

**BILLINGS ASSOCIATION OF REALTORS STATISTICS**

**YEAR TO DATE: OCTOBER 2009**

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

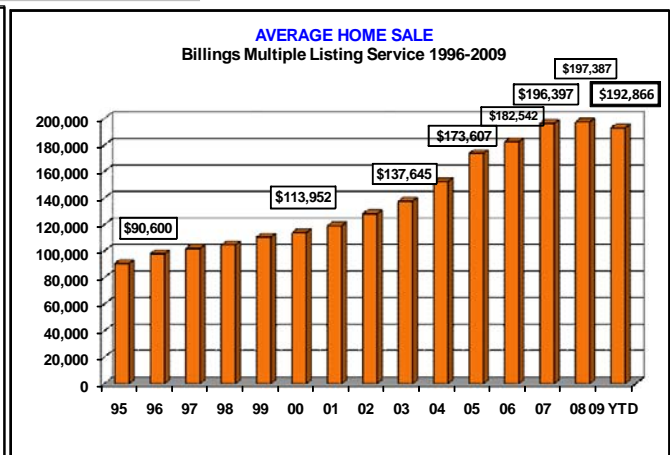
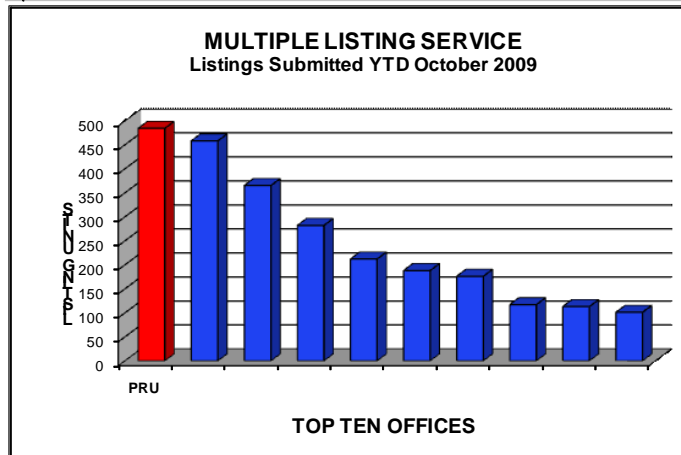
Source: MLS Computer Data	OCTOBER 2009	OCTOBER 2008	% Change
<b>MLS Listings</b>	4995	5328	-6.25%
<b>Closed Sales-All Property Types</b>			
<b>MLS Closed Sales</b>	2030	2281	-11.00%
<b>MLS Closed Volume</b>	\$376,943,557	\$427,486,341	-11.82%
<b>Closed Residential Sales Statistics</b>			
<b>MLS Closed Residential Units:</b>	1800	1907	-5.61%
<b>MLS Closed Residential Volume:</b>	\$347,159,187	\$378,248,291	-8.22%
<b>MLS Average Residential Sale:</b>	\$192,866	\$198,347	-2.76%
<b>MLS Median Residential Sale:</b>	\$177,900	\$179,000	-0.61%
<b>MLS Average List of Solds:</b>	\$197,809	\$202,945	-2.53%
<b>Ratio of SP to LP:</b>	97.5%	97.7%	-0.24%
<b>MLS Average Orig List of Solds:</b>	\$202,019	\$207,851	-2.81%
<b>Ratio of SP to Original LP:</b>	95.5%	95.4%	0.04%

<b>Current Active Res</b>	1202
<b>Last Yr Active Res</b>	1176
<b>Increase/Decrease</b>	2.2%
<b>MLS X Property Conversion Rate:</b>	
<b>Closed vs. Listed:</b>	40.6%
<b>PRU X Prop Conversion Rate:</b>	
<b>Closed vs. Listed:</b>	42.8%
<b>MLS Average Residential Sale:</b>	
	\$192,866
<b>PRU Average Residential Sale:</b>	
	\$222,111
<b>MLS Res. Avg. Days On Market</b>	
<b>Listing to Pending:</b>	72
<b>PRU Res. Avg. Days On Market</b>	
<b>Listing to Pending:</b>	73
<b>PRU Listing Sold by PRU</b>	
	32.4%

**Year-To-Date New Construction Permits as of:**

	CITY ONLY OCTOBER 2009	OCTOBER 2008	% Change
<b>Single Family</b>	199	243	-18.11%
<b>Single Family Volume</b>	\$33.1 Mil	\$41.9 Mil	-21.00%
<b>Commercial Permits</b>	40	75	-46.67%
<b>Commercial Volume</b>	\$45.2 Mil	\$85.2 Mil	-46.95%

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 Oct 2009	% Change 09 vs. '08	5 Year Change
Heights W	\$ 166,201	\$ 178,402	\$ 180,938	\$ 193,438	\$ 199,084	\$ 195,996	-2%	18%
Heights E	\$ 143,624	\$ 164,625	\$ 164,006	\$ 170,636	\$ 179,522	\$ 172,101	-4%	20%
Lockwood/Em Hills	\$ 136,616	\$ 155,123	\$ 169,628	\$ 207,268	\$ 192,118	\$ 189,545	-1%	39%
S Billings	\$ 81,712	\$ 98,534	\$ 101,202	\$ 115,538	\$ 113,245	\$ 123,539	9%	51%
Blue Crk/Duck Crk	\$ 201,000	\$ 231,997	\$ 221,245	\$ 264,237	\$ 253,533	\$ 236,599	-7%	18%
Downtown	\$ 117,260	\$ 131,627	\$ 147,789	\$ 167,449	\$ 157,515	\$ 161,997	3%	38%
NW Billings	\$ 207,547	\$ 226,819	\$ 242,866	\$ 250,372	\$ 250,383	\$ 243,860	-3%	17%
W Billings	\$ 137,409	\$ 155,050	\$ 165,246	\$ 174,366	\$ 182,335	\$ 173,824	-5%	27%
Laurel	\$ 135,545	\$ 158,003	\$ 167,555	\$ 161,224	\$ 197,965	\$ 189,630	-4%	40%
Shep/Huntley	\$ 147,985	\$ 156,802	\$ 195,268	\$ 178,012	\$ 189,907	\$ 210,654	11%	42%
Columbus/Absarokee	\$ 157,620	\$ 183,351	\$ 186,086	\$ 195,288	\$ 186,057	\$ 191,309	3%	21%
Red Lodge	\$ 234,446	\$ 218,666	\$ 272,412	\$ 287,356	\$ 303,404	\$ 234,963	-23%	0%
<b>All MLS Areas</b>	\$ 152,202	\$ 173,607	\$ 182,542	\$ 196,397	\$ 197,387	\$ 192,866	-2%	27%

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