

MOVING TO BOZEMAN, MONTANA

Everything you need to know.



WHY BOZEMAN?

Bozeman, Montana is a place of opportunity. It is a place where business meetings are held on drift boats, where families come together on the trail and where crisp mountain air and mountain trails are endless.

When you move to Montana, evening walks will take place of rush-hour traffic, time spent waiting in lines will turn into time spent enjoying the outdoors with family and friends.

**Instead of city skylines,
you'll find ridgelines.
Instead of long lines,
you'll find free time.**

You will start learning how to tie a fly line, how to wax your skis and how to tune your mountain bike. Your world will expand from the city skyline to the boundless mountain ranges that surround the Gallatin Valley. Welcome to Bozeman, Montana –your adventure is waiting to begin.



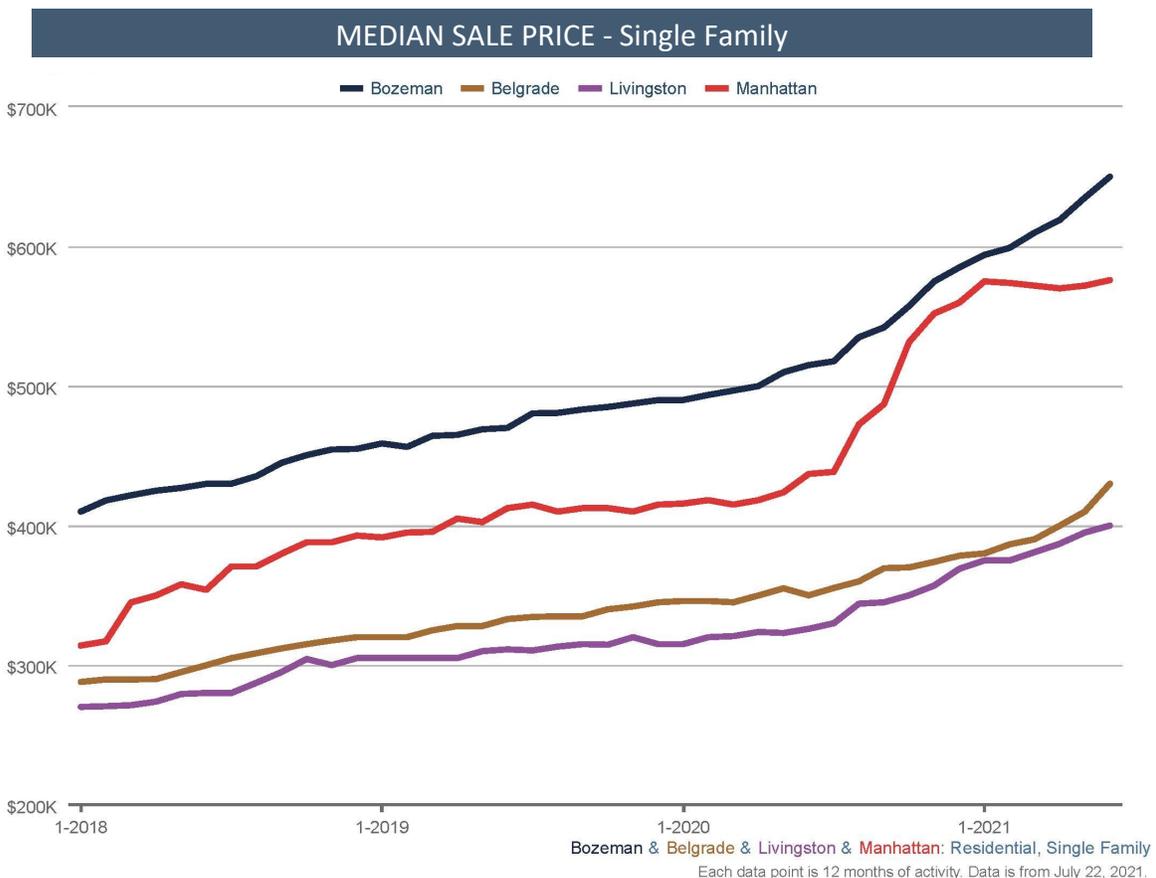
WHAT'S THE COST OF LIVING?

According to the Prospera Business Network, the cost of living in Bozeman is 1.8% above the national average. Not so shocking compared to places like Manhattan, NY where the cost of living is more than twice the national average or Portland, Oregon where the cost of living is nearly 31% higher than average. But if you are coming from a smaller, less expensive town the cost of living in Bozeman can cause some sticker shock.

There's an old joke in Bozeman that residents pay \$10,000 in mountain tax each year.

In Bozeman, lower than average utility and transportation costs help to balance out the above average housing and health care costs. But, as Bozeman continues to receive national attention for its quality of life, high-demand and short supply have driven housing costs in Bozeman to record highs. [Click here](#) for Bozeman real estate prices and market information.

While Bozeman housing costs are 8.2% above national average, the average wage in Gallatin County is more than 25% below the national average making it difficult for many to manage the cost of living in Bozeman. The good news is that Montana wages are quickly catching up. Montana currently ranks 4th in the nation for wage growth in the last 10 years. Others have chosen to live in the areas that surround Bozeman, where they can find significantly lower rent and home prices. Belgrade, Livingston, Three Forks and Manhattan all have significantly lower housing costs and are within a 30 minute drive of Bozeman.



All data from Bio Skv Countrv MLS, a subsidiarv of the Gallatin Association of REALTORS®. InfoSoarks © 2021 ShowingTime.

*National averages courtesy of Prospera Economic Profile 2018



WHAT DO PEOPLE DO FOR WORK?

Bozeman is different than many of its metropolitan counterparts. With competition high and a limited number of skilled jobs available, it can be tough for professionals to find work in their field. But, Bozeman is becoming known for its quickly growing tech sector that is continuing to provide more job opportunities for professionals in this field. Bozeman is also a great place for those with an entrepreneurial mindset. With ever increasing tourism spending, community support and many resources designed to advance local businesses, Bozeman is a perfect incubator for a start-up business.

According to Business Insider, Montana has the highest rate of new entrepreneurs, second best startup activity score and the third best business survival score.

When your career allows for you to work from anywhere, many remote workers find Montana to be a top choice. You can work from home with the mountains in the background, or in the ski lodge between runs. There are several co-working business centers where you can rent a space and have access to a shared conference room, kitchen area, and copier/mail rooms. Many people move to Bozeman for the active lifestyle, which often means finding ways to avoid spending your days at a desk.



Photo Credit: www.montana.edu



Photo Credit: www.bozemanhealth.org



Photo Credit: www.missoulian.com



Photo Credit: www.missoulian.com

As for employers, **Bozeman Health is the largest employer**, with nearly 2,600 employees and growing. **Montana State University** is Bozeman's second largest employer. For the past ten years Montana State has been breaking enrollment records making it the fastest growing university in Montana. Montana State employs more than 4,000 faculty as well as 682 graduate teaching and research assistants. This growth is expected to continue as enrollment continues to rise.

Bozeman is home to one of the largest tech firms in the world, **Oracle Corp** which provides high-paying jobs to residents as it continues to expand its operations. **Simms Fishing Products**, the only U.S. based manufacturer of fishing waders is also in Bozeman, as is the backpack manufacturer **Mystery Ranch**, hunting map app developer **onX**, and online scheduling app **Schedulicity**.

Bozeman's thriving economy and growing tourism industry means there are also a large number of service industry workers in the area. There are almost always jobs available in landscaping, construction, serving and retail. And if you're willing to work outside of Bozeman, an estimated several hundred workers make the drive to Big Sky each day to work in various fields at Big Sky Resort, The Yellowstone Club, Spanish Peaks and Moonlight Basin.

TO RENT, OR TO BUY?

A big decision when moving to any new place, is whether to rent or buy a home. Bozeman is a city with a large population of college students which means finding rentals in Bozeman can be competitive - and expensive. With a healthy rental market and increasing demand, Bozeman has become an ideal place for real estate investment.

According to an article written by the Bozeman Daily Chronicle in 2017, ***“Pretty much every home in the city — Willson Street mansions, college rentals, newer construction on the west side — is valued higher than it was two years prior, often drastically so.”***



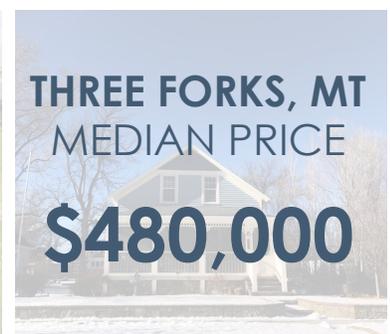
For renters, low supply and increasing demand continue to drive the cost of rent in Bozeman higher. The average cost of 1 bedroom apartment in Bozeman is approximately \$1,917, and the average cost of a two bedroom is approximately \$2,460*. Rentals in Bozeman has increased 27% in the past year.

With Bozeman’s population growth showing no signs of slowing down, the housing market is struggling to catch-up. Bozeman's highly competitive rental market makes investing in Bozeman real estate an appealing option. [Click here to see homes for sale in the Bozeman area.](#)

BOZEMAN’S SURROUNDING AREAS

As Bozeman home and rental prices rise, many people are searching for an affordable alternative. Fortunately, there are several cities just outside of Bozeman where home and rent prices are significantly lower. Just 8 miles away in Belgrade, home owners find significantly lower housing costs than in Bozeman along with great schools, mountain views, parks and recreation areas. Livingston also offers lower home prices, but as it’s popularity grows, that may not last for long! Three Forks and Manhattan are also great alternatives for home buyers looking for a lower cost of living.

Click the images below to see homes for sale in each area. *Median price is for residential properties (single family, condo, townhome).



*Rental rates according to apartments.com

*Numbers and statistics as of November, 2021. Courtesy of the Gallatin Association of Realtors. Numbers may be subject to additional data not reported at the time. Median home prices are a rolling 12 month number.



HOW'S THE HEALTHCARE?

Maybe it's all the fresh mountain air, or all the skiing, hiking and biking, but Gallatin County is considered the healthiest county in Montana. As Bozeman continues to grow, the healthcare community is doing the same.

Bozeman Health, the largest healthcare provider in the area, offers two hospitals, specialty treatment centers, outpatient treatment facilities, Urgent Care and retirement and assisted living facilities. **Bozeman Health Deaconess Hospital** is an 86-bed facility with 200 physicians and health professionals with more than 35 specialties. In addition to the Bozeman Health Network, there are other Urgent Care locations along with many private practices and specialty doctors throughout the valley. When it comes to choosing dentists, orthodontists or optometrists you'll find plenty of options. And since many Bozemanites play hard, sometimes a little too hard, there is no shortage of physical therapists or orthopedic surgeons. **Billings Clinic** is developing the first phase of their Bozeman location which will be a 58-acre campus opening in 2022.



WHAT ABOUT EDUCATION?

Learning goes beyond the classroom in Bozeman. Field trips mean exploring Lewis and Clark Caverns or a trip to the Willson auditorium for an opera performance. **With eight elementary schools, two middle schools, and two high schools, the Bozeman Public School District is top-notch.** The districts are set-up with boundaries so most children go to a neighborhood school, making it easy to walk or bike when the weather is nice. Any day actually, they are Montana kids after all! For the younger kids there are a number of fantastic pre-school and day care options throughout the community. Aside from the public school there are a few top-notch private schools in Bozeman as well.

As for extracurricular activities, Bozeman is overflowing with options for kids of all ages. From hockey, to gymnastics, to theater, there are so many activities to introduce your children to. Many activities are offered through school intramural programs or after school clubs. Bozeman also has a great YMCA and numerous private organizations to get your child into any extra curricular activity you can think of.

For older students, Montana State University, the fastest growing university in Montana is in Bozeman and we also have the Gallatin Community College which offers a number of workforce programs and associates degrees. There are also adult education classes offered through the Bozeman School District. Beyond that, maybe you've wanted to give rock climbing a try or take a guitar lesson, don't worry we've got those covered as well. **Learning new things is just a way of life in Bozeman - at any age.**

THE MOUNTAINS ARE CALLING.

We will be honest with you, if you don't like the outdoors, you've probably got the wrong place.

With some of the biggest skiing in America just an hour away, some of the best fly fishing rivers, creeks and lakes in the world, hundreds of thousands of acres of public land within a short drive and one of the best ice climbing destinations in America in our backyard – it's easy to see why Bozeman is an outdoor enthusiasts dream.



There are countless organizations that support our connection with the mountains and the land in Bozeman. The Gallatin Valley Land Trust maintains our trails, conserves the land and has created a fantastic trail system, "Main Street to the Mountains" which winds throughout the city connecting downtown, neighborhoods and parks eventually leading us to the mountains.

For those living or visiting Bozeman, the toughest decision isn't finding something to do, its picking one.

Six mountain ranges surround the Gallatin Valley - the Absaroka, Bridger, Crazy, Gallatin, Madison, Spanish Peaks and Tobacco Roots. These mountain ranges offer endless destinations for hiking, backpacking, camping, fishing and peak bagging all within less than a two hour drive.

Fondly known as "Bozeman's backyard", **Hyalite Canyon** is an adventurers paradise with a beautiful reservoir for paddling, swimming and fishing, peaks to climb, waterfalls to enjoy, trails to ski, hike and bike and some of the best ice climbing routes in America.

The **Yellowstone River**, the longest undammed river in the lower 48, winds through the picturesque Paradise Valley just 30 minutes away. With a strong population of cutthroat, brown and rainbow trout and more than 20 public access points along the way, this river is a fisherman's dream.

In the winter, the adventure continues with some of the **biggest skiing in America at Big Sky Resort** and the locals favorite ski hill **Bridger Bowl, just 20 minutes from town**. The Crosscut Mountain Sports Center has miles of scenic, groomed trails in addition to dozens of groomed trails throughout town and in the mountains. For the days that you don't ski, skating, winter hiking, ice climbing and sledding will keep you busy.

WHERE TO EAT AND PLAY?



Downtown Bozeman has always been the go-to place for a meal out, and the selection is impressive. **You'll find a bit of everything, from cafés and breakfast joints to Thai food and sushi, and of course plenty of places to get a good steak.** As Bozeman grows, new restaurants are opening in the surrounding areas, it's exciting to see these neighborhood joints popping up. Many of the restaurants have a farm-to-table approach and focus on supporting other local ventures. And, we have to mention Bozeman's fast-growing food truck craze. You can find them downtown, at farmers markets and events, and at almost all of the breweries. It's never difficult to find a delicious meal in Bozeman.



Night life? Bozeman has that covered. You can't go more than a few blocks around town without finding a cool brewery to hang out in. If beer isn't your thing, you'll find plenty of options, from wine bars to outside patios for a cocktail and some old school dive-bars in between.

Music lover? Yep, we've got that too. Big names come to the Brick Breeden Fieldhouse, our largest music venue, while there are also several more intimate venues throughout town that bring smaller bands. The Rialto & Live From the Divide are our favorites. There are two new music venues, The Elm in Midtown and The Armory Music Hall that bring in local and national bands. Bars, breweries and coffee shops also feature many local bands that you can catch on any given evening. On the other side of the spectrum, the Bozeman Symphony and the Intermountain Opera have performances throughout the year and they are amazing. Bozeman brings a level of talent and culture that you would expect from a much bigger city.

How about theater and the arts? No problem. The Verge is a small theater that brings some big performances. The historic Ellen theatre downtown brings a variety of live theater mixed with music, comedy shows, dance performances and free family movies. Art galleries are big in Bozeman and always fun to stroll through, especially during the summer Art Walks. Bozeman is also home to the Museum of the Rockies, one of the world's finest history museums and a fantastic children's museum near downtown.



HOW DO YOU GET AROUND?

No one moves to Montana to stay inside! People often say that Montana is the kind of place that requires your own wheels, especially if you want to make the most of the outdoor recreation. Bozeman's public transportation is through the Streamline Bus System which offers a fare-free service throughout Bozeman along with service to and from Bozeman, Belgrade, Four Corners, Livingston and seasonally straight to the ski hill at Bridger Bowl. **Click here for routes & schedules.** Uber and Lyft are also available in Bozeman.

If you live near town, there is no such thing as a long commute, which means you can get right back to enjoying the trails, rivers and mountains. According to Data USA, **the average commute time in Bozeman is just 15 minutes.**

BELGRADE

20 minutes

BRIDGER BOWL

30 minutes

LIVINGSTON

30 minutes

BIG SKY

60 minutes

HELPFUL INFORMATION

Click the images below.



DO YOU HAVE QUESTIONS? WE ARE HERE TO HELP.

406.587.1717

info@bozemanrealestate.group

ABOUT US