BILLINGS ASSOCIATION OF REALTORS STATISTICS

YEAR TO DATE: AUGUST 2009

Year-To-Date Billings Association of REALTORS MLS Statistics as of:

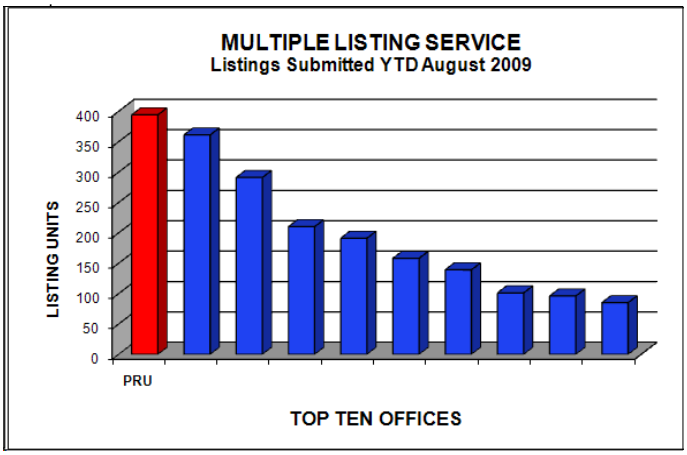
Source: MLS Computer Data	AUGUST 2009	AUGUST 2008	% Change
MLS Listings	4003	4262	-6.08%
Closed Sales-All Property Types			
MLS Closed Sales	1498	1840	-18.59%
MLS Closed Volume	$277,648,789	$345,101,532	-19.55%
Closed Residential Sales Statistics			
MLS Closed Residential Units:	1315	1525	-13.77%
MLS Closed Residential Volume:	$253,750,419	$303,097,087	-16.28%
MLS Average Residential Sale:	$192,966	$198,752	-2.91%
MLS Median Residential Sale:	$177,000	$179,000	-1.12%
MLS Average List of Solds:	$198,063	$203,414	-2.63%
Ratio of SP to LP:	97.4%	97.7%	-0.29%
MLS Average Orig List of Solds:	$202,385	$208,172	-2.78%
Ratio of SP to Original LP:	95.3%	95.5%	-0.13%

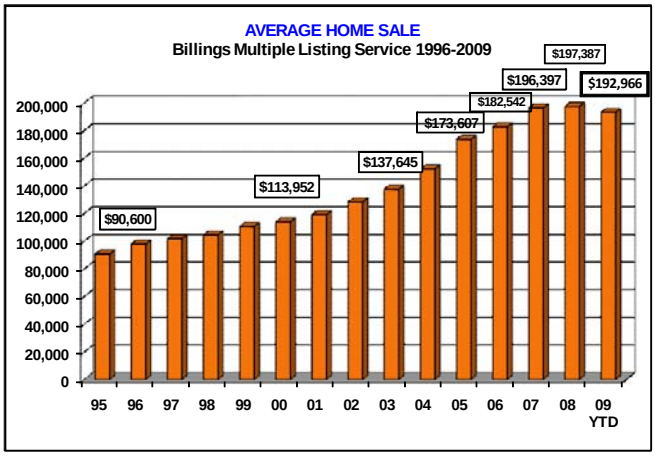
Year-To-Date New Construction Permits as of:

CITY ONLY	AUGUST 2009	AUGUST 2008	% Change
Single Family	155	206	-24.76%
Single Family Volume	$25.1 Mil	$36.1 Mil	-30.47%
Commercial Permits	25	54	-53.70%
COmmercial Volume	$27.6 Mil	$ 64.5 Mil	-57.21%

Current Active Res	1236
Last Yr Active Res	1254
Increase/Decrease	-1.4%
MLS X Property Conversion Rate:	
Closed vs. Listed:	37.4%
PRU X Prop Conversion Rate:	
Closed vs. Listed:	40.1%
MLS Average Residential Sale:	
	$192,966
PRU Average Residential Sale:	
	$214,407
MLS Res. Avg.Days On Market	
Listing to Pending:	74
PRU Res. Avg.Days On Market	
Listing to Pending:	73
PRU Listing Sold by PRU	
	31.0%

Statistics and charts prepared by Prudential Floberg REALTORS. This information is based in whole or part on data supplied by the Billings Association of REALTORS Multiple Listing Service. Neither the Association nor its MLS guaranteed nor in any way is responsible for its accuracy. Data maintained by the MLS does not reflect all real estate activity in the area real estate market.





Billings Association of REALTORS Multiple Listing Service

Change in Average Residential Sale Price by Area

Area	Yearend 2004	Yearend 2005	Yearend 2006	Yearend 2007	Yearend 2008	YTD August 2009	% Change 09 vs. '08	5 Year Change
Heights W	$ 166,201	$ 178,402	$ 180,938	$ 193,438	$ 199,084	$ 194,454	-2%	17%
Heights E	$ 143,624	$ 164,625	$ 164,006	$ 170,636	$ 179,522	$ 172,961	-4%	20%
Lockwood/Em Hills	$ 136,616	$ 155,123	$ 169,628	$ 207,268	$ 192,118	$ 187,782	-2%	37%
S Billings	$ 81,712	$ 98,534	$ 101,202	$ 115,538	$ 113,245	$ 121,883	8%	49%
Blue Crk/Duck Crk	$ 201,000	$ 231,997	$ 221,245	$ 264,237	$ 253,533	$ 248,067	-2%	23%
Downtown	$ 117,260	$ 131,627	$ 147,789	$ 167,449	$ 157,515	$ 162,551	3%	39%
NW Billings	$ 207,547	$ 226,819	$ 242,866	$ 250,372	$ 250,383	$ 243,662	-3%	17%
W Billings	$ 137,409	$ 155,050	$ 165,246	$ 174,366	$ 182,335	$ 175,624	-4%	28%
Laurel	$ 135,545	$ 158,003	$ 167,555	$ 161,224	$ 197,965	$ 189,405	-4%	40%
Shep/Huntley	$ 147,985	$ 156,802	$ 195,268	$ 178,012	$ 189,907	$ 217,791	15%	47%
Columbus/Absarokee	$ 157,620	$ 183,351	$ 186,086	$ 195,288	$ 186,057	$ 190,836	3%	21%
Red Lodge	$ 234,446	$ 218,666	$ 272,412	$ 287,356	$ 303,404	$ 246,214	-19%	5%
All MLS Areas	$ 152,202	$ 173,607	$ 182,542	$ 196,397	$ 197,387	$ 192,966	-2%	27%

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