

YOUR FLATHEAD VALLEY

RELOCATION GUIDE

ENGEL&VÖLKERS®
JOSEPH DUBOIS

Hi

I'M JOSEPH DUBOIS

Your Neighborhood Realtor® & Relocation Expert

A LITTLE ABOUT ME

Hi, I'm Joseph DuBois — a REALTOR® with Engel & Völkers Western Frontier, proudly serving the Flathead Valley, including Whitefish, Kalispell, Columbia Falls, and beyond.

I'm passionate about helping families find more than just a house — a place to truly belong. Whether you're relocating from out of state or searching for more space to grow, my goal is to make your move to Montana seamless and enjoyable.

Outside of real estate, my family and I love everything that makes Montana special — quiet evenings by the lake, weekend adventures in Glacier National Park. I understand the unique challenges of buying in Montana and I'm here to guide you every step of the way.



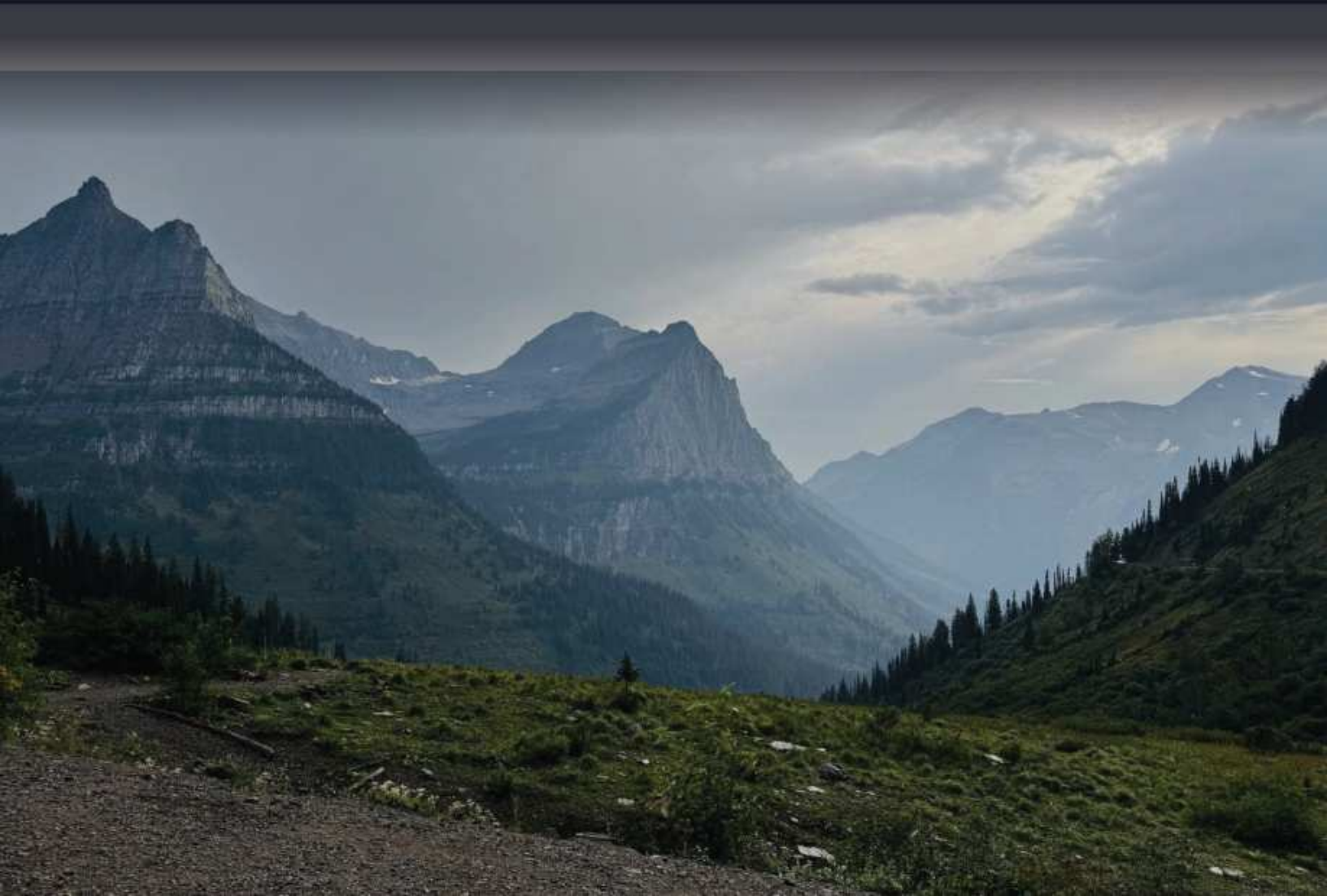
DISCOVER FLATHEAD VALLEY

Living in the Flathead Valley

Flathead Valley is more than just a place to live — it's a lifestyle built around community, connection, and the outdoors. With stunning scenery, welcoming neighborhoods, and endless family-friendly activities, it's easy to see why so many people choose to call this place home.

The Great Outdoors

Explore Glacier National Park, one of America's most iconic national parks. Spend summers on Flathead Lake — the largest freshwater lake west of the Mississippi. When winter arrives, hit the slopes at Whitefish Mountain Resort.





WHITEFISH

MONTANA

Surrounded by mountains, energized by culture. Whitefish offers a lifestyle as dynamic as its landscape.



MONTANA'S PREMIER RESORT TOWN

Known for its picturesque setting, Whitefish is a destination for adventure and connection. From Whitefish Mountain Resort to the shores of Whitefish Lake, this town offers year-round outdoor activities, family fun, and a strong sense of community.

KEY FEATURES

- World-class skiing and snowboarding
- Boutique shops, cafes, and fine dining
- Summer recreation on Whitefish Lake
- Excellent schools and family-friendly neighborhoods

WHY WHITEFISH?

With its mix of luxury, small-town charm, and endless outdoor opportunities, Whitefish is perfect for families and individuals seeking an active lifestyle.

MARKET SNAPSHOT

\$1,300,000

MEDIAN SALE PRICE

84 DAYS

DAYS ON MARKET

YOUR LOCAL'S GUIDE TO WHITEFISH

OUTDOOR RECREATION

- **Whitefish Trail**
47 miles of non-motorized trails
- **Whitefish Lake**
swimming, kayaking, paddleboarding
- **Whitefish Mountain Resort**
skiing and gondola rides
- **Whitefish Lake Golf Club**
18-hole course

SCHOOLS & EDUCATION

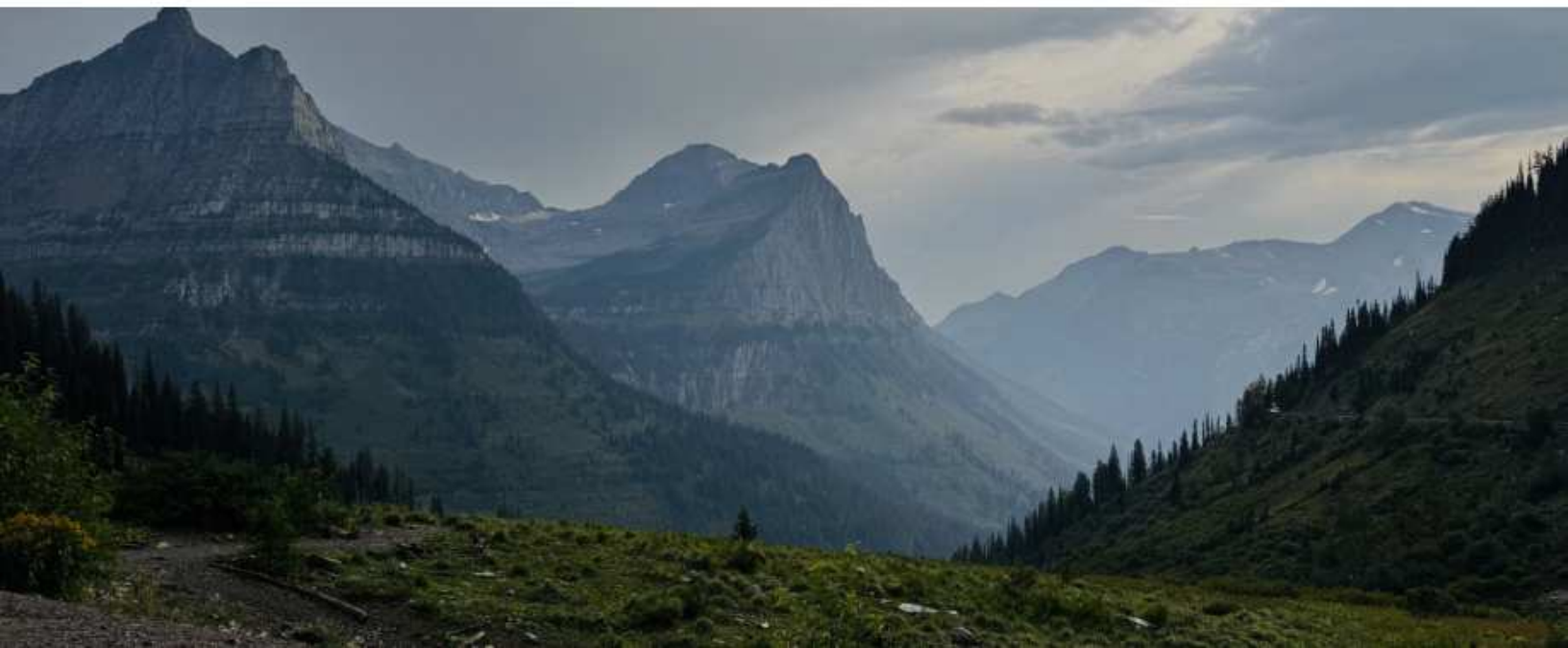
- **LA. Muldown Elementary School, PK-4**
- **Whitefish Middle School, grades 5-8**
- **Whitefish High School, grades 9-12**
- **Whitefish Independent Highschool, 10-12**
- **Flathead Valley Community College**

DINING & SHOPPING

- **Abruzzo Italian Kitchen**
wood fired pizzas
- **Amazing Crepes**
sweet and savory crepes
- **The Bulldog Saloon & Grill**
iconic Whitefish bar
- **Piggyback BBQ**
Montana-sourced meats
- **The Mountain Mall**
retail stores and services

ARTS & COMMUNITY

- **Whitefish Community Center**
wide range of programs
- **Alpine Theatre Company**
professional regional theater
- **Whitefish Arts Festival**
4th of July weekend
- **Whitefish Food & Wine Festival**
culinary festival



COST OF LIVING IN WHITEFISH

UTILITIES

- Utilities index: 97 (slightly below national avg)
- Electricity: ~\$0.1008/kWh residential
- \$80-\$120/month electricity (rough ballpark)
- Fixed monthly water charge: \$71.60

GROCERIES & FOOD

- Groceries index: 111 (~11% above U.S. average)
- Single adult avg: ~\$417.55/month on groceries
- Casual lunch: \$12-\$20; mid-range dinner: \$18-\$35+

RECOMMENDED SALARY

- Median household income: ~\$71,110
- Single person comfortably: ~\$2,400/month take-home
- Family of four: ~\$5,200-\$5,300/month budgeted



A person wearing a blue shirt, dark shorts, a red cap, and a backpack stands on a large, dark rock in the foreground. They are looking down at a rushing river that flows over several large, dark rocks. The river is surrounded by dense green forest. In the background, a mountain peak is visible through the trees.

KALISPELL

MONTANA

Life in Kalispell moves at your pace — surrounded by mountains, lakes, and endless opportunities to enjoy the outdoors.



THE HUB OF FLATHEAD VALLEY

Kalispell is the valley's commercial and cultural center, offering a perfect blend of modern amenities and local restaurants, while larger stores, schools, and healthcare facilities make it a convenient and family-friendly place to live.

KEY FEATURES

- Historic charm meets modern growth
- Vibrant arts scene and community events
- Home to Logan Health Medical Center
- Excellent schools, parks, and recreation

WHY KALISPELL?

Perfect balance of convenience, community, and connection — a place where families, professionals, and retirees feel at home.

MARKET SNAPSHOT

\$592,750

MEDIAN SALE PRICE

81 DAYS

DAYS ON MARKET

YOUR LOCAL'S GUIDE TO KALISPELL

OUTDOOR RECREATION

- **Lone Pine Trails**
hiking, biking, horseback riding
- **Avalanche Lake**
Glacier National Park hiking
- **Rocky Mountain Glass Kayak Company**
transparent kayaks
- **Flathead River**
fishing, hiking, recreation

SCHOOLS & EDUCATION

- **Six Elementary schools including Cornelius Hedges**
- **Kalispell Middle School**
- **Flathead High School and Glacier High School**
- **Flathead Valley Community College**
- **Yellowstone Christian College**

DINING & SHOPPING

- **The Desoto Grill**
BBQ in an old blacksmith shop
- **Hops Downtown Grill**
Bison, Elk, Yak and more
- **Norms Soda Fountain**
classic diner with old fashioned soda
- **Downtown Kalispell**
The Toggery, Sasafras and more

ARTS & COMMUNITY

- **Arts in the Park**
premier annual arts and craft festival
- **Holiday and Seasonal Markets**
Farmers Market
- **Northwest Montana History Museum**



COST OF LIVING IN KALISPELL

UTILITIES

- Basic utilities for ~85m2 apt: ~\$215/month
- Electricity: \$100-\$150/month
- Natural gas heating: \$80-\$200/month seasonal
- Water/sewer: \$50-\$70/month MLCT

GROCERIES & FOOD

- Prices slightly above national average
- Single person: ~\$331/month; family of 4: ~\$1,400
- Dining out: \$15-\$50 inexpensive; ~\$80 mid-range

RECOMMENDED SALARY

- Single person: ~\$2,442/month (~\$29,300/year)
- Single adult renter: ~\$49,980/year
- Couple no children: ~\$70,000-\$80,000/year
- Family (2 adults, 2 kids): ~\$90,000-\$110,000/year





BIGFORK

MONTANA

Nestled on the shores of Flathead Lake, Bigfork is a community where small-town warmth and stunning scenery go hand in hand.



ARTISTIC CHARM ON FLATHEAD LAKE

Bigfork combines natural beauty with a rich cultural scene. Known for its art galleries, live theater, and lakeside charm, this town offers a rare blend of creativity, recreation, and close-knit community.

KEY FEATURES

- Flathead Lake access for boating & fishing
- Bigfork Summer Playhouse and art walks
- Quaint shops, fine dining, walkable streets
- Peaceful setting with excellent schools

WHY BIGFORK?

Perfect for those who value art, community, and a relaxing lakeside lifestyle surrounded by natural beauty.

MARKET SNAPSHOT

\$860,000

MEDIAN SALE PRICE

84 DAYS

DAYS ON MARKET

YOUR LOCAL'S GUIDE TO BIGFORK

OUTDOOR RECREATION

- **Jewel Basin**

35+ miles of trails with mountain views

- **Flathead Lake**

kayaking, paddleboards, motorboats

- **Swan River**

white water rafting (Wild Mile)

- **Eagle Bend Golf Course**

27-hole championship course

SCHOOLS & EDUCATION

- **Bigfork Elementary School K-6**

- **Bigfork Middle School, grades 7-8**

- **Bigfork Highschool, grades 9-12**

- **Flathead Valley Community College**

DINING & SHOPPING

- **Echo Lake Cafe**

breakfast and lunch, homemade feel

- **Montana Bonfire**

American food with a twist

- **Pocketstone Cafe**

charming downtown cafe

- **Kehoe's Agate Shop**

Montana agates, Yogo Sapphires

- **Sault MT Boutique**

upscale clothing and home decor

ARTS & COMMUNITY

- **Bigfork Festival of the Arts**

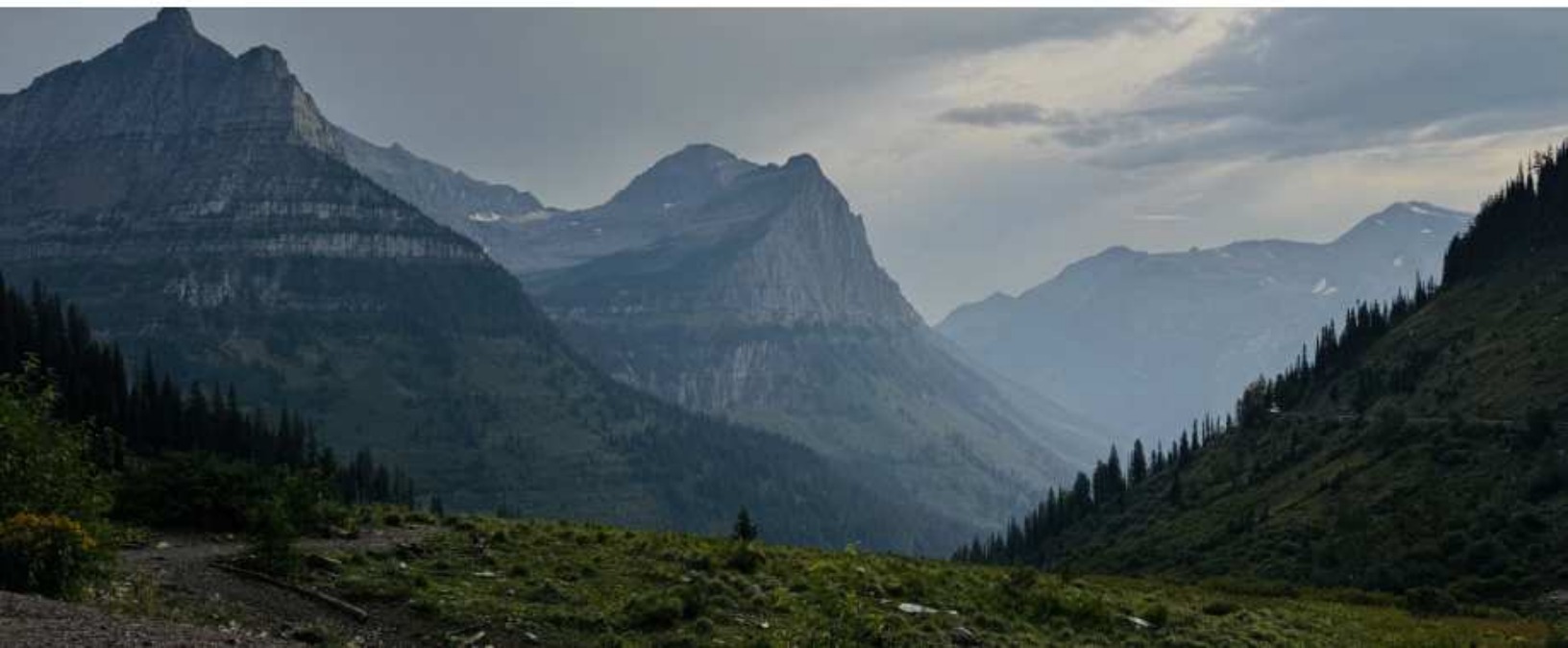
150+ artists, first weekend Aug

- **Bigfork Arts & Cultural Center**

gallery and makers space

- **FoR Fine Art**

contemporary Montana and historic western art



COST OF LIVING IN BIGFORK

UTILITIES

- Utilities index: 93 (below national average)
- Budget \$200-\$300/month for basic utilities
- Higher costs in winter due to heating

GROCERIES & FOOD

- Groceries about on par with U.S. average
- Single person food cost: ~\$309/month
- Family of four: ~\$1,005/month

RECOMMENDED SALARY

- Median household income: ~\$82,648
- Single person: ~\$2,461/month expenses
- Family of four: ~\$5,420/month (2025 estimate)





COLUMBIA FALLS

MONTANA

From the roar of the Flathead River to the quiet streets of town, Columbia Falls captures the wild heart of Montana.



GATEWAY TO GLACIER PARK

Columbia Falls is a welcoming community with a true small-town feel and unbeatable access to Glacier National Park. It's the kind of place where neighbors know each other and weekends are spent exploring trails, rivers, and mountain views.

KEY FEATURES

- Family-friendly with excellent schools
- Easy access to hiking, rafting, and fishing
- Local breweries and farmers markets
- Strong sense of community year-round

WHY COLUMBIA FALLS?

For families seeking a relaxed pace of life surrounded by natural beauty — the perfect balance of adventure, community, and comfort.

MARKET SNAPSHOT

\$665,000

MEDIAN SALE PRICE

64 DAYS

DAYS ON MARKET

YOUR LOCAL'S GUIDE TO COLUMBIA FALLS

OUTDOOR RECREATION

- **Columbia Mountain Trail**
biking, hiking, dirt bike
- **River's Edge Park**
walking, fishing, riverside relaxing
- **Glacier National Park Trail System**
right at the border
- **Meadow Lake Golf Course**
18-hole with great views

SCHOOLS & EDUCATION

- Ruder Elementary School K-5
- Glacier Gateway Elementary K-5
- Columbia Falls Junior High School grades 6-8
- Columbia Falls High School grades 9-12
- Flathead Valley Community College

DINING & SHOPPING

- **Three Forks Grille**
farm to table, Montana ingredients
- **Vaqueros**
Mexican with family friendly portions
- **North Fork Pizza**
creative specialty pies
- **The Sapphire Shoppe**
Yogo Sapphires and jewelry
- **Larry's Fly & Supply**
outfitter and fly shop

ARTS & COMMUNITY

- **Harvest Moon Fest**
fall arts festival
- **Columbia Falls Community Market**
weekly Thursdays
- **St Richard's Church (Historic Site)**
- **The Making Place**
community arts workspace



COST OF LIVING IN COLUMBIA FALLS

UTILITIES

- Electricity: ~\$176.82/month (AreaVibes)
- Phone: ~\$182.36/month
- Utilities index: 93 (slightly below U.S. avg)
- Water billed from \$1 to \$1.77 per 1,000 gallons

GROCERIES & FOOD

- Groceries index: 100 (average, close to national)
- Moderate restaurant costs and grocery bills
- Food is a meaningful but not overwhelming expense

RECOMMENDED SALARY

- Median household income: ~\$65,313/year
- 1-Bedroom: ~\$53,570/year
- 2-Bedroom: ~\$73,870/year
- 3-Bedroom: ~\$91,150/year



A FEW STEPS

LET'S CHAT

Here is my contact info! Feel free to reach out anytime
406-261-0061 | Joseph.DuBois@evrealstate.com

FIND A LENDER

Haven't chosen a lender yet? No problem! I've worked with some of the best in the area and can connect you with professionals who specialize in Montana real estate. Once you're pre-approved, we can hit the ground running.

DISCOVER YOUR OPTIONS

Explore Whitefish, Kalispell, Columbia Falls, and Bigfork. Each offers its own charm, schools, and community feel.

PERSONALIZED GUIDANCE

Whether touring homes in person or virtually, I'll walk you through every step — from exploring neighborhoods to negotiating on your behalf.

SETTLE INTO MONTANA

After closing, I'll connect you with trusted local resources — movers, contractors, childcare options, and community groups.





THANK YOU FOR EXPLORING FLATHEAD VALLEY

I hope this guide has given you a glimpse of what makes Flathead Valley such a special place to call home. Whether you're drawn to the vibrant communities, breathtaking scenery, or the chance to build a life rooted in nature and connection, there's truly something here for everyone.

As you continue your relocation journey, you're not alone. I'm here to help every step of the way, from finding the right home to helping your family settle into this incredible community.

NEXT STEPS

- Reach Out: Let's chat about your vision and how I can help make it a reality
- Explore Listings: I'll connect you with properties that match your needs and goals
- Start Your Adventure: Together we'll make your dream of living in Flathead Valley a reality

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