

Photo: Phipps Park, Chevsapher, CC0, Wikimedia Commons

RELOCATION GUIDE | BILLINGS, MONTANA

Moving to Billings, Montana

How Billings is laid out, what the housing market looked like in 2026, the questions that matter before you move, and a plan from first call to keys.



Gene Hauck
Real Estate Broker, REALTOR® | The Morales Group at Engel & Völkers Billings
406-861-4844 | gene.hauck@engelvoelkers.com | ghmtrealestate.com

EQUAL HOUSING OPPORTUNITY

WELCOME

A local guide built around your move

Relocation is not just a home search. It is a sequence of decisions about timing, location, financing, inspections, travel and sometimes the sale of another home.

I grew up just outside Billings in Shepherd, and I have watched the area grow while it stayed the regional center for work, healthcare, shopping and recreation. My role is to help you compare the tradeoffs objectively, understand what changes from one part of the market to another, and keep the move organized from your first call through closing.

This guide is a starting point, not a substitute for a conversation about your move. A map cannot tell us how you want your days to feel, what commute you will accept, whether you prefer a newer subdivision or an established street, or how your current home sale affects your timing. Those are the questions we solve together.

What you can expect from me

Direct communication, honest comparisons, coordinated video or in-person tours, local vendor connections, and a written plan for your timing and next steps.

Three guides, one move

01	This guide	Billings orientation: the city, the housing, the resources and the plan.
02	Remote Buyer Roadmap	How to buy a Billings home from out of state, step by step, including video tours and remote closing.
03	Buying and Selling at the Same Time	How to time the sale of your current home with a Billings purchase.

Ask me for either companion guide, or request them at ghmtrealestate.com.



BILLINGS AT A GLANCE

Montana's regional hub

Billings is Montana's largest city and serves a wide region across eastern Montana and northern Wyoming.

121,239	Billings population estimate, July 1, 2025 (U.S. Census Bureau)
1882	Founded as a railroad town
BIL	Billings Logan International Airport, year-round service to major hubs
Yellowstone	County seat of Yellowstone County, on the Yellowstone River

- Regional center for healthcare, retail, finance, energy, agriculture, construction and transportation.
- The Rimrocks are the city's defining landmark and shape views, access and neighborhood geography.
- The Yellowstone River, the city trail system, Pictograph Cave State Park and Four Dances Recreation Area are close-to-town outdoor options.

Population: U.S. Census Bureau QuickFacts, Billings city, Montana, Vintage 2025 estimate for July 1, 2025. Air routes and services change; confirm with the airport and airlines.

THE 2026 BILLINGS MARKET

What sold, and what it cost

Every closed residential sale with a Billings address from January 1 through October 21, 2026 (Billings MLS). These describe the whole market, not any one home.

1,661	Closed Billings sales	$389,900	Median sale price
25	Median days on market	98.5%	Median sale price as a share of original list price

Where sales landed by price

SALE PRICE	CLOSED SALES	SHARE
Under $250,000	206	12%
$250,000 to $450,000	884	53%
$450,000 to $800,000	488	29%
$800,000 and up	83	5%

What kind of homes sold

1,338 single-family homes, 170 townhouses, 54 homes on land, 47 condos and 46 patio homes, among others. Homes moved fastest in late spring and summer: the median was 17 to 18.5 days on market for sales that closed in May through July 2026, against 39 to 41 days for January through March closings.

Source: Billings MLS export, closed residential sales with a Billings address, January 1 through October 21, 2026. Montana is a non-disclosure state; no individual sale is reported.



CHOOSE AN AREA

Start with tradeoffs, not labels

There is no single right part of Billings. The fit depends on the practical factors that shape your days and your ownership costs.

Daily routes

Map work, school, healthcare, the airport and recurring activities. A test drive at the hour you will actually commute beats a generic drive-time estimate.

Housing preference

Compare established homes, newer construction, acreage, townhomes, condos, patio homes and properties with HOA responsibilities.

Ownership costs

Taxes, insurance, utilities, HOA dues, landscaping, snow removal, well and septic systems, and near-term maintenance, not just the price.

Resale and flexibility

How long you expect to stay, future space needs, condition, and which features are broadly useful to the next buyer.

On-the-ground feel

Visit at different times when you can. Note traffic, lighting, road access, nearby land uses and the condition of surrounding properties.

Independent research

Use official school-boundary, crime-data, floodplain, zoning and city mapping sources rather than broad reputations.

AREA ORIENTATION

How Billings is commonly divided

Broad orientation areas, not precise boundaries. Housing, conditions and access can change street by street.

01	Downtown and the medical corridor	Historic housing, apartments and condos, offices, restaurants and cultural venues near the two major hospital campuses. Condition and parking vary widely.
02	Central and established West End	Mid-century homes, mature landscaping, infill, townhomes and commercial corridors, with direct routes downtown and to West End services.
03	Shiloh and the far West End	Newer subdivisions, continued commercial growth, a large retail concentration and a range of newer single-family and attached homes.
04	The Heights and Alkali Creek	Residential areas north and northeast of downtown. Access is shaped by the Rimrocks and the north-south routes. Established streets and newer subdivisions.
05	South Billings and the river corridor	Residential, commercial, industrial and recreational land uses. Check property-specific surroundings, access and floodplain maps.
06	Outside city limits	Laurel, Lockwood, Shepherd, Huntley, Ballantine, Worden and rural Yellowstone County, with different lot sizes, utilities, commutes and maintenance.

HOUSING

What changes from property to property

Billings inventory runs from early-1900s homes to new construction. Condition, updates, the site and ongoing costs matter more than age.

Common property types

- Established homes with mature lots and varied renovation history
- Newer subdivisions with modern systems, HOAs and covenants
- Townhomes, condos and patio homes with different maintenance structures
- Acreage and rural homes with wells, septic systems, private roads, outbuildings or irrigation
- Small multifamily for buyers combining housing and income

Billings due diligence

ITEM	WHAT TO CHECK
Roof and exterior	Hail exposure, roof age, siding, drainage and insurance availability
Heating and cooling	Furnace or boiler condition, central air or other cooling, utility history
Water and structure	Basements, grading, gutters, seepage history, foundation observations
Radon	Montana requires a radon disclosure statement in the purchase paperwork, and sellers must share prior test results they know of. Testing is your call.
Rural systems	Well yield and quality, septic records, propane, road access, snow removal, water rights
HOA or condo	Dues, reserves, insurance, rental rules, maintenance scope, planned projects

Radon: Montana Code Annotated 75-3-606.

RESEARCH RESOURCES

Make location decisions with primary sources

I help you find homes and run the transaction. For schools, safety, zoning and other personal priorities, the strongest decisions come from your own research in official sources.

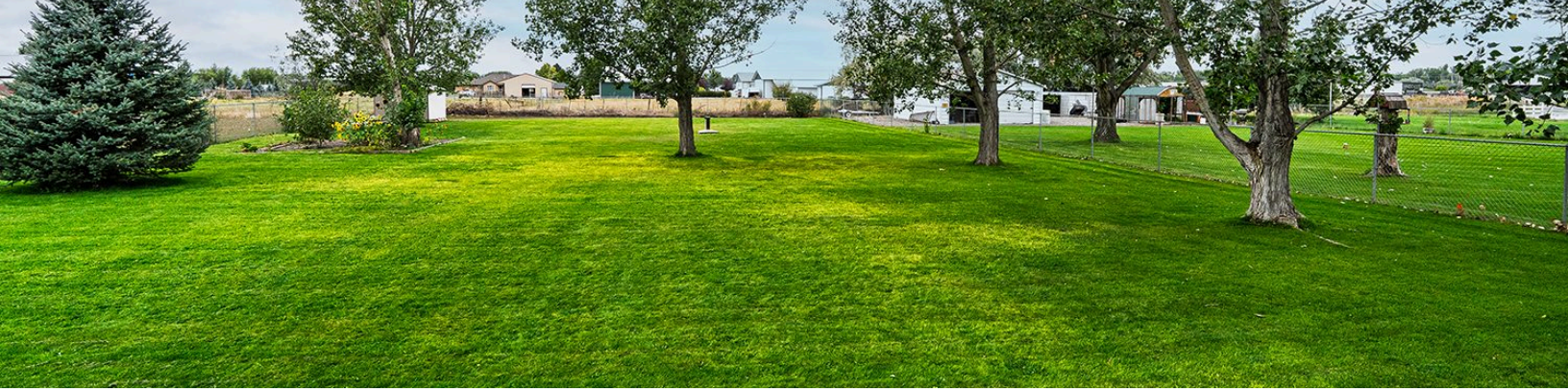
TOPIC	OFFICIAL SOURCE
School boundaries	Billings Public Schools school locator
City services	City of Billings, New to Billings resources
Permits and planning	City of Billings permit and inspection portal
Flood maps	FEMA Flood Map Service Center
Property taxes and records	Yellowstone County Treasurer; Montana cadastral (property record) search
Air service	Billings Logan International Airport
Population and housing data	U.S. Census Bureau QuickFacts

A practical reminder

School assignments, air routes, public services and local data change. Verify the specific address and the current information before you decide.

Getting around

A home can look central on a map and still make your week harder. Before a visit, map your work and its start and end times; school, daycare and activities; healthcare and pharmacies; the airport and interstate; groceries, fitness and family; and winter routes, including who clears the driveway and the street.



DAILY LIFE

Food, recreation and seasons

Starting points, not paid placements. Businesses and hours change, so check before you go.

Coffee and breakfast

Black Dog Coffee House, Rock Creek Coffee Roasters, Mazevo Coffee, Stella's Kitchen & Bakery, Sophie's Kitchen, McCormick Cafe

Lunch and dinner

The Marble Table, Walker's Grill, Bar MT, Last Chance Pub & Cider Mill, The Windmill & Bar 51, TEN at the Northern

Outdoors

Zimmerman Park and the Rimrocks, Four Dances Recreation Area, Riverfront Park, Two Moon Park, Lake Elmo State Park, Pictograph Cave State Park

Arts, history and families

Yellowstone Art Museum, Moss Mansion, Western Heritage Center, Alberta Bair Theater, ZooMontana, Wise Wonders Science & Discovery Museum

Weekend trips

Red Lodge, the Beartooth Highway when it is open for the season, Yellowstone National Park, and fishing, skiing, hiking and camping across south-central Montana.

Seasonal ownership questions

- ☐ Who handles snow removal, and what equipment or service will you need?
- ☐ How does the property drain during spring melt and heavy storms?
- ☐ What are the roof age, hail history and insurance considerations?
- ☐ Are irrigation, lawn care, tree care or wildfire exposure relevant?
- ☐ With pets: HOA or municipal rules, fencing, vets and the city's designated dog parks



FROM GENE

The goal is not to show you every house. It is to narrow the decision, protect your timing and help you buy with context.

GENE HAUCK, BILLINGS

Photo: Yellowstone River, BLM Montana-Dakotas, public domain

YOUR RELOCATION PLAN

A clear process from first call to keys

01	Define the move	Timing, financing, the sale of your current home, work location, property needs and the tradeoffs you will accept.
02	Orient the market	Compare broad areas, housing types, recent sales, ownership costs and realistic options within your budget.
03	Build the search	A focused MLS search, refined by your reaction to real homes rather than a long feature list.
04	Tour with a plan	Live video previews, in-person tours and route planning so a short visit is not wasted.
05	Offer with context	Pricing, competition, condition, inspection strategy, financing and the timeline to close.
06	Coordinate the move	Inspection, appraisal, title, insurance, final walk-through, remote signing if needed, and local vendors.

Timing to plan around

From accepted contract to closing, Billings sales took a median 35 days in 2026; the middle half took 27 to 44 days (Billings MLS, January 1 to October 21, 2026). New construction can take much longer.

BEFORE YOU TRAVEL

Make a short visit count

The best relocation trips are planned around decisions, not a scattered list of showings.

01	Pre-approval	Get pre-approved and confirm the monthly payment you are comfortable with.
02	Your current home	Decide whether it must sell before you buy. See the Buying and Selling at the Same Time guide.
03	Priorities	Name three non-negotiables and three preferences you can trade.
04	Your routes	Send me work, school, healthcare and recurring destinations so we can map your days.
05	First feedback	Tell me what you dislike about the first homes I send. It sharpens the search quickly.
06	Open time	Leave time to explore without showings and revisit finalists at a different time of day.
07	Contract logistics	Plan for inspection timing, earnest money, travel flexibility and remote signing.

If you cannot visit first

Live video tours, street and surrounding context, mapped routes, property documents, local inspections and remote signing make a remote purchase workable. The Remote Buyer Roadmap covers it step by step.



CLIENT EXPERIENCE

What relocation buyers say

"Coordinating a move from one state to another is often a daunting task, unless you have a fantastic realtor. Gene Hauck was the perfect realtor for us. On our visits to Billings he planned houses and condos to visit in different parts of Billings so that we could see the pros and cons of each area for our needs. As our move involved coordinating a sale, he communicated frequently and gave solid advice on our behalf."

B WHITE, GOOGLE REVIEW, SEPTEMBER 2026 (EXCERPT)

35
Google reviews, all five stars, as of October 2026

95
Transactions closed since 2022, $37.6 million in volume, as of October 2026

2026
FastExpert Top Agent, Billings, MT

Selling before you move?

Do you need the proceeds for the Billings purchase? Can you qualify before selling? How much overlap can you carry, and what happens if one closing slips? Solve those before the search starts. The companion guide, Buying and Selling at the Same Time, walks through each option.

NEXT STEP

Get a written Billings Move Plan

A complimentary 30-minute call, then a written plan the same day: target areas by drive time to where you will work, what your budget buys in current Billings sales, and financing and timing worked back from your move date.

Start your Move Plan

Tell me your timing, budget and work location. I will build the plan around them, and you decide what to do with it.

START YOUR MOVE PLAN

Prefer to talk first? Book a call at ghmtrealestate.com/meeting or call or text 406-861-4844.



Gene Hauck
Real Estate Broker, REALTOR®
The Morales Group at Engel & Völkers Billings
406-861-4844 | gene.hauck@engelvoelkers.com
1921 1st Ave N, Billings, MT 59101
Montana license RRE-BRO-LIC-135399

SOURCES AND NOTES

Where the figures come from

Billings market. Billings MLS export, closed residential sales with a Billings address, January 1 through October 21, 2026: 1,661 sales; median sale price $389,900; median 25 days on market; median sale price 98.5% of original list price; sales by price and type as shown; median days on market by closing month; median 35 days from accepted contract to closing (middle half 27 to 44 days). Market-wide figures, not tied to any one property.

Population. U.S. Census Bureau QuickFacts, Billings city, Montana, Vintage 2025 population estimate, July 1, 2025.

Radon disclosure. Montana Code Annotated 75-3-606.

Review. B White, Google review of Gene Hauck, September 2026, quoted word for word (excerpt). Review count as of October 2026.

Production and award. 95 transactions and $37.6 million in volume since 2022, as of October 2026, Gene Hauck's closed transactions. FastExpert 2026 Top Agent, Billings, MT.

Photos. Phipps Park and 1st Ave N: Chevsapher, CC0, Wikimedia Commons. Yellowstone River: BLM Montana-Dakotas, public domain. Home and neighborhood photos: Gene Hauck.

Information is for general relocation planning and changes over time. Verify schools, boundaries, zoning, safety data, public services, business information, commutes and property facts yourself. This is not legal, tax or lending advice. Gene Hauck is a Real Estate Broker, REALTOR®, with The Morales Group at Engel & Völkers Billings, 1921 1st Ave N, Billings, MT 59101, Montana license RRE-BRO-LIC-135399. Equal Housing Opportunity.