Chase HEILAND
Montana Real Estate



Gallatin County

A relocation guide for buyers



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If you're holding this, you're thinking about moving to Gallatin County, 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
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GETTING TO KNOW GALLATIN COUNTY

Gallatin County is one of the fastest-growing parts of Montana, and I think most people come for the mountains, the outdoors, and the sense of community. The Bridger, Gallatin, and Madison ranges are all close, so skiing, fishing, and hiking are part of normal life here all year, and Bozeman has a real arts and restaurant scene on top of that. You get a small-town feel with most of the conveniences you're used to.

Montana State University, Bozeman Health, and Bozeman Yellowstone International Airport anchor the county, and they connect it to jobs, education, and the rest of the country. Homes range from more attainable prices in Belgrade and Three Forks to luxury properties in Big Sky and acreage outside Manhattan, so there's usually a part of the county that fits your budget and the way you want to live.

HOW THE HOUSING MARKET WORKS ACROSS THE COUNTY

Prices across Gallatin County change a lot from town to town. In September 2026, the median single-family home across the Gallatin Valley sold for $825,000, but what you'll pay depends on location, property type, and lot size. Bozeman has some of the highest prices because of its amenities, Montana State University, and its job base. Belgrade and Three Forks are usually more affordable, so they're worth a look if you want more for your money and an easy drive, and Big Sky sits at the top of the county's price range because of its luxury ski and resort properties.

Prices have held roughly flat since 2022, and in September 2026 single-family homes went under contract in a median of 22 days. Inventory is tightest in Bozeman and Belgrade, especially at the entry level and in the mid-range. If you're coming from a larger metro area, you'll probably find prices here reasonable for the lifestyle, even though a lot of local buyers feel stretched. What I tell my clients is that it pays to come in knowing what you want to spend, which amenities matter to you, and what you're willing to trade off between different parts of the county.

WHAT THE MEDIAN PRICE BUYS IN DIFFERENT TOWNS

Town / Area	Median Sale Price (Mid-2025)	Typical Home Type & Lot Size	Amenities & Lifestyle at That Price
Bozeman	~$740,000	3 bed / 2–3 bath single-family or townhouse; modest lot (~¼-½ acre); newer subdivisions or established neighborhoods	Walkable neighborhoods, close to MSU, parks, trails, downtown dining & shops, full hospital access
Belgrade	~$622,000	3–4 bed, 2–3 bath single-family on ~½ acre; newer-development subdivisions	Family-oriented neighborhoods, parks, good highway and airport access, shorter commute to Bozeman
Three Forks	~$499,000	Smaller single-family or modest ranch-style home; ½-1 acre lots; some older homes or newer modest builds	Small-town vibe, less traffic, proximity to Missouri River headwaters, quieter pace, commute to Bozeman
Manhattan	~$799,000 (volatile)	3-4 bed custom or newer build on 1+ acre; often includes views or proximity to Gallatin River	Larger properties, rural/agricultural feel, strong school spirit, open land, still commutable to Bozeman
Big Sky	~$2.6 million	Luxury condos, ski-area townhomes, or single-family cabins; often slopeside or with mountain views; smaller lot but high-end finishes	Resort-level amenities (ski-in/out, club/golf membership, fine dining, concierge), mountain lifestyle
Livingston	~$600,000–$680,000 (est.)	Renovated historic homes or newer subdivisions; town homes with yard; small acreage near town	Historic downtown, art galleries, river access, small city services, cultural events, Bozeman-Pass commute



PICKING THE RIGHT TOWN FOR YOU

Each town around here gives you a different way to live in Southwest Montana. Bozeman has the most going on culturally, and Belgrade, Manhattan, and Three Forks feel more like small towns. Big Sky is a luxury mountain resort community, and Livingston, just over the pass, has a lot of history and an arts scene of its own.

Wherever you land, you'll find a sense of community and the everyday conveniences you need.

You're never far from skiing, fishing, hiking, or Yellowstone National Park, and the whole area is served by Montana State University, Bozeman Health, and Bozeman Yellowstone International Airport.

Median prices range from around $500,000 in Three Forks to over $2.5 million in Big Sky, so the county works for a lot of different buyers, from first-time homeowners to luxury investors.

I see people move here from all over the country because they want the outdoors and a real community in the same place, and every one of these towns gives you some version of that.



BOZEMAN

THE VALLEY'S UNIVERSITY TOWN AND JOB CENTER

Most of the county's jobs and culture are centered in Bozeman, and it feels like a university town that happens to sit in the mountains. Montana State University brings a lot of energy and a younger crowd, and the historic downtown has good restaurants, local shops, and a strong arts and music scene.

Bridger Bowl Ski Area, Big Sky Resort, and Yellowstone National Park are all within easy reach, and that's a big part of why so many people who love the outdoors pick Bozeman. You get a place with a lot going on and serious recreation right outside it.

WHAT YOUR MONEY BUYS IN BOZEMAN

Bozeman has some of the highest home prices in the county. In September 2026, the median single-family home inside city limits sold for $740,000, and around that price you can usually expect a three-bedroom, two-bath home in an established neighborhood or a newer build on the west side of town.

Homes in south Bozeman, near downtown, or with mountain views often sell for a lot more. It's a competitive market, and there isn't much inventory at the entry level or in the mid-range. If you're coming from a larger metro, Bozeman's prices will probably seem reasonable for what you get, but a lot of people who already live here find it harder to afford.

Bozeman Neighborhoods, Trails, and Things to Do

Each part of Bozeman feels a little different. People like south Bozeman for its trailheads and mountain views, and if you live near downtown you can walk to shops, restaurants, and nightlife. The west side has most of the newer subdivisions, along with parks for the kids and easy access to shopping.

The city's trail system runs all through town, so from most neighborhoods you're only a few minutes from open space. You'll also find the Museum of the Rockies, the Emerson Center for the Arts, and a full calendar of events, from music festivals to farmers markets.

Working and Commuting in Bozeman

Bozeman's economy doesn't lean on one industry. The major employers include Montana State University, Bozeman Health, tech startups, outdoor industry companies, and professional services, and I work with more and more remote professionals who move here for the lifestyle and bring their jobs with them.

Driving across town usually takes 10 to 25 minutes depending on where you're headed, and Belgrade and the airport are about 20 minutes away on I-90. A lot of people come here because they can build a career and still get outside after work.

Schools and Health Care in Bozeman

The Bozeman School District is one of the largest in Montana, with multiple elementary schools, two middle schools, and two high schools (Bozeman High and Gallatin High). A lot of the families I work with put the schools and the extracurricular programs near the top of their list when they're choosing where to live.

For health care, Bozeman Health Deaconess Regional Medical Center is the main hospital for the area, with a full range of medical services, specialty clinics, and emergency care. Having good schools and a full hospital in the same town makes Bozeman an easy fit if you have kids, are planning for retirement, or want a specialist close to home.



BELGRADE

A SMALL TOWN MINUTES FROM BOZEMAN AND THE AIRPORT

Belgrade has grown into a town with its own schools, businesses, and neighborhoods, and it's still only minutes from Bozeman.

Downtown you'll find local coffee shops, breweries, and restaurants, and events like the Belgrade Fall Festival bring the whole town out. I see a lot of families choose Belgrade because it moves at a slower pace and people know their neighbors, and Bozeman's restaurants and events are still a short drive away.

WHAT YOUR MONEY BUYS IN BELGRADE

Belgrade is still one of the more affordable places to buy in Gallatin County. In September 2026, the median single-family home sold for $621,950, and at that price you can usually find a three to four-bedroom home in a newer subdivision with a yard and garage, or a townhome with modern finishes.

You'll generally get more space and a newer build for less than you'd pay in Bozeman, so it's a popular choice for first-time buyers, young families, and commuters. Demand at the entry level keeps it competitive, although you'll usually have more options to choose from.





BELGRADE NEIGHBORHOODS AND EVERYDAY CONVENIENCES

Newer subdivisions like Ryen Glenn and Henson have parks, playgrounds, and layouts that work well for families. If you'd rather have mature trees and a short walk to school, Belgrade has well-established neighborhoods too.

You're also just minutes from Bozeman Yellowstone International Airport, the busiest airport in Montana, which makes a big difference if you travel often for work.

In town you'll find grocery stores, gyms, restaurants, and more retail every year, and Bozeman's hospitals, shopping, and cultural attractions are about a 15-minute drive.

SCHOOLS AND NEARBY HEALTH CARE

Belgrade School District serves over 3,000 students across multiple elementary schools, a middle school, and Belgrade High School. The district has grown quickly, and it has built new facilities to keep up. Belgrade doesn't have its own hospital, but Bozeman Health Deaconess Regional Medical Center is only 10 to 15 minutes away, and there are several local clinics in town for everyday care.

JOBS AND THE DRIVE TO BOZEMAN

A lot of people who live in Belgrade drive to Bozeman for work, and there are more jobs in town every year in construction, the trades, retail, and airport-related logistics and travel. With I-90 and Jackrabbit Lane right there, the drive to Bozeman usually takes 15 to 20 minutes. If you want a more affordable home and an easy drive to work and the outdoors, I think Belgrade is one of the first places you should look.



THREE FORKS

A RIVER TOWN WHERE THE MISSOURI BEGINS

The Madison, Jefferson, and Gallatin Rivers come together near Three Forks to form the Missouri, and the town has a lot of history and a relaxed pace to go with it. If you like to fish, float, or just want open country around you, it's a great place to live.

People here know each other, and events like the annual Three Forks Rodeo bring out locals and visitors alike. Life here is slower than in Bozeman or Belgrade, so I usually point people to Three Forks when they want more space and easy access to the rivers and the mountains.

BUYING A HOME IN THREE FORKS

In 2026, most single-family homes in Three Forks have sold for about $450,000 to $550,000, and that moves around because inventory is limited and fewer homes sell here. In that range you can usually find a modest newer build in a subdivision or an older home that's ready for updates.

Acreage and custom homes with mountain views cost more, and homes in town are usually more affordable than what you'd find in Bozeman or Manhattan. If you want more land or more home for your money and can live with a longer drive to the county's bigger job centers, Three Forks is worth a close look.

WHERE TO LIVE IN THREE FORKS

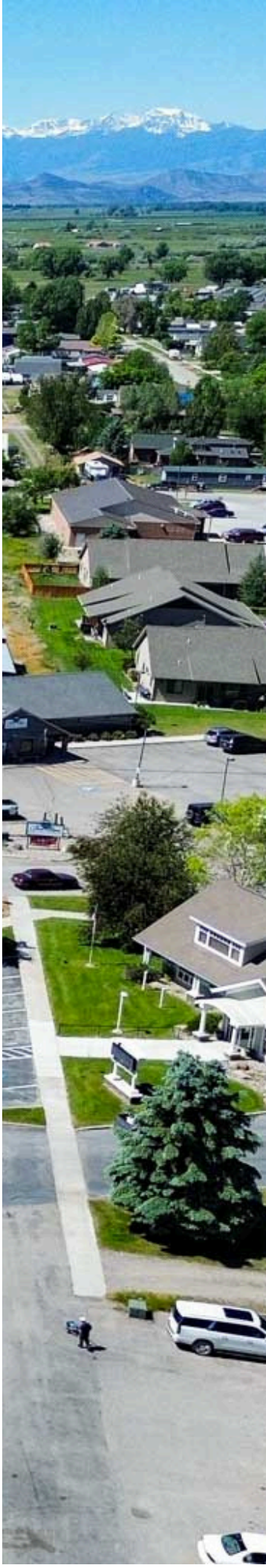
You can live in town and walk to school and the shops, or you can look at the subdivisions on the edges of town, where the lots are bigger. Headwaters State Park, the Copper City mountain biking trails, and the Missouri Headwaters are all close by. Downtown is small, but it has the essentials, a few restaurants and coffee shops, and some local bars, and you're within a 30-minute drive of the bigger stores and medical care in Bozeman or Belgrade.

SCHOOLS AND HEALTH CARE

The Three Forks School District serves K-12 students on a single campus, and there's a lot of school spirit in town. Class sizes are smaller than in Bozeman or Belgrade, and a lot of families like that. For a hospital you'd usually go to Bozeman or Butte, but local clinics handle routine care.

WORK AND COMMUTING

Most people who work outside Three Forks drive to Belgrade or Bozeman, which takes roughly 30 to 40 minutes. In town, the jobs are mostly in agriculture, construction, tourism, and local businesses. I-90 makes the drive pretty easy, and it puts Helena about an hour away. If you're willing to drive a little farther to get more space, a lower price, and a real small-town community, I think Three Forks is a good fit.



MANHATTAN

A FARM TOWN IN THE GALLATIN VALLEY

If you want a rural Montana feel without being far from town, I'd put Manhattan on your list. It has big valley views, the Gallatin River nearby, and deep agricultural roots, with family farms, low-traffic streets, and yearly traditions like the Manhattan Potato Festival.

People here like the slower pace, the school pride, and all the open space, and Bozeman is still only 20 minutes away. It's a good choice if you want a tight community and room to spread out.

WHAT HOMES COST IN MANHATTAN

Prices in Manhattan reflect both the small-town setting and how close it is to Bozeman. In 2026, most single-family sales have landed between about $650,000 and $800,000, and that number can swing a lot from month to month because not many homes sell here.

In that range you'll often find larger single-family homes, custom builds, or properties with some acreage, and a lot of them have wide views of the Bridger and Tobacco Root Mountains. You'll usually get more space and a more rural setting for your money than in Bozeman, although Manhattan typically costs more than Belgrade or Three Forks.





NEIGHBORHOODS AND THE RIVER

In town, you'll find older homes within walking distance of the schools and shops, and the newer developments and larger properties are out on the edges. Main Street has local restaurants, a brewery, and small businesses, and it feels like the kind of place where people say hello. The Gallatin River is close for fishing and floating, and there are trails and hunting areas nearby. For bigger shopping trips, medical care, and entertainment, you'd usually head to Belgrade or Bozeman.

SCHOOLS AND MEDICAL CARE

The Manhattan School District serves kindergarten through high school on one campus, and the school is a big part of community life. Families I talk to often mention the smaller class sizes and the extra attention their kids get compared to larger districts. Manhattan doesn't have a hospital, but Bozeman Health in Belgrade and Bozeman is a short drive away, and several local clinics handle primary care.

FARMING, LOCAL JOBS, AND THE COMMUTE

Plenty of people in Manhattan drive to Bozeman or Belgrade for work, and it usually takes 15 to 25 minutes. Agriculture is still a big part of the local economy, along with construction, the trades, and small businesses.

I-90 runs right by town, so the drive is easy, and Three Forks and Helena are within reach too. If you want to live somewhere rural without feeling cut off, I think Manhattan is worth a serious look.



BIG SKY

A RESORT TOWN BETWEEN TWO MOUNTAIN RANGES

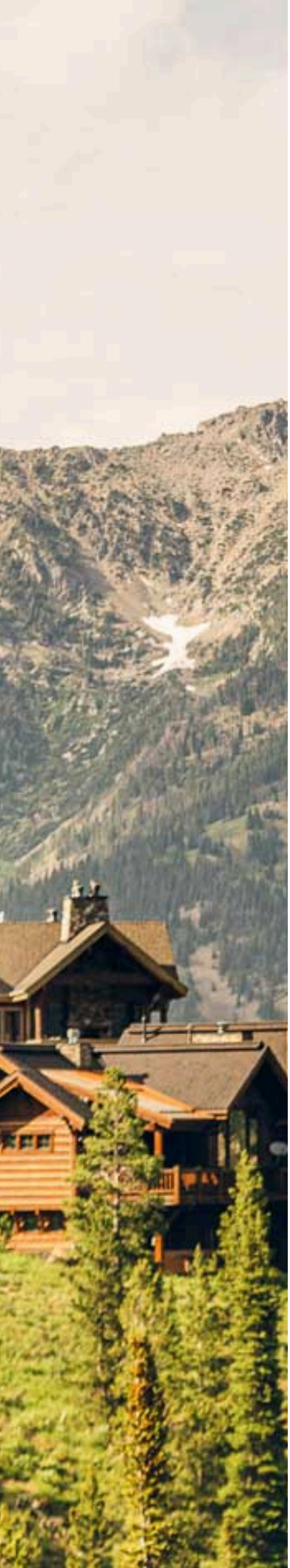
Up between the Gallatin and Madison ranges, Big Sky is a mountain resort community with luxury amenities and a small-town Montana feel. Life here revolves around the outdoors, and skiing, hiking, mountain biking, fishing, and golf are a normal part of most people's week.

Only a few thousand people live in Big Sky year-round, but seasonal residents and visitors come from all over the world, so it feels more international than you might expect. You'll find high-end dining, arts, and entertainment, and the day-to-day pace is still pretty laid-back.

WHAT LUXURY BUYERS FIND IN BIG SKY

Home prices in Big Sky are the highest in Gallatin County because it's a luxury resort destination. In September 2026, the median sale across all home types was about $2.61 million, and at that level you're usually choosing between a newer townhome and a smaller single-family home in a planned community with access to resort amenities.

Larger ski-in/ski-out estates, ranches, and homes in private clubs like Yellowstone Club, Spanish Peaks, and Moonlight Basin sell for well above the median. A lot of buyers here are looking for a second home or an investment, and others are relocating because they want to live at a real mountain resort.



THE PARTS OF BIG SKY

Big Sky is really a few separate areas. Most of the restaurants, shops, schools, and year-round events are in the Meadow Village. Up the hill, the Mountain Village sits around Big Sky Resort, with ski access, hotels, and high-end lodging. Along the Gallatin River, the Canyon area is popular with locals who want the river and trails close. The private club communities have their own golf courses, dining, and private ski terrain. In any of them, you're close to trails, fishing, and Yellowstone National Park.

SCHOOLS AND THE MEDICAL CENTER

Kids in Big Sky attend the Big Sky School District, which includes Ophir Elementary and Middle School and Lone Peak High School. The district is smaller than Bozeman's or Belgrade's, so students get more individual attention, and there are still solid academic and extracurricular programs. For medical care, Bozeman Health's Big Sky Medical Center has 24-hour emergency services, inpatient care, and specialty clinics, so you don't have to drive to Bozeman for most things.

MAKING A LIVING IN BIG SKY

Most jobs in Big Sky are tied to the resorts, construction, real estate, hospitality, and service work. A lot of people here also work remotely, and the expanded broadband in the area has made that much easier.

You can get most of what you need in Big Sky itself, with restaurants, shops, and everyday services, and Bozeman is about an hour north on Highway 191 when you need a bigger shopping trip or a business meeting. If a luxury mountain lifestyle and year-round recreation are at the top of your list, I'd start your search here.



LIVINGSTON

AN OLD RAILROAD TOWN WITH AN ARTS SCENE

Livingston is technically in Park County, just over the pass, but a lot of people moving to the Gallatin Valley end up looking at homes there too. It's a historic railroad town on the Yellowstone River with mountains on every side, and it still has much of its Old West character.

The town is known for its artists, and downtown you'll find galleries, live music, restaurants, and plenty of historic buildings. It's a welcoming and eclectic place, and I see long-time locals, people who live for the outdoors, and artists all choosing it because it feels like a real Montana town.

WHAT YOUR MONEY BUYS IN LIVINGSTON

Homes in Livingston generally cost less than in Bozeman, although prices have gone up a lot in recent years as more people have discovered the town. In September 2026, the median single-family home sold for about $620,000, and that number shifts with how many homes sell each month and what's available.

Around that price you can find renovated historic homes in town, newer subdivisions on the outskirts, or smaller properties with mountain or river views. Larger ranches and custom homes outside city limits sell well above the median. A lot of buyers come here for the lower prices and the character, and they like that Bozeman and Yellowstone National Park are both an easy drive.

Main Street, the Yellowstone, and Paradise Valley

You can live in a walkable historic neighborhood near Main Street or in one of the newer areas with bigger lots. Downtown is busy, with coffee shops, breweries, art galleries, and independent restaurants, and it feels different from the Gallatin Valley towns. The Yellowstone River runs right through town with blue-ribbon fishing and floating, and Paradise Valley to the south gets you to hiking, hot springs, and Yellowstone National Park.

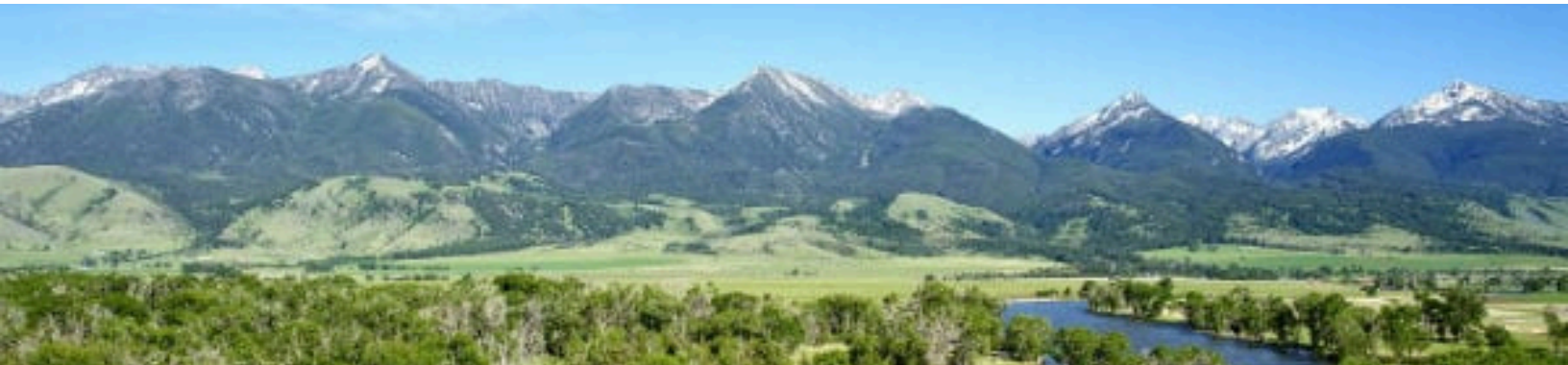
Schools and the hospital

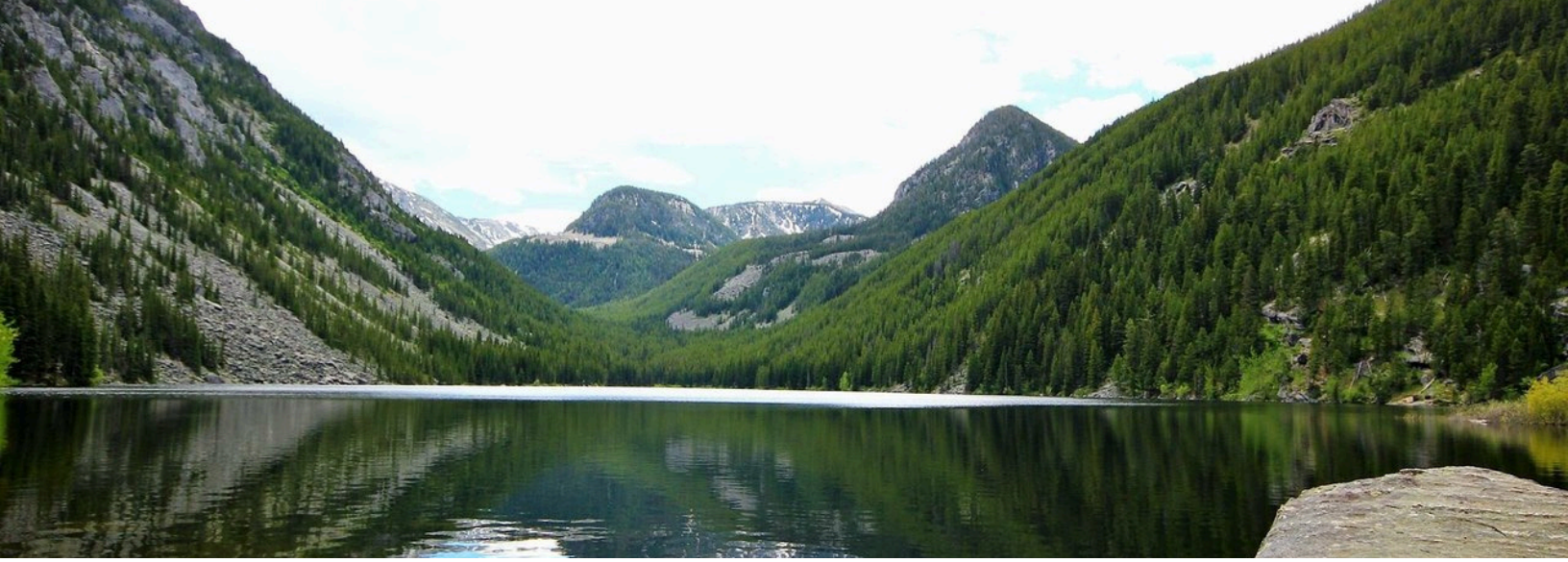
Livingston Public Schools serve students from elementary through high school, and the community is very involved, with smaller class sizes than you'd find in Bozeman. For health care, Livingston HealthCare is a critical access hospital with emergency services, inpatient care, and specialty clinics, so you won't have to drive to Bozeman for most everyday medical needs.

Working in Livingston

The drive to Bozeman over Bozeman Pass on I-90 averages 25 to 30 minutes, and plenty of people who live here commute that way for work. In town, the jobs are in health care, education, hospitality, retail, and outdoor recreation.

The arts and tourism are a big part of the local economy too, because the town is known as a home base for artists and outdoor trips. If you want culture, the river and mountains close by, and homes that cost a little less, I think Livingston is a real option, and Bozeman is still an easy drive.





GALLATIN GATEWAY

RANCH COUNTRY ON THE WAY TO BIG SKY

About 15 minutes southwest of Bozeman, Gallatin Gateway sits right on the road to Big Sky and Yellowstone National Park. It's a small community along the Gallatin River, with ranchland, foothills, and mountains all around it.

For a place its size, Gallatin Gateway has a strong identity that comes from its ranching history and outdoor way of life. Life here is slower than in Bozeman, and you're still close to everything the city has, so I often suggest it to buyers who want more space, mountain views, and quick access to Gallatin Canyon.

HOMES AND PRICES IN GALLATIN GATEWAY

You'll find everything here from small historic homes in town to luxury riverfront estates and large ranch properties. In 2026, prices in this area have tended to fall between Bozeman and Big Sky, and a lot of homes sold well above the county median because of acreage, mountain views, or river frontage.

At the lower end you can still find modest single-family homes or cabins, and the higher-end properties are usually custom homes on large parcels built for privacy and views. There isn't much inventory, so it's competitive, and most of the buyers want room to spread out within an easy drive of Bozeman.

Acreage, the Inn, and the Gallatin River

You won't find many subdivisions here, and most of what's for sale is custom homes, small acreage, and long-held family ranches. The town center has a few local businesses and restaurants, plus the historic Gallatin Gateway Inn, built for travelers headed to Yellowstone and no longer open to the public. The Gallatin River is right there for fishing and floating, and trailheads lead into Gallatin Canyon and the mountains around it. For groceries and bigger shopping, you'd usually make the short drive to Bozeman.

K-8 School & Medical Care

Gallatin Gateway School District #35 serves preschool through eighth grade, with small classes and a tight school community. High school students usually go to Bozeman High or Gallatin High. For medical care, Bozeman Health Deaconess Regional Medical Center is about 15 to 20 minutes away, and Big Sky Medical Center is farther south, so you have a hospital in either direction even though you're living somewhere rural.

Careers Close to Bozeman

Bozeman is an easy 15-minute drive, so plenty of people here have jobs in town. Others are in construction, the trades, outdoor guiding, ranching, or the tourism tied to Big Sky and Yellowstone.

You'll also meet a lot of people working remotely, and broadband keeps getting better. If you want more space and a real Montana mountain setting without giving up Bozeman's stores and services, Gallatin Gateway is a good place to start looking.





WHAT TO KNOW BEFORE YOU MOVE

There are a few things about living in the mountains that I always walk my clients through before they buy. Winters are long and snowy, so you'll be watching road conditions and clearing your driveway for much of the year. Deer, elk, and the occasional moose show up in a lot of neighborhoods, which affects your fencing, your landscaping, and how carefully you drive. It's a dry climate, and getting ready for wildfire season means creating defensible space around your home and using fire-resistant materials where you can. Higher up in the mountains, utilities, access roads, and upkeep can be more complicated and more expensive than down in the valley.

For most people who move here, the scenery, the recreation, and a community that shows up for each other make all of that worth it.

