

BILLINGS ASSOCIATION OF REALTORS STATISTICS

YEAR TO DATE: MARCH 2009

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

Source: MLS Computer Data	MARCH	MARCH	%
	<u>2009</u>	<u>2008</u>	<u>Change</u>
MLS Listings	1436	1445	-0.62%
Closed Sales-All Property Types			
MLS Closed Sales	382	551	-30.67%
MLS Closed Volume	\$69,622,795	\$118,026,772	-41.01%

Closed Residential Sales Statistics

MLS Closed Residential Units:	324	450	-28.00%
MLS Closed Residential Volume:	\$61,152,865	\$85,006,037	-28.06%
MLS Average Residential Sale:	\$188,743	\$188,902	-0.08%
MLS Median Residential Sale:	\$175,000	\$173,450	0.89%
MLS Average List of Solds:	\$194,463	\$193,563	0.46%
Ratio of SP to LP:	97.1%	97.6%	-0.55%
MLS Average Orig List of Solds:	\$199,263	\$197,839	0.72%
Ratio of SP to Original LP:	94.7%	95.5%	-0.80%

Year-To-Date New Construction Permits as of:

	CITY ONLY	MARCH	MARCH	%
		<u>2009</u>	<u>2008</u>	<u>Change</u>
Single Family		30	71	-57.75%
Single Family Volume		\$5.2 Mil	\$12.9 mil	-59.69%
Commercial/Hotel Motel Permits		4	16	-75.00%
Commercial Hotel/Motel Volume		\$5.9 Mil	\$27.9 Mil	-78.85%

Current Active Res	1085
Last Yr Active Res	999
Increase/Decrease	8.6%

MLS X Property Conversion Rate:
Closed vs. Listed: 26.6%

PRU X Prop Conversion Rate:
Closed vs. Listed: 28.4%

MLS Average Residential Sale:
\$188,743

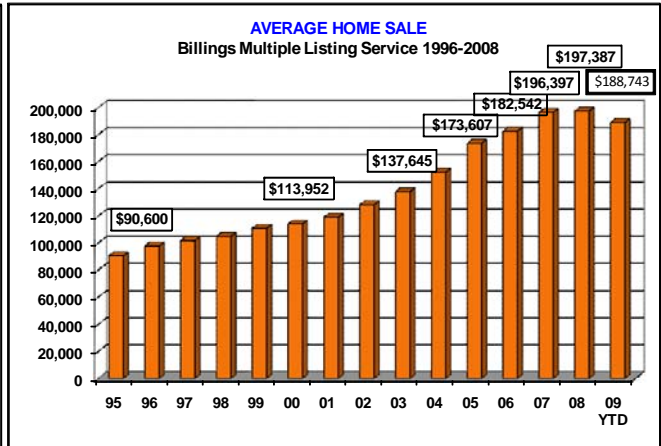
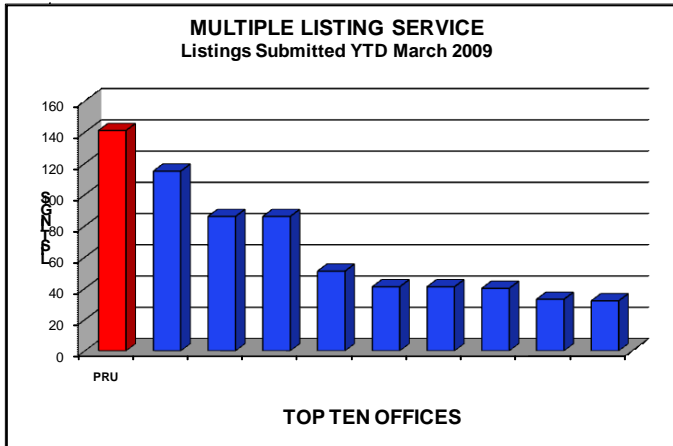
PRU Average Residential Sale:
\$224,705

MLS Res. Avg. Days On Market
Listing to Pending: 84

PRU Res. Avg. Days On Market
Listing to Pending: 96

PRU Listing Sold by PRU
30.0%

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 Mar 2009	% Change 09 vs. '08	5 Year Change
Heights W	\$ 166,201	\$ 178,402	\$ 180,938	\$ 193,438	\$ 199,084	\$ 194,351	-2%	17%
Heights E	\$ 143,624	\$ 164,625	\$ 164,006	\$ 170,636	\$ 179,522	\$ 161,452	-10%	12%
Lockwood/Em Hills	\$ 136,616	\$ 155,123	\$ 169,628	\$ 207,268	\$ 192,118	\$ 210,474	10%	54%
S Billings	\$ 81,712	\$ 98,534	\$ 101,202	\$ 115,538	\$ 113,245	\$ 124,394	10%	52%
Blue Crk/Duck Crk	\$ 201,000	\$ 231,997	\$ 221,245	\$ 264,237	\$ 253,533	\$ 247,500	-2%	23%
Downtown	\$ 117,260	\$ 131,627	\$ 147,789	\$ 167,449	\$ 157,515	\$ 144,569	-8%	23%
NW Billings	\$ 207,547	\$ 226,819	\$ 242,866	\$ 250,372	\$ 250,383	\$ 242,472	-3%	17%
W Billings	\$ 137,409	\$ 155,050	\$ 165,246	\$ 174,366	\$ 182,335	\$ 178,418	-2%	30%
Laurel	\$ 135,545	\$ 158,003	\$ 167,555	\$ 161,224	\$ 197,965	\$ 171,620	-13%	27%
Shep/Huntley	\$ 147,985	\$ 156,802	\$ 195,268	\$ 178,012	\$ 189,907	\$ 182,720	-4%	23%
Columbus/Absarokee	\$ 157,620	\$ 183,351	\$ 186,086	\$ 195,288	\$ 186,057	\$ 224,833	21%	43%
All MLS Areas	\$ 152,202	\$ 173,607	\$ 182,542	\$ 196,397	\$ 197,387	\$ 188,743	-4%	24%

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