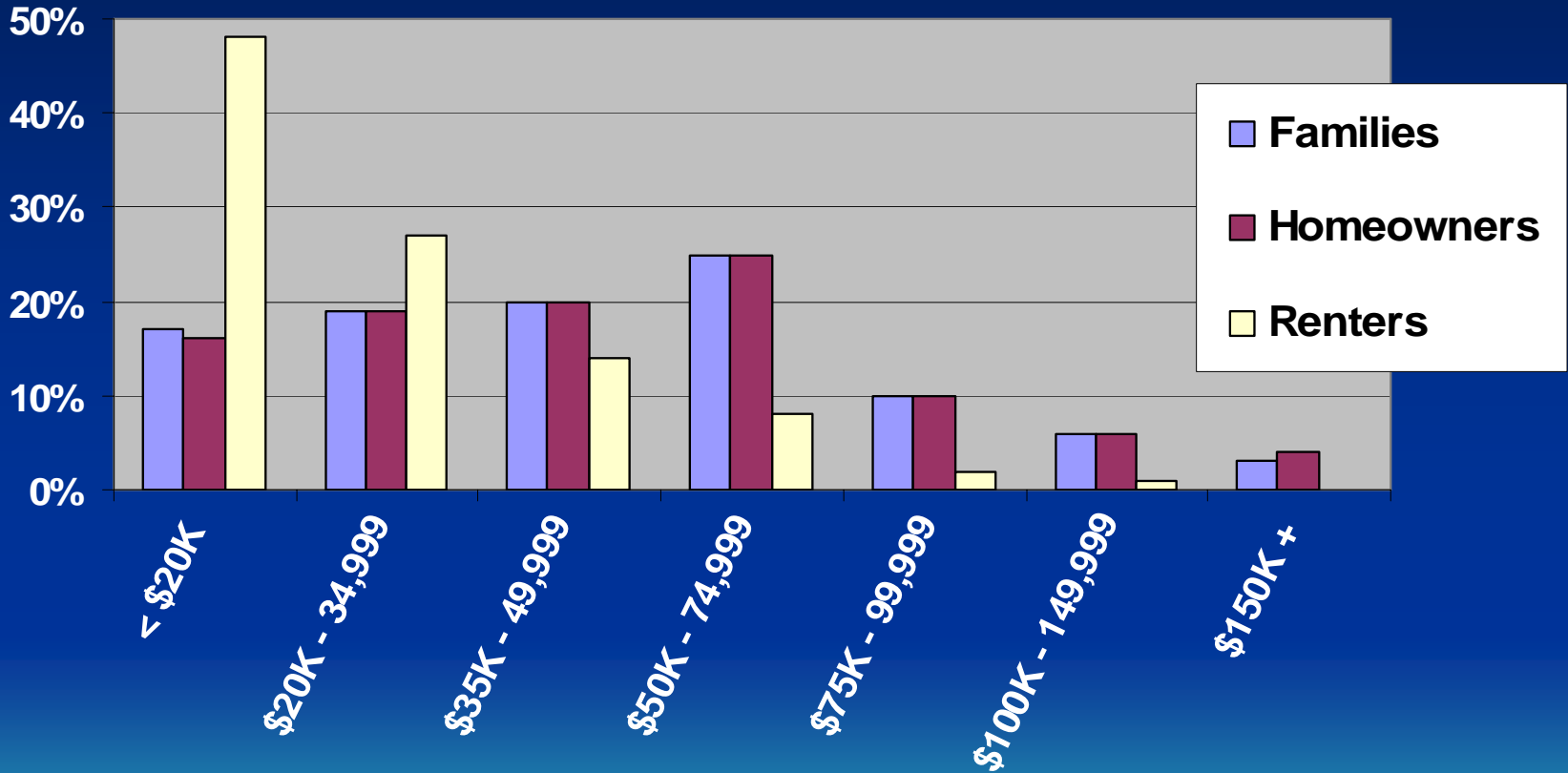


# Billings Housing Needs Assessment- Highlights

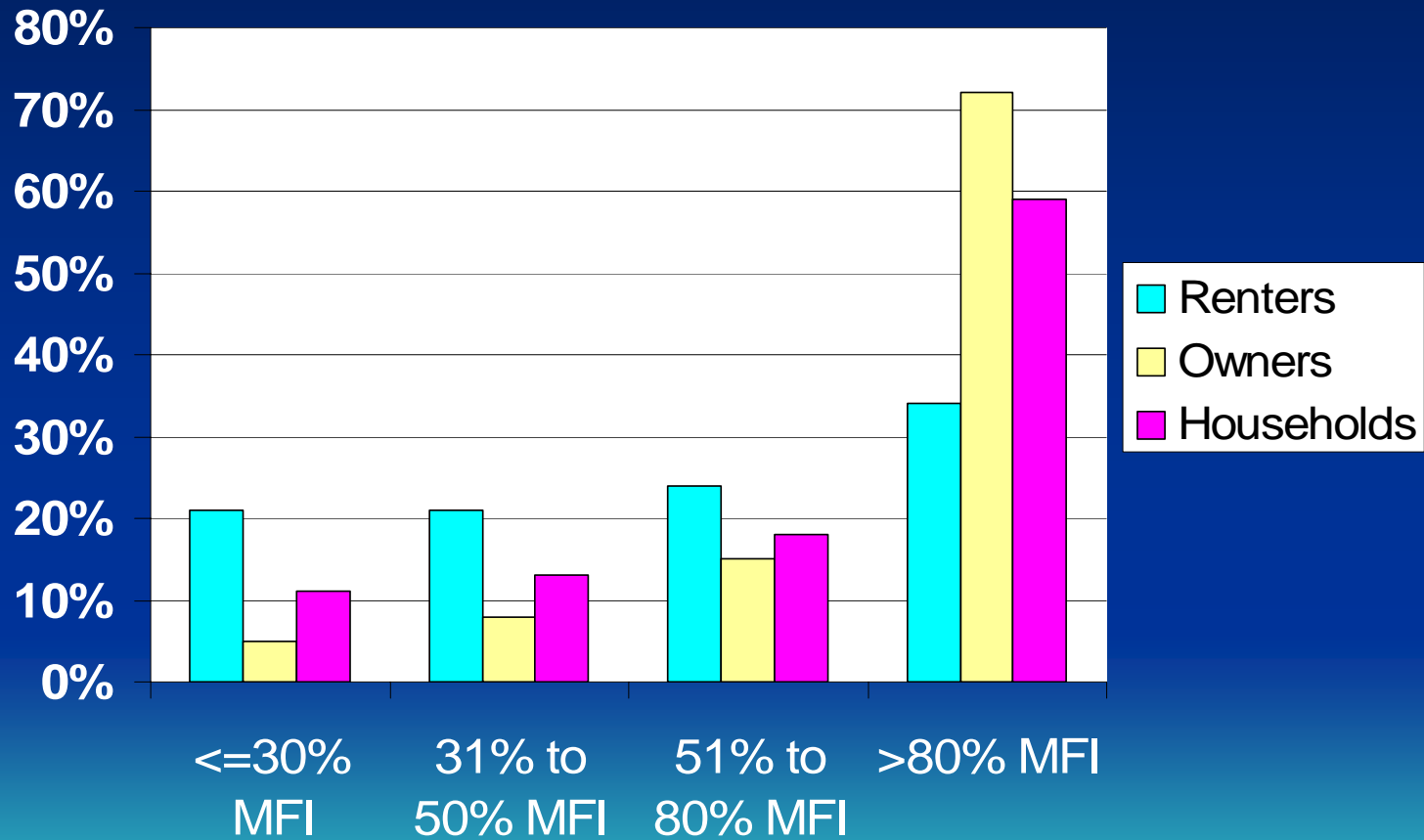
Center for Applied Economic Research  
Montana State University – Billings  
Contact: Kristin Wagner  
Phone: 406-657-1742  
Email: [kwagner@msubillings.edu](mailto:kwagner@msubillings.edu)



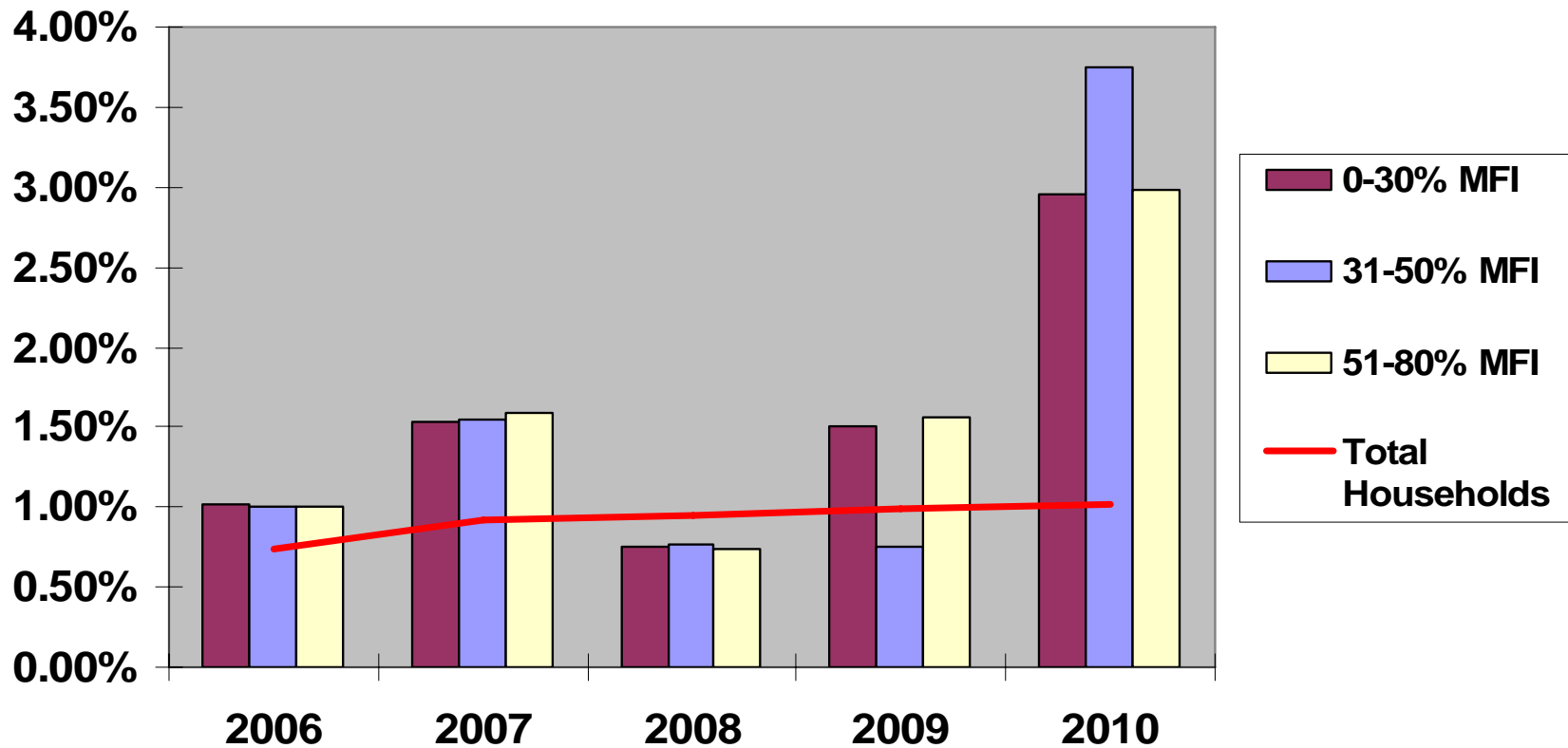
# Income Distribution



# Income Levels of Renters and Owner Households



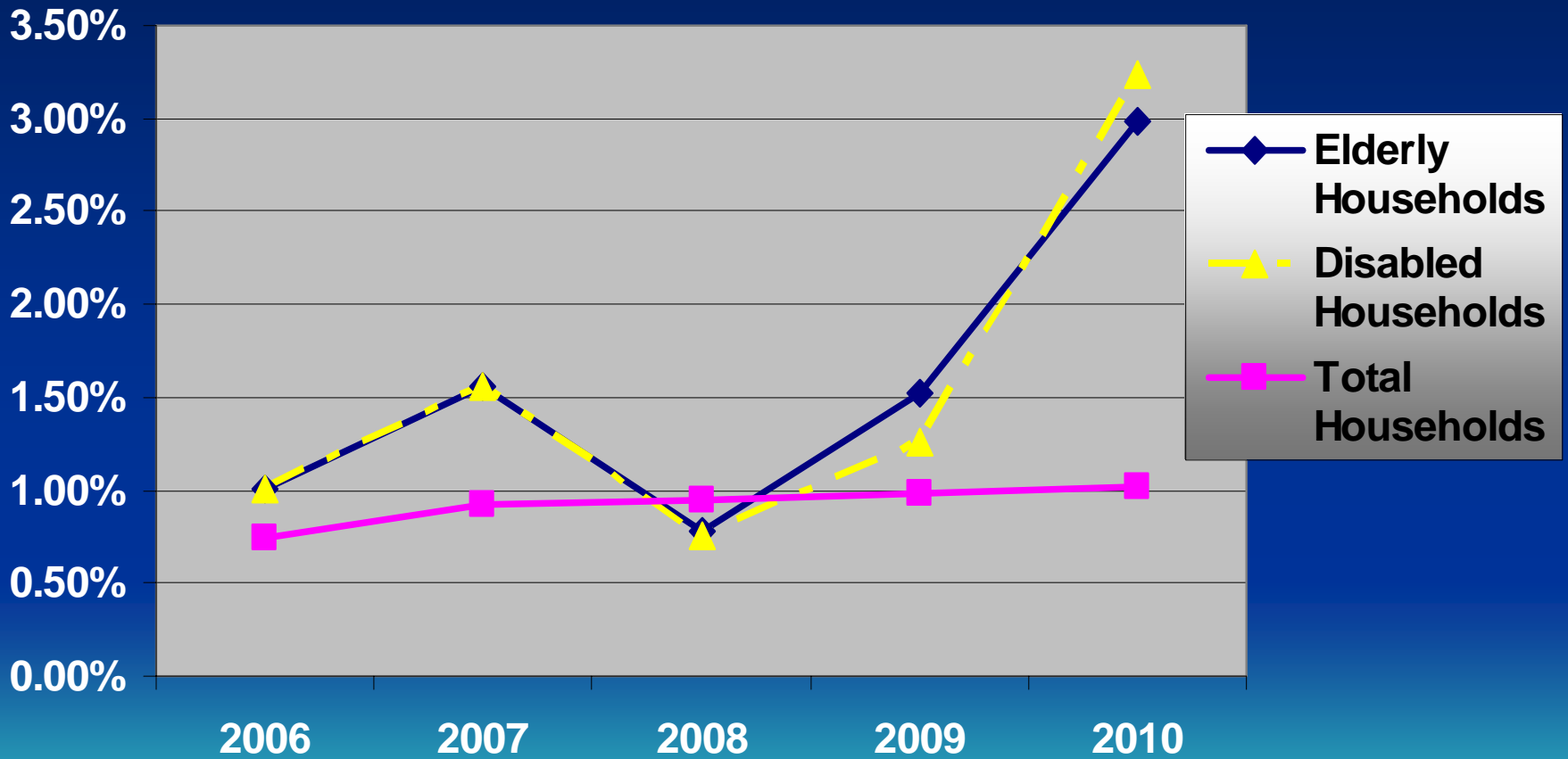
# Growth in Low Income Families



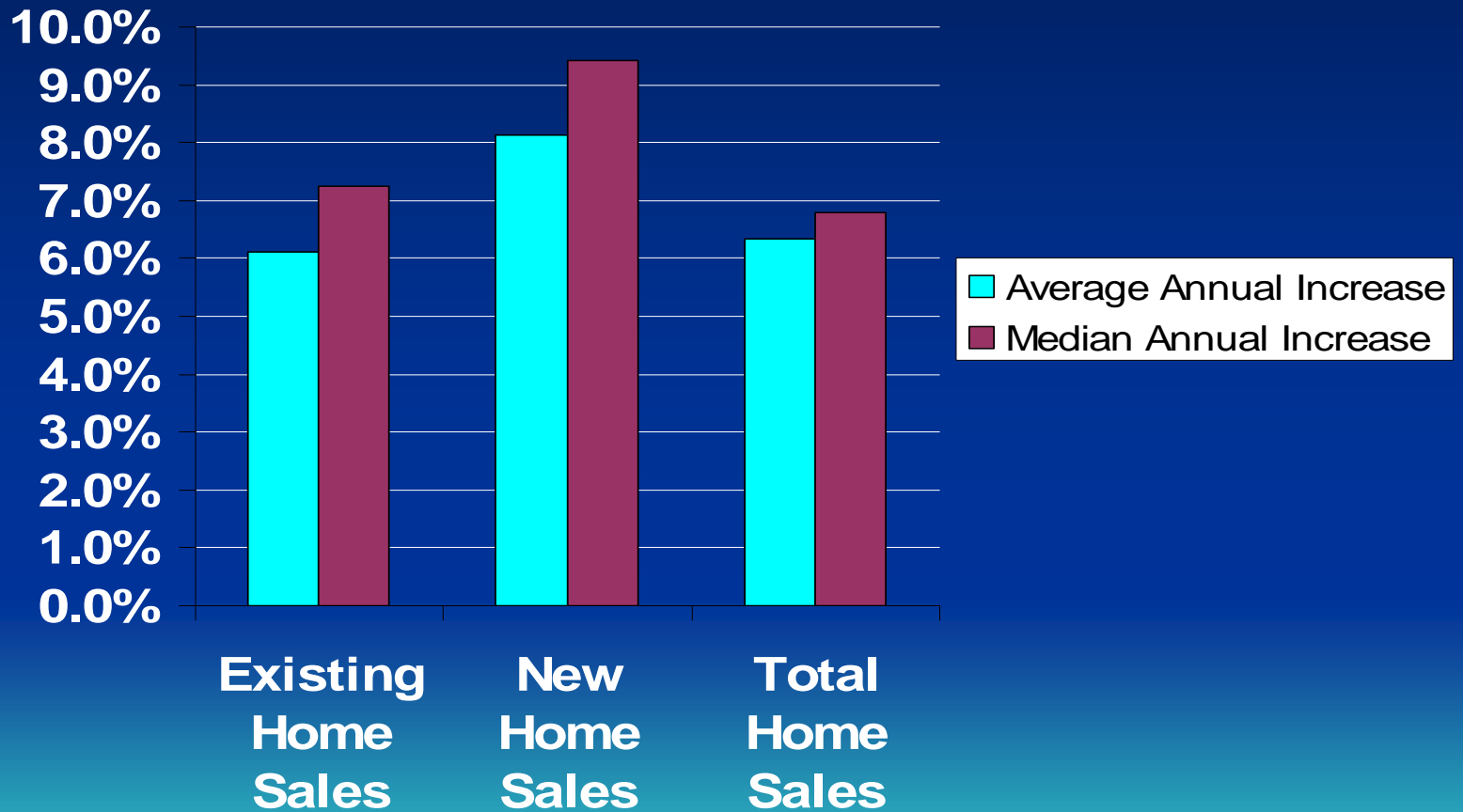
# Disability Status of Non Institutionalized Population – Billings (Census 2000)

<b>Population 5 to 15 years with a disability</b>	<b>7%</b>
<b>Population 16 to 64 years with a disability</b>	<b>16%</b>
<b>Population 65 years and over with a disability</b>	<b>41%</b>

# Percentage Change in Households



# Average and Median Housing Costs



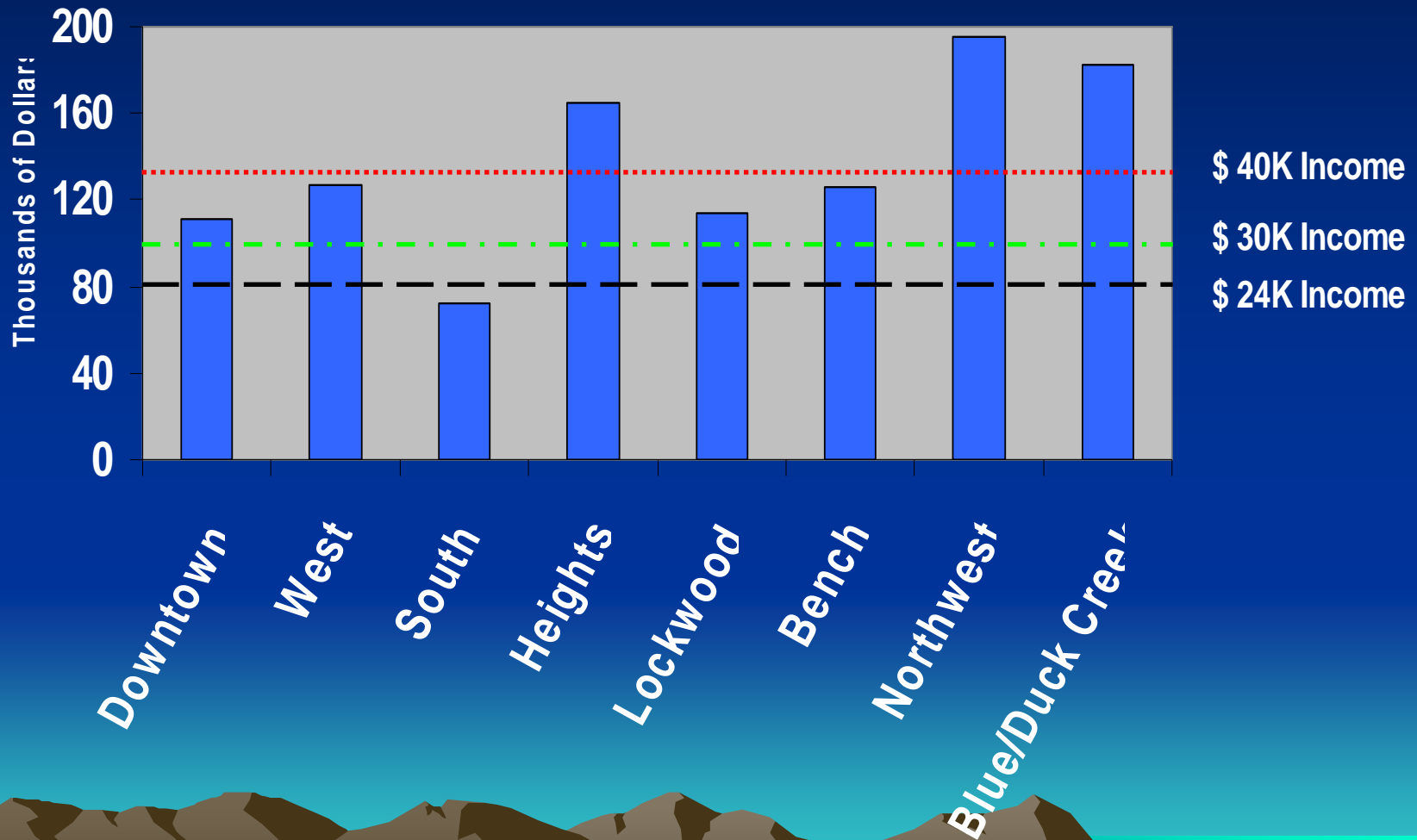
# *Average Prices by Area*

<i>Area</i>	<i>Average Price</i>
<b>Downtown</b>	<b>\$111,000</b>
<b>West</b>	<b>\$127,000</b>
<b>South</b>	<b>\$72,000</b>
<b>Heights</b>	<b>\$165,000</b>
<b>Lockwood</b>	<b>\$114,000</b>
<b>Bench</b>	<b>\$126,000</b>
<b>Northwest</b>	<b>\$195,000</b>
<b>Blue/Duck Creek</b>	<b>\$182,000</b>

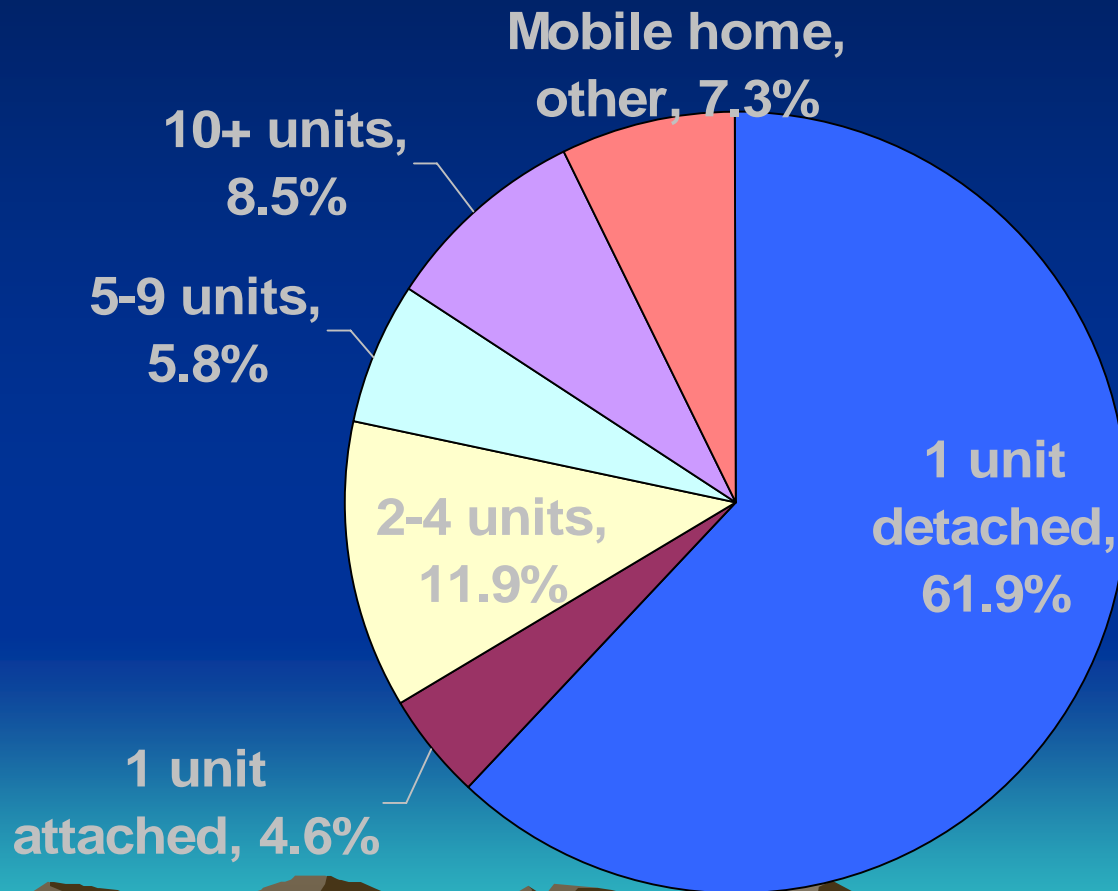
# *Affordability*

<i>Annual Income</i>	<i>Price for Affordable Home</i>
\$24,000	\$80,000
\$30,000	\$100,000
\$36,000	\$120,000
\$40,000	\$130,000

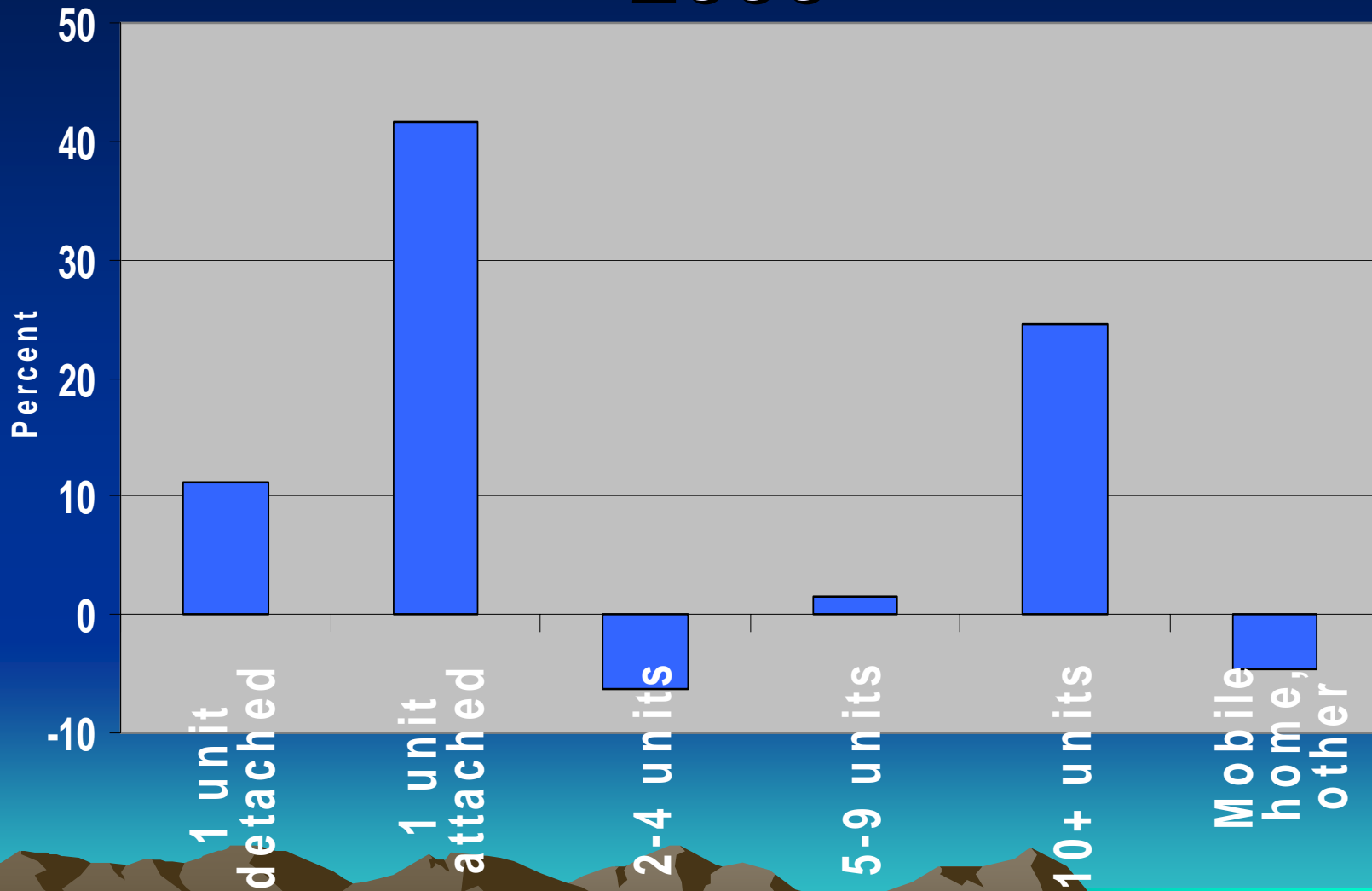
# Average Price and Affordability 2003



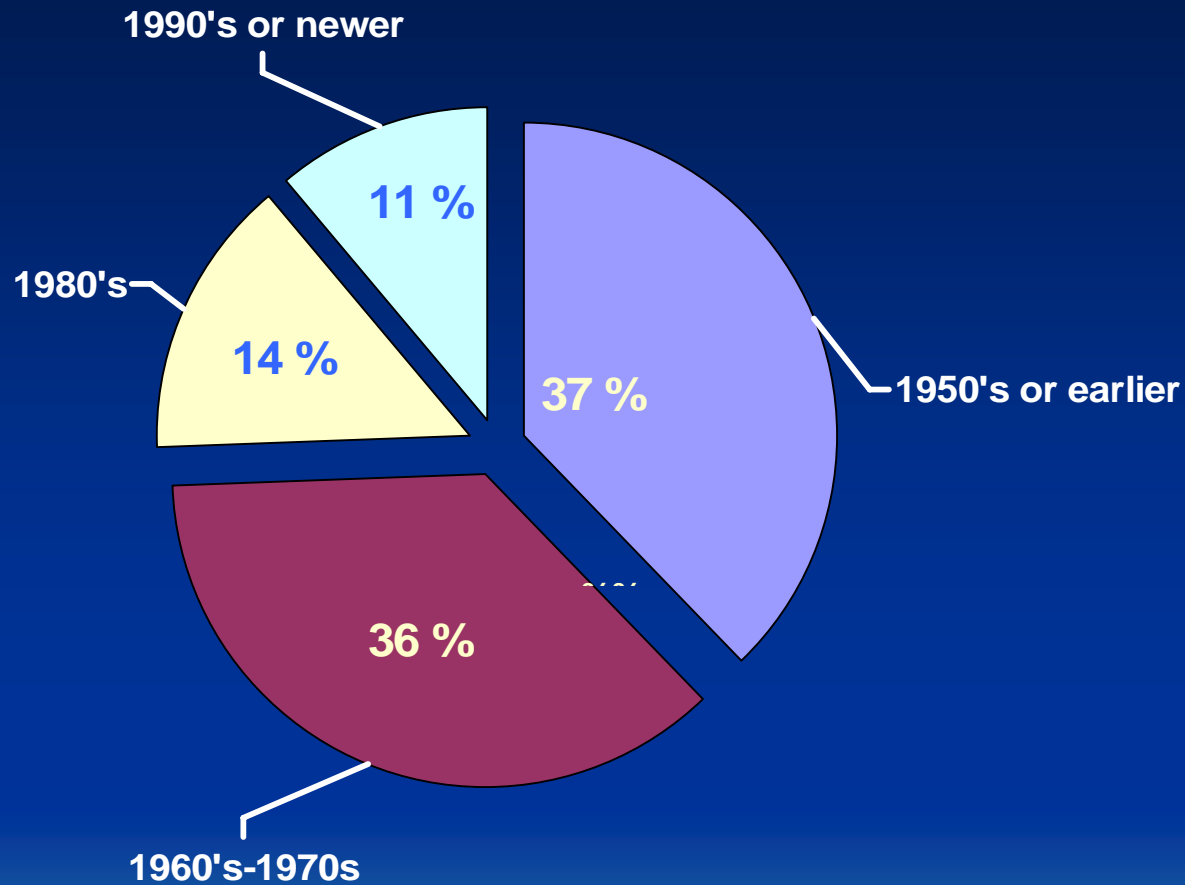
# Distribution of Units by Type



# Change by Type of Dwelling 1990-2000



# Year Structure was Built



# Center for Applied Economic Research

## Past and Present Real Estate Projects

- Development of a New Construction Fiscal Impact Model
- Consumer preferences for downtown housing in Billings
- Development of standardized housing sales database for Montana
- Sales price and affordability analysis by location for the state of Montana
- Economic Impact of Homebuilding in Montana
- Economic and Demographic Profiles & Databooks, State and County, for the Montana Department of Commerce
- Billings Association of Realtors – Yearly sales data
- The Economic Impact of Home Sales in Montana
- Housing Needs Analysis for the State and Billings
- Housing Condition Study for the State of Montana

