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Photo courtesy of Expedia.com. Livingston, MT.

LIVINGSTON

A relocation guide for buyers



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If you're holding this, you're thinking about moving to Livingston, and you have a lot to figure out, often from a long way away. Before you tour a single house, let me tell you how I work. It tends to be a little different.

My job is to help you find the right home in the right part of the valley, and to make a long-distance move feel manageable. I moved to Montana from Southern California myself in 2016, so I know what it's like to learn a new place while you're trying to buy in it. I've been helping buyers here ever since, and that time has taught me which areas hold their value and how to write an offer that wins without overpaying.

Here's the part I care about most. When you find a home you love, the offer I recommend comes from what similar homes have actually sold for, and I'll show you exactly how I got to that number before you sign anything, even if you're reviewing it from a thousand miles away. Sometimes the numbers support stretching a little for the right house, and I'll be just as honest with you when they tell us to walk away.

All of that is part of a process I call the Montana Move Method. It's how I take you from our first call through closing and moving day while I manage the moving parts for you.

There's one more thing I want you to know. When you hire me, I'm the person you work with the whole way through, and you won't get handed off to a team you've never met or passed along once you're under contract. From the first video tour to the day you get your keys, I'm the one responsible for how your move turns out.

I've helped a lot of families make this move, many of them while they were still living somewhere else, and the trust they put in me is the part of this work I value most. When you're ready, I'd be glad to earn yours.

Chase Heiland
Real Estate Advisor & Broker, Bozeman

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GETTING TO KNOW LIVINGSTON

Livingston sits between the Absaroka Mountains and the Yellowstone River, and it got its start in the 1880s as a railroad town and a gateway to Yellowstone National Park. It grew into a stop for travelers, ranchers, and artists, and you can still see that history downtown in the preserved buildings, vintage neon signs, independent bookstores, art galleries, and classic Montana saloons.

People know Livingston for fly fishing, rodeos, and small-town friendliness, and it also has a real arts scene, live music venues, and deep literary roots. I see a lot of outdoor lovers, creatives, and families move here because they want a slower pace of life without giving up everyday amenities. Yellowstone National Park is about an hour away and the real estate market has been growing, so if that pace appeals to you, I think Livingston is worth a serious look.

WHAT YOUR MONEY BUYS IN LIVINGSTON

Home prices in Livingston are more attainable than in Bozeman, and you'll find a wider range of housing styles here, from historic homes and established ranches to fixer-uppers and new builds.

In September 2026, the median single-family home in Livingston sold for about $620,000. That price point is a big part of why buyers look here, since it comes with easy access to the river, the mountains, and a small-town lifestyle. Many locals have done well over the long run by buying a first home or a property with some acreage, and with walkable neighborhoods and river or mountain views in a lot of parts of town, I think you get a lot of lifestyle for the price.



HOW LIVINGSTON IS GROWING

Livingston has been growing at a steady pace, and from a real estate point of view, I think that's a good thing. Its livability and slower development have made it an attractive small town for buyers who care about long-term value and quality of life, and new housing is gradually coming onto the market to meet demand without changing the character of the town.

Inventory is still limited compared to larger cities, but more new construction is going in, mostly on the edges of town where small subdivisions and single-family developments are expanding. Buyers are finding more modern options on the north side of Livingston, and infill projects and renovations are updating older homes near the historic downtown. Investors and first-time buyers both like the range here, from creative and historic homes to custom builds with mountain views.

Commercial development is picking up too, with new restaurants, boutique shops, wellness spaces, and professional offices moving into older buildings along the main corridors.

Because Livingston has grown more slowly, it has avoided a lot of the affordability problems Bozeman has faced, and it's still close to Bozeman's jobs, airport, and university. I think that makes Livingston a real option if you want to invest somewhere that's growing at a pace you can live with.

WORKING IN LIVINGSTON

Livingston's economy is a mix of tourism, outdoor recreation, art, agriculture, and small business. A lot of residents work in service and retail jobs tied to seasonal visitors, especially the ones heading to or from Yellowstone National Park, and plenty of others commute to Bozeman or work remotely.

The larger local employers include Livingston HealthCare, Park County government, and the public schools, and there's a growing number of creative entrepreneurs, tradespeople, and wellness professionals setting up shop here. With more people moving in and spending money locally, the small-business side of the economy has kept getting stronger.

SCHOOLS AND HEALTH CARE

The Livingston School District includes B.A. Winans School, East Side School, Sleeping Giant Middle School, and Park High School. The district is known for small class sizes, supportive teachers, and a lot of community involvement, and if you're thinking ahead to college, Montana State University is about 30 miles away in Bozeman.

For health care, Livingston HealthCare is a Critical Access Hospital and a state-designated Community Trauma Facility, and you'll also find clinics and dental offices in town.

COMMUNITY, THE ARTS, AND THE OUTDOORS

Livingston has a real small-town Montana culture, and locals turn out for the Livingston Roundup Rodeo over the Fourth of July, the summer art walks, outdoor concerts, and the farmers market.

The arts are a big part of life here. There are several galleries, a literary history tied to writers like Jim Harrison and Richard Brautigan, and performance venues like the Blue Slipper Theatre and the Shane Lalani Center for the Arts.

For recreation, the Yellowstone River runs right through town, so fly fishing, kayaking, and riverside trails are close by. A short drive south gets you to Yellowstone National Park and the Absaroka-Beartooth Wilderness, where people hike, ski, camp, and climb all year. In town you've got parks, youth sports leagues, and a walkable downtown where you'll run into your neighbors.





IS LIVINGSTON RIGHT FOR YOU?

Livingston mixes western tradition with a creative streak, and it gives you a slower pace of life, a strong sense of community, and a lot of real small-town character.

If you're raising a family, getting ready to retire, or looking for a place that inspires your work, I think Livingston gives you room to breathe. More buyers have been looking east of the pass lately, and once you spend a little time here, it's easy to see why.

