

Market Update The Big Sky Resort and its historic gateway of Bozeman present home buyers with a wealth of opportunities. “Now is a very good time to buy,” says Vivian Bridaham, broker-owner of The Collection Sotheby’s International Realty in Bozeman. “If a buyer is committed, he can negotiate some great deals. Interest rates are at historic lows, and this offers a great opportunity to buy a special house at a great price with great financing.”

Bridaham isn’t exaggerating the value to be found here. The average price for a single-family home on less than an acre in the Bozeman area is \$287,683—compared to more than \$328,000 last year. Homes are averaging just 125 days on the market and selling for 95 percent of their asking prices. Condos are bringing 97 percent of their list prices, selling in 178 days for an average of \$202,437 (down from \$238,260 a year ago).

With such bargains to be had, it’s understandable that Bridaham believes that “a turnaround is starting to happen.” Yet, she also acknowledges that sales this year are down by 73 percent for houses and 49 percent for condos. More expensive listings, she says, are experiencing the greatest difficulties. “The bright spots are all below \$300,000,” she says. “At the high end of the market, there is a lack of interest.” — N.K.



Big Sky & Bozeman, Montana

HOT SPOTS

BLACK BULL Tennis, swimming, cross-country skiing, fly-fishing and a Tom Weiskopf-designed golf course are a few of the perks that come with these single-family custom homesites, each ranging from one-third of an acre to an acre, and all with mountain views. Single-family club homes—ranging from 2,300 to 4,000 square feet—designed by Locati Architects are also available. Homesites priced from approx. \$195,000 to \$499,000; club homes priced from \$785,000. blackbullbozeman.com

THE CLUB AT SPANISH PEAKS In addition to homesites and cabins, The Club at Spanish Peaks is now offering a ski-in/out, golf-in/out, 49-residence lodge, scheduled for completion in late 2010. Just steps away are an award-winning Tom Weiskopf-designed golf course and two ski lifts that lead to 300 acres of private skiing—plus private access to 5,512 more acres at Big Sky Resort and Moonlight Basin. Lodge residences from 1,300 to 5,000 square feet, priced from \$1.75 million to \$9.5 million. spanish-peaks.com