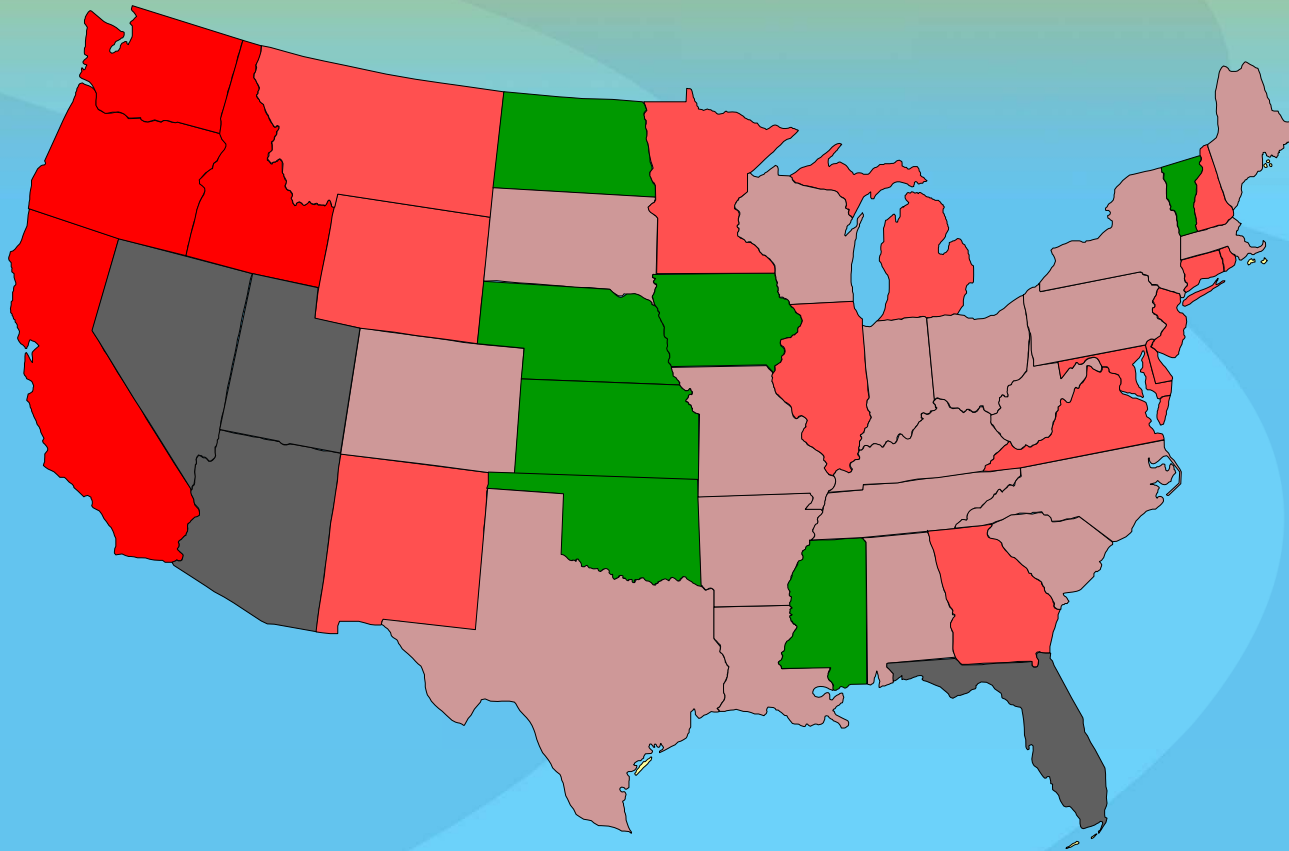
Price Change Past 5 Years



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Price Change Past Year



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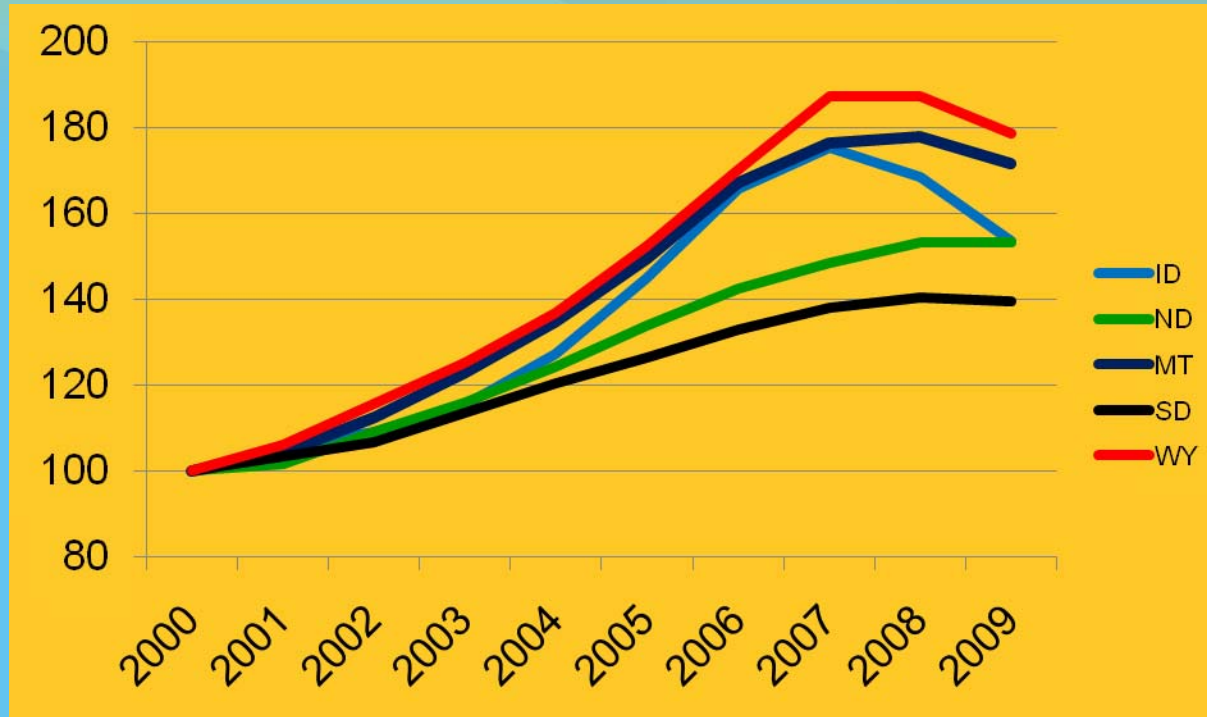
REGIONAL MARKETS



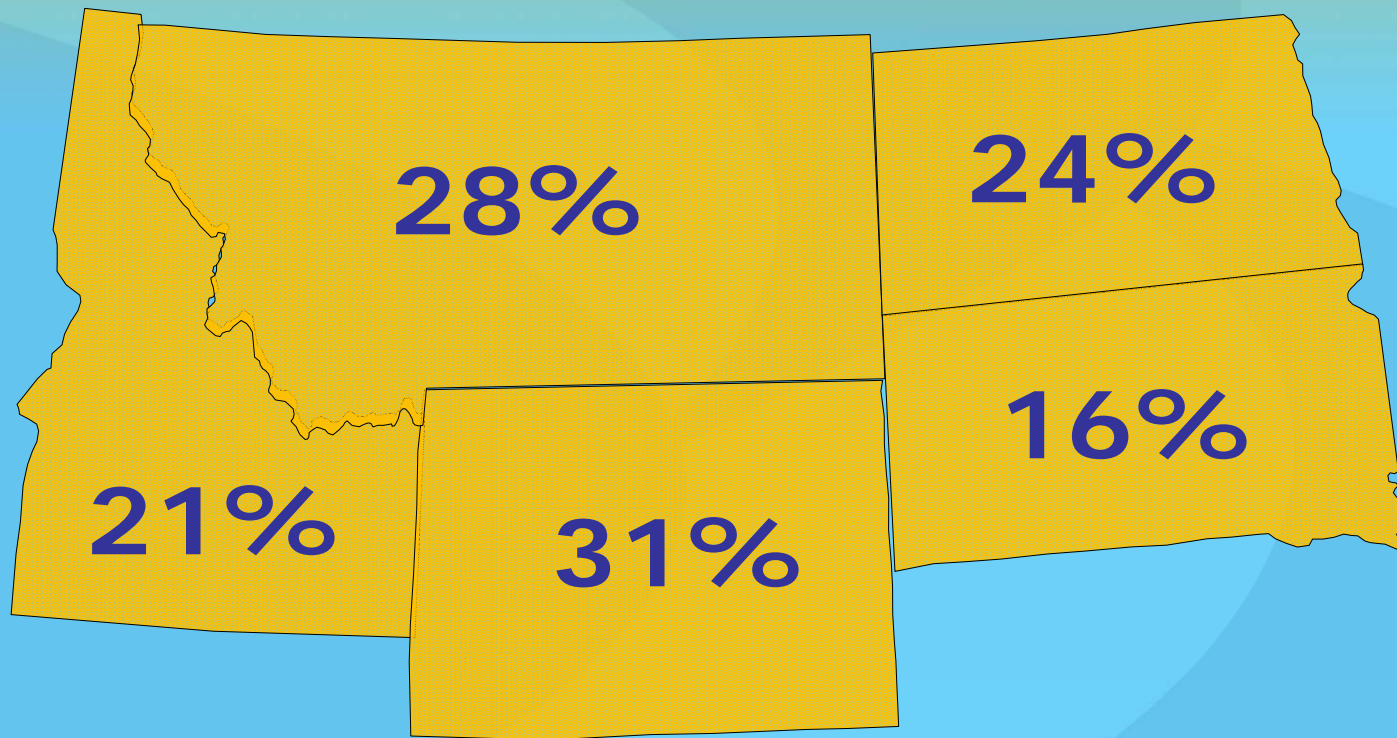
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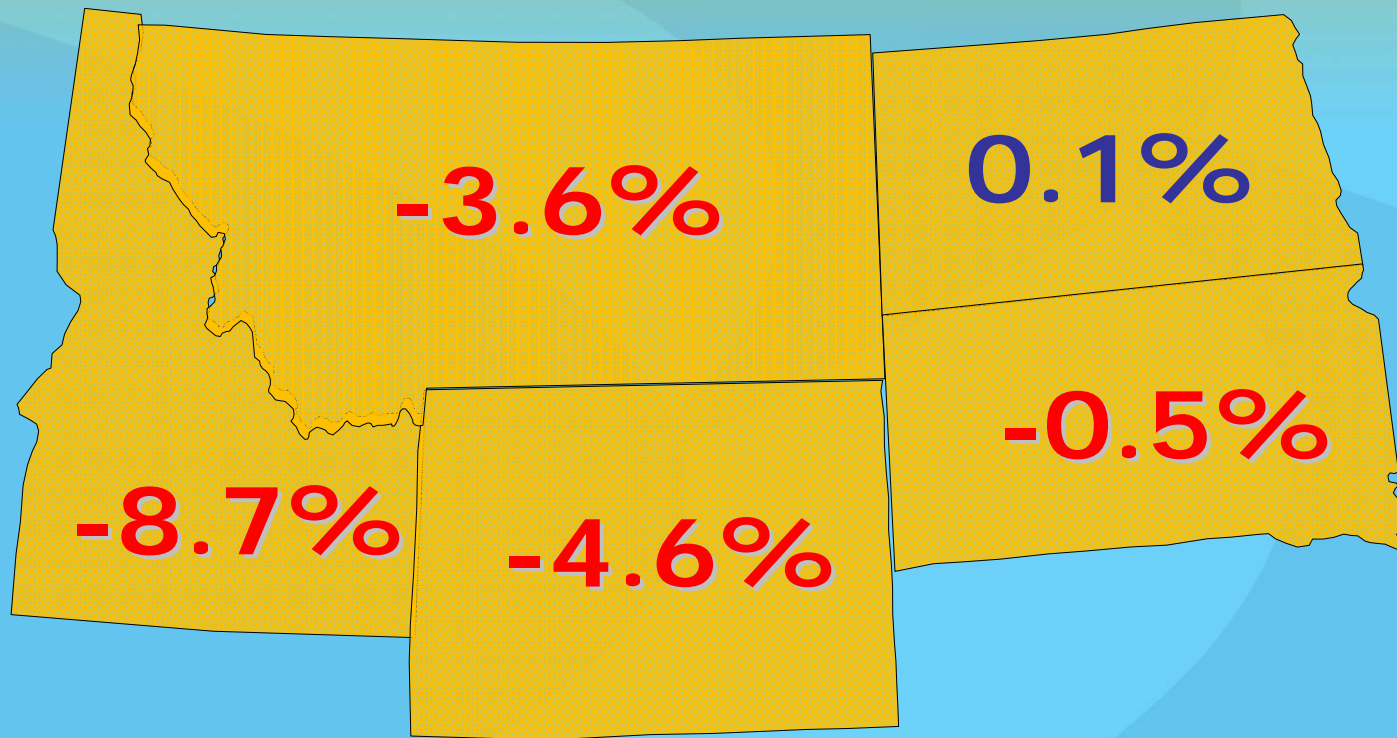
Home Prices Since 2000



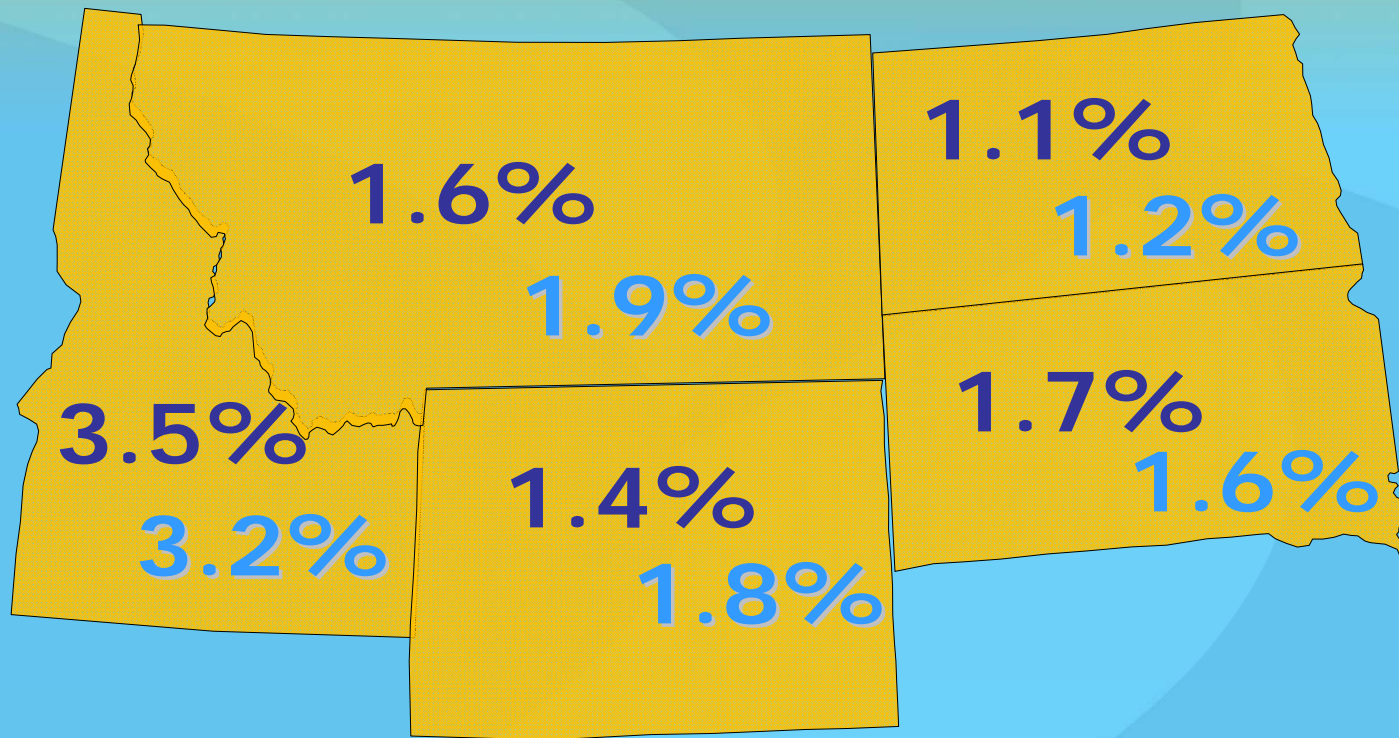
Price Change Past 5 Years



Price Change Past 1 Year



Foreclosures 90-Days Delinquent



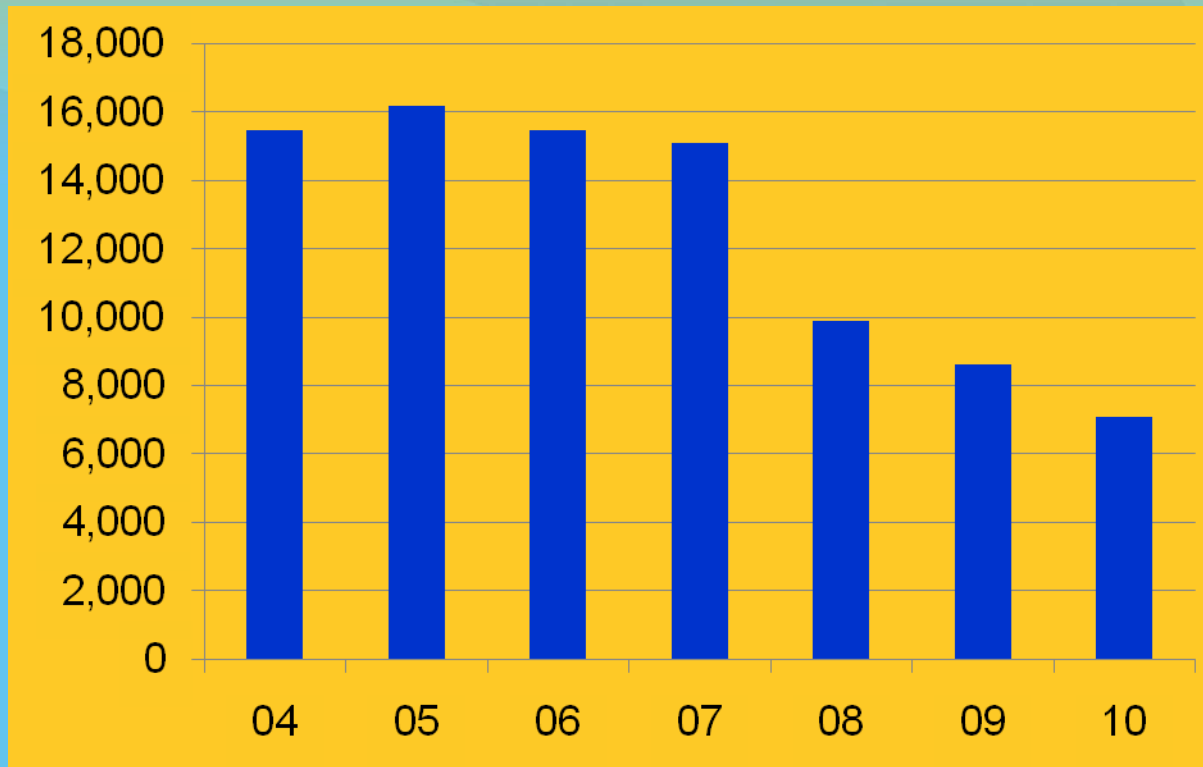
MONTANA MARKETS



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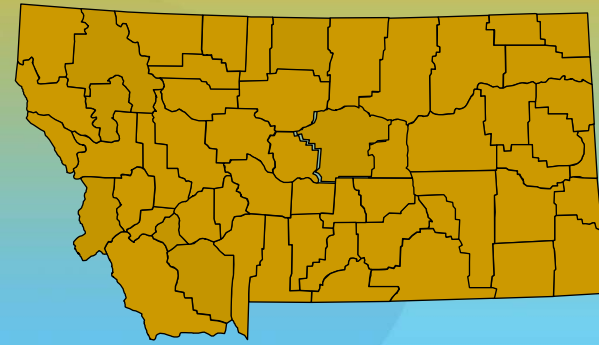
Montana # Sales



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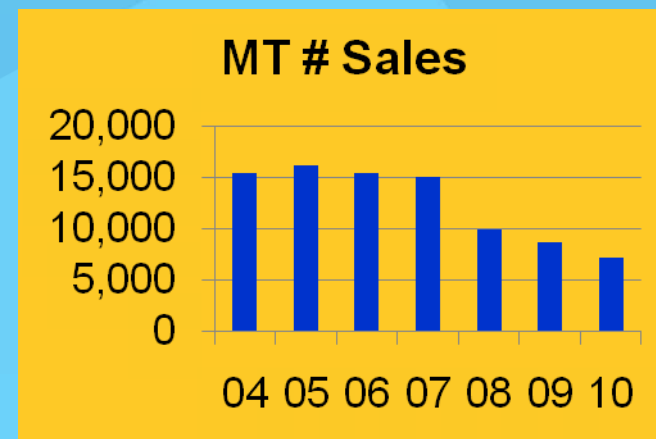


Montana

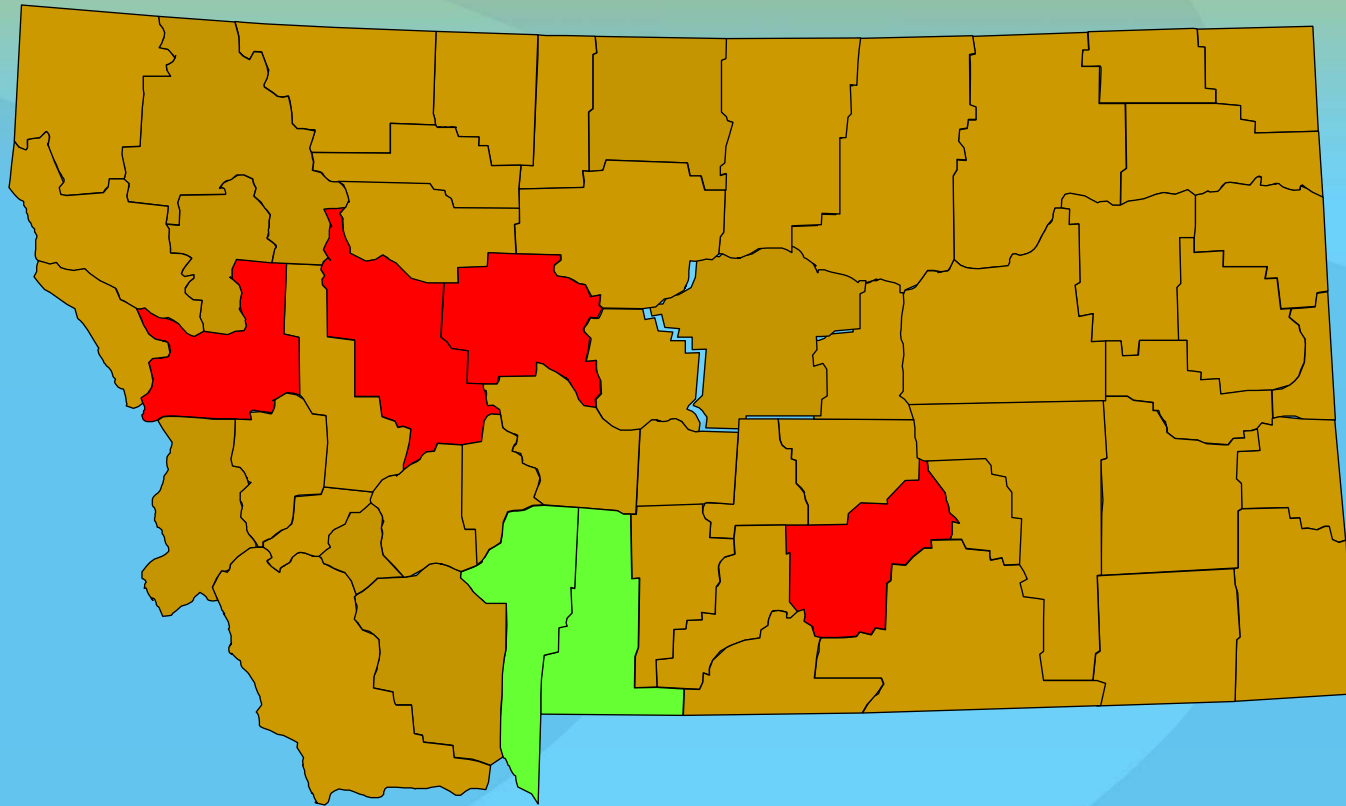


Sales 2009
8,620 (-13%)

Sales 2010
8,111 (-6%)



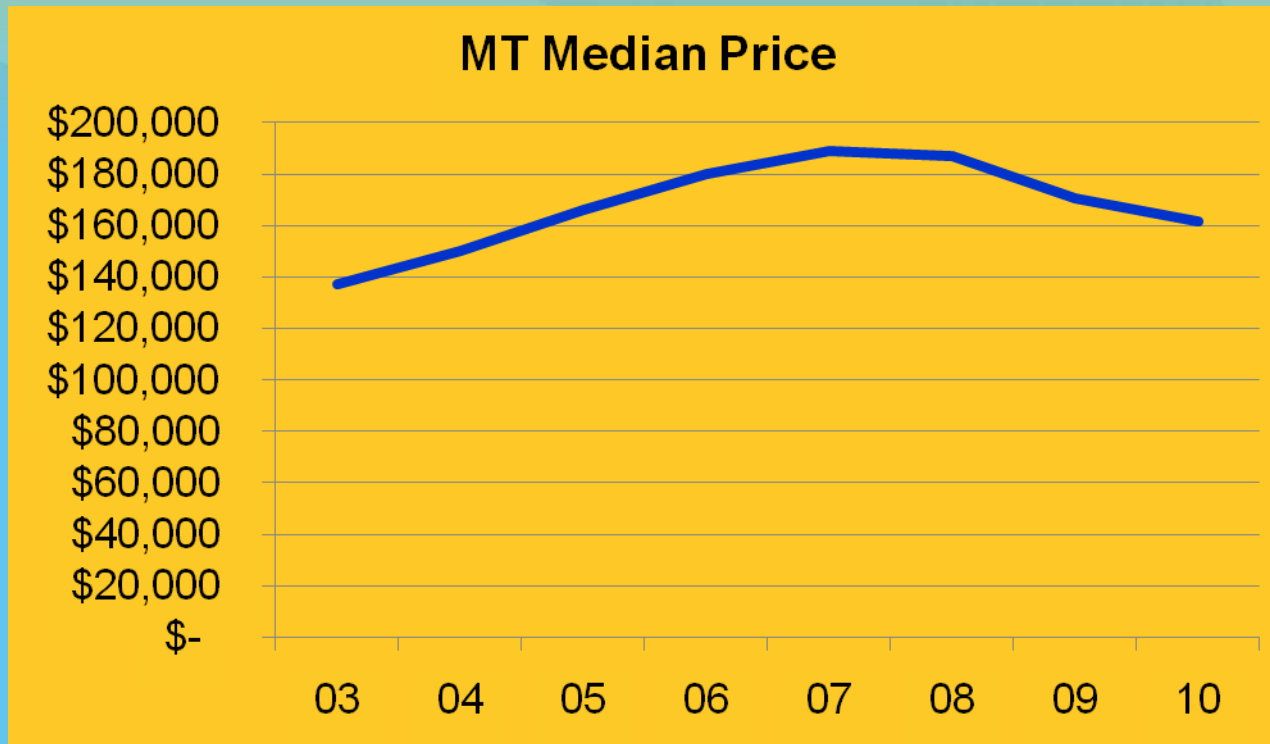
2010 Forecast



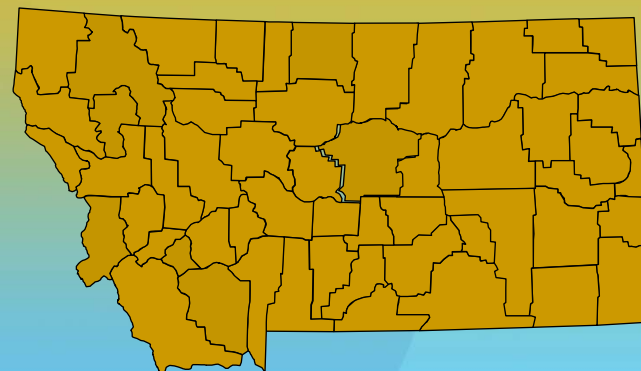
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Montana Median Prices

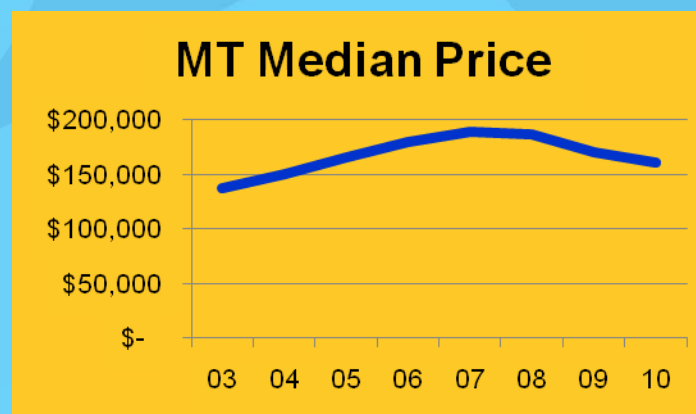


Montana

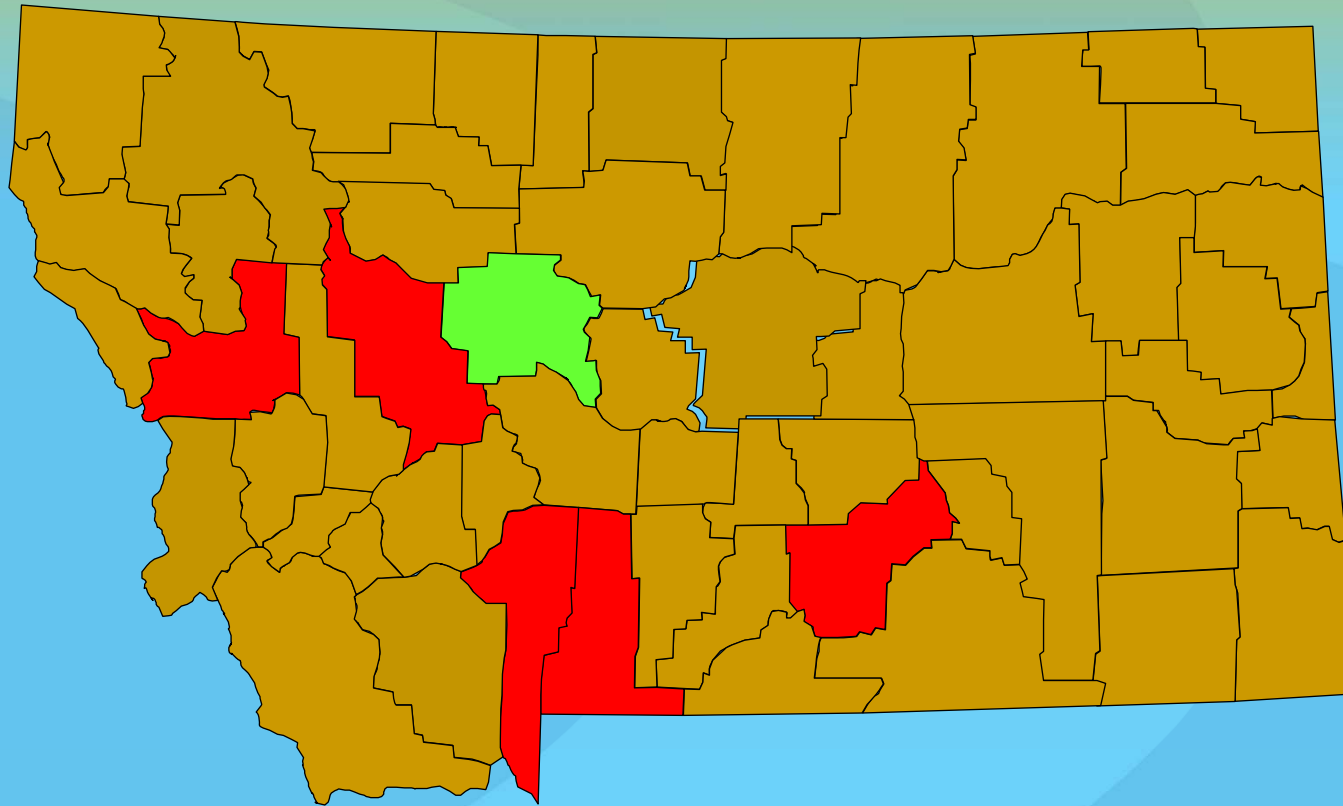


Median Price 2009
\$181,000 (-3%)

Median Price 2010
\$171,275 (-5%)



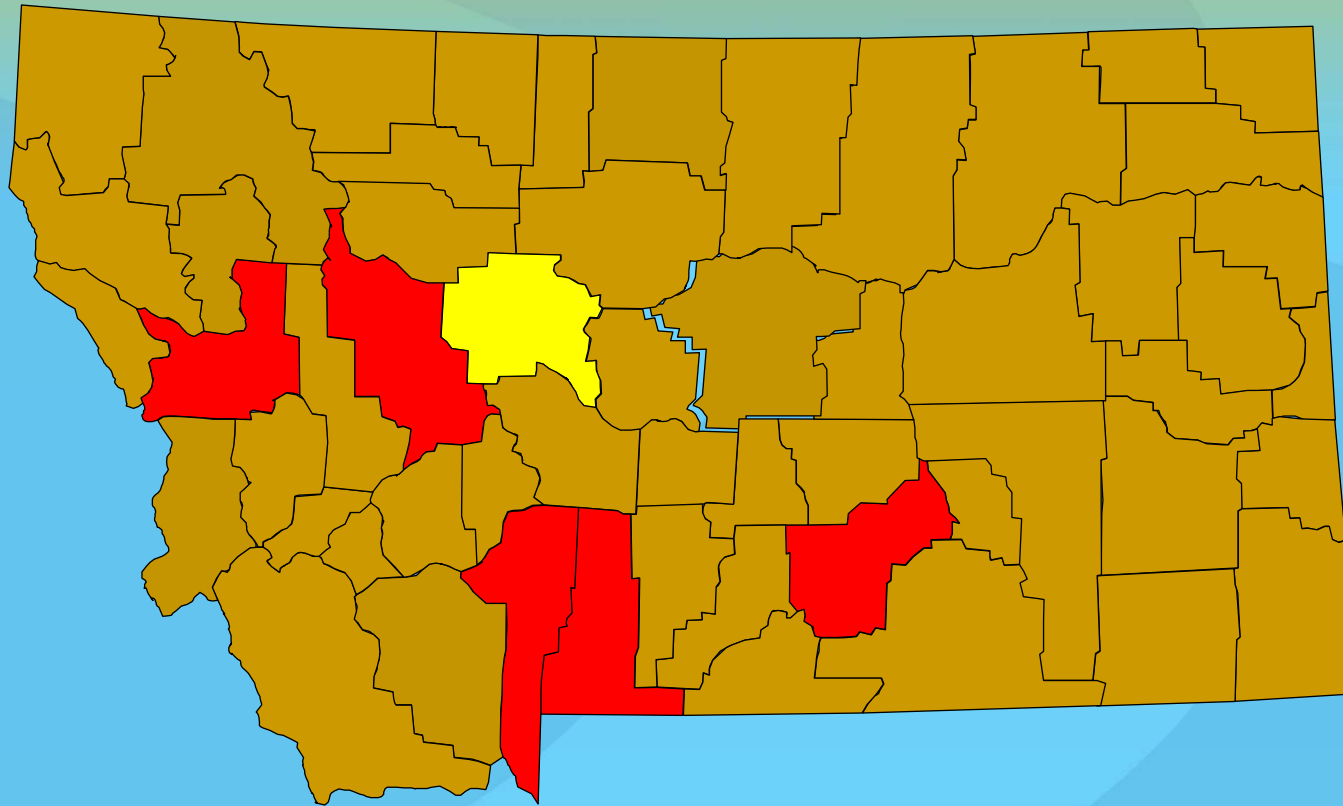
2009 Est. Prices



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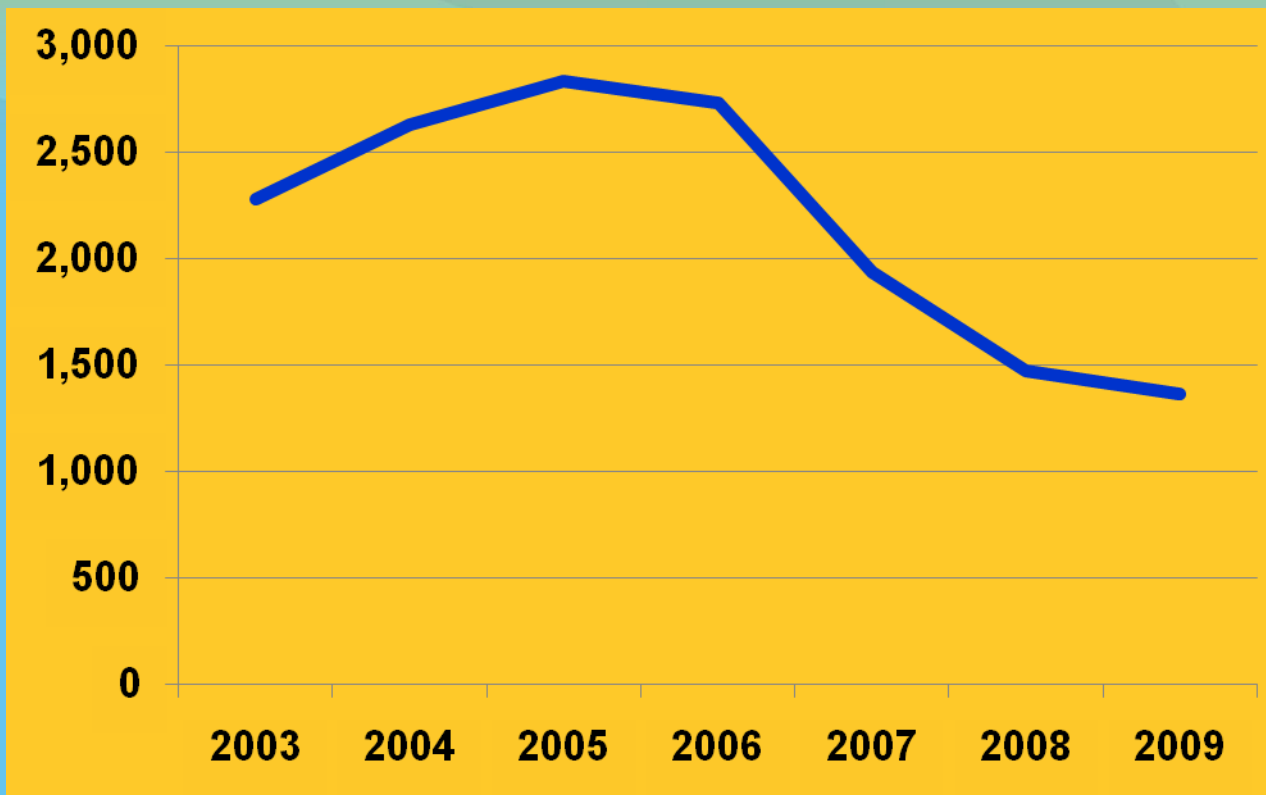
2010 Price Forecast



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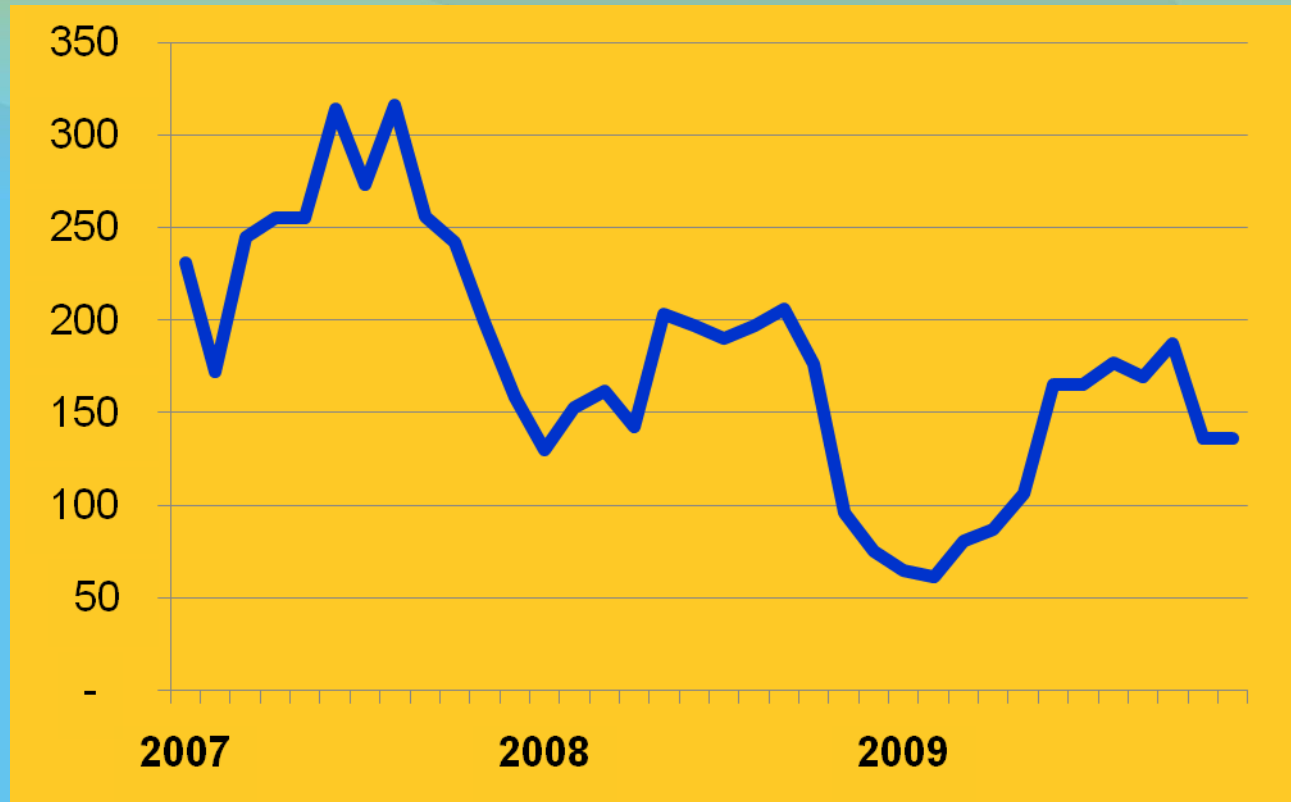
NW MT # Sales



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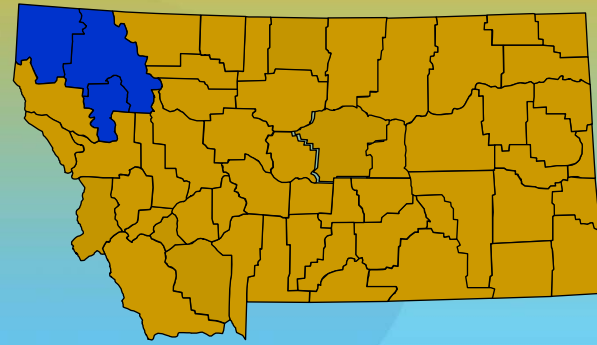
NW MT Monthly Sales



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NW MT

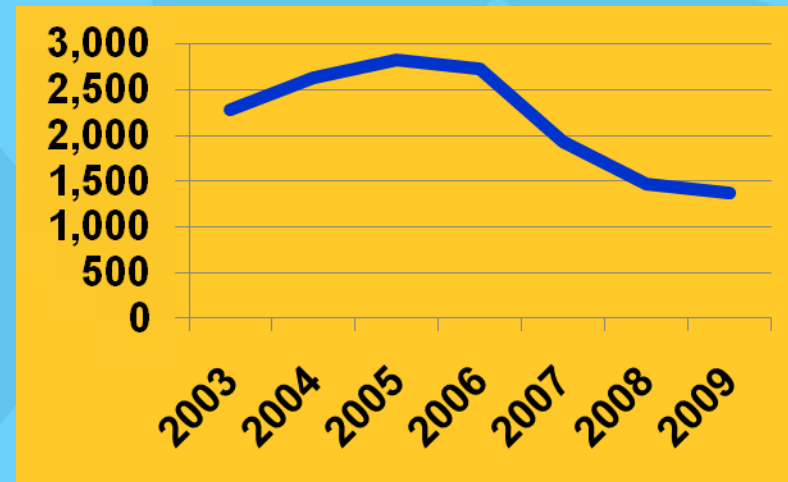


Sales 2009

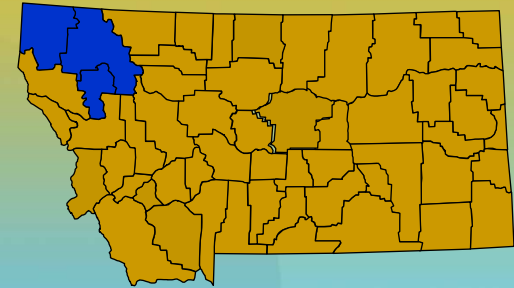
1,366 (-9%)

Sales 2010

1,330 (-2%)

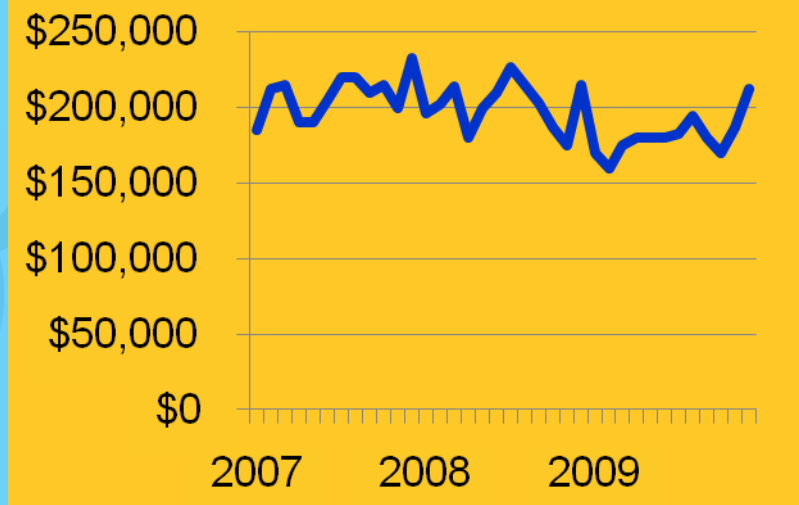


NW Montana

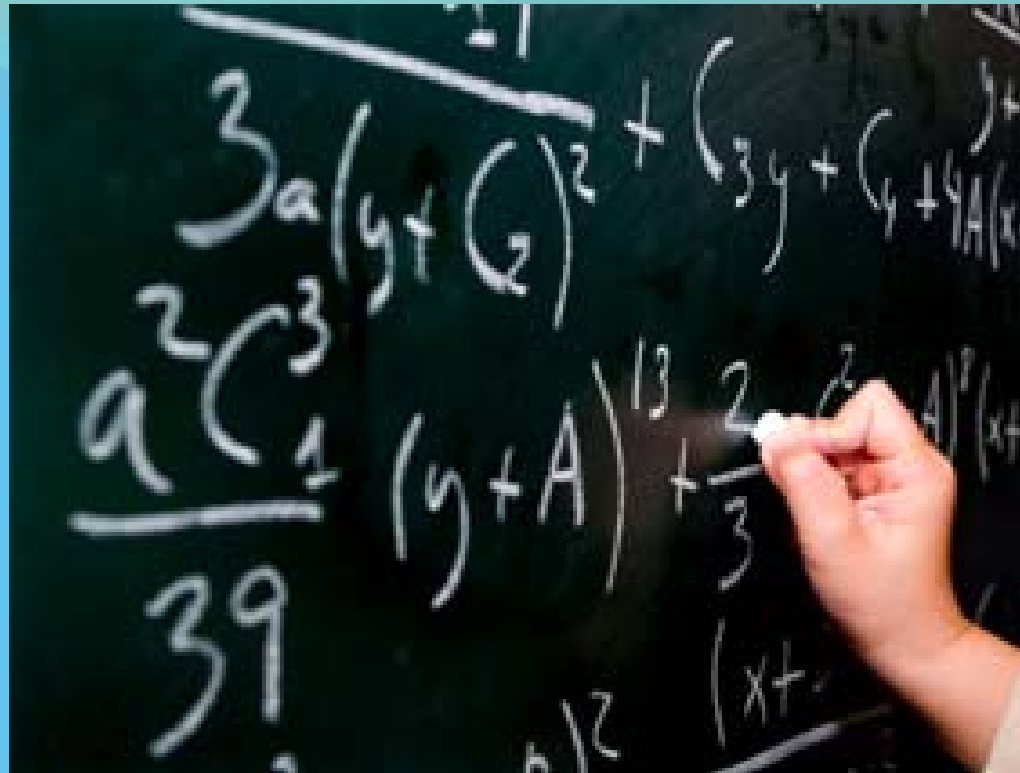


Median Price 2009
\$182,650 (-10%)

Median Price 2010
\$179,525 (-2%)



The Trends Behind the Numbers

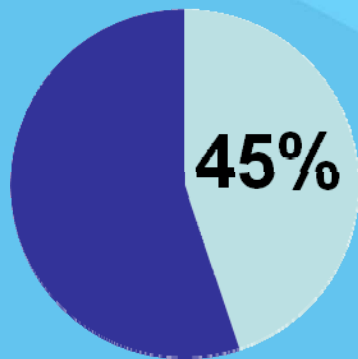


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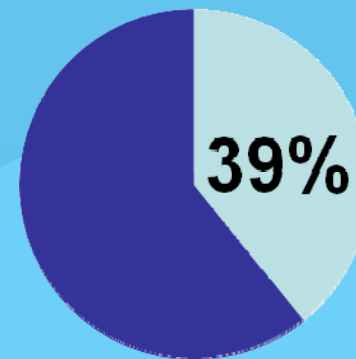


Percent of Sales in Expensive Counties

2006



2008



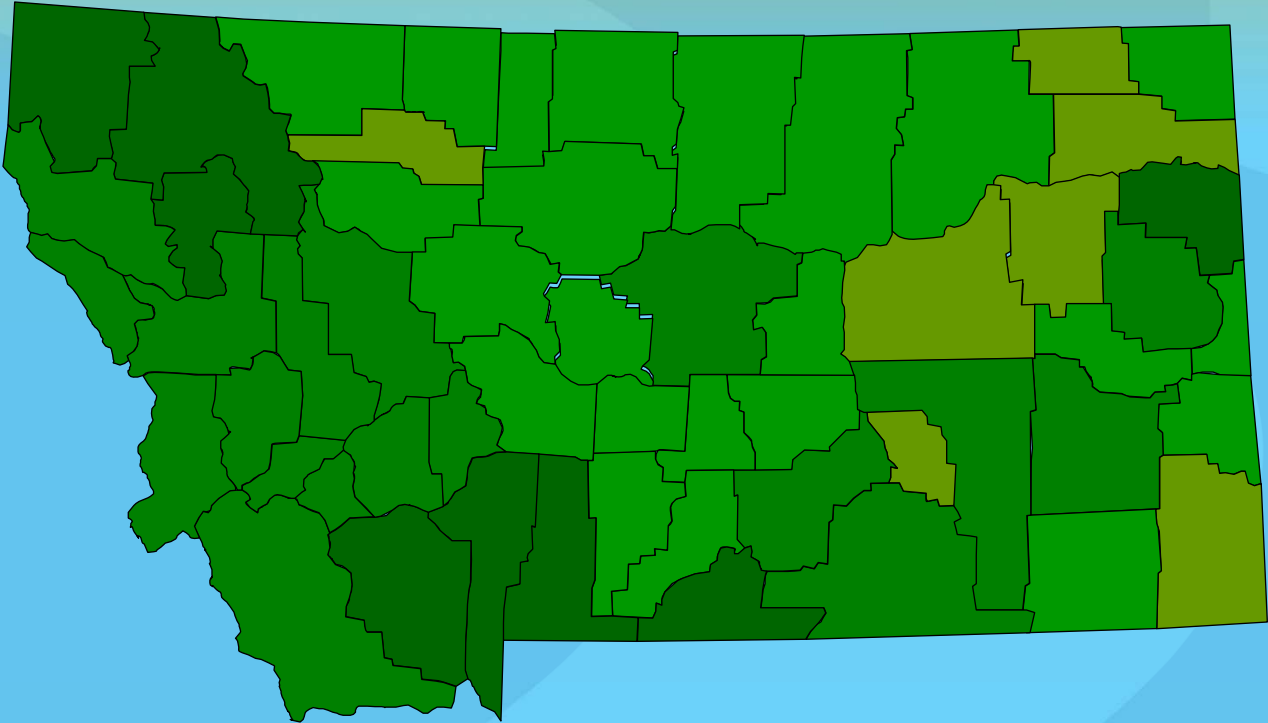
REAPPRAISAL



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Increase in Appraised Value



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Thank You

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