



YOUR GUIDE TO

Moving to Billings, Montana

Neighborhood orientation, local resources, home-buying logistics, and the questions that matter before you move.

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WELCOME

A local guide built around your move

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



I grew up just outside Billings in Shepherd, and I have watched the area expand while remaining 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 personalized conversation. A map cannot tell us how you want your day-to-day life to feel, what commute you will tolerate, whether you value 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 virtual or in-person tours, local vendor connections, and a clear plan for your timing and next steps.

BILLINGS AT A GLANCE

Montana’s regional hub

Billings is Montana’s largest city and serves a much broader region across eastern Montana and northern Wyoming.

121,239	2025 population estimate
1882	Founded as a railroad town
BIL	Billings Logan International Airport

- Regional center for healthcare, retail, finance, energy, agriculture, construction, and transportation.
- The Rimrocks form the city’s defining natural landmark and affect views, access, and neighborhood geography.
- The Yellowstone River, city trail system, Pictograph Cave State Park, and Four Dances Recreation Area provide close-to-town outdoor options.
- Billings Logan International Airport offers year-round nonstop service to major hubs, with additional seasonal routes.

Source note

Population estimate: U.S. Census Bureau QuickFacts, July 1, 2025. Air routes and community services change; confirm current information using the official resources listed near the end of this guide.

CHOOSE AN AREA

Start with tradeoffs, not labels

There is no universally “best” part of Billings. The right fit depends on the practical factors that shape your daily life and long-term ownership.

Daily routes

Map work, school, healthcare, airport, and recurring activities. A short test drive during the time you will actually commute is more useful than a generic drive-time estimate.

Ownership costs

Consider taxes, insurance, utilities, HOA dues, landscaping, snow removal, well/septic systems, and near-term maintenance - not just purchase price.

On-the-ground feel

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

Housing preference

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

Resale and flexibility

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

Independent research

Use official school-boundary, crime-data, floodplain, zoning, and city mapping resources rather than relying on broad neighborhood reputations.

AREA ORIENTATION

How Billings is commonly divided

These are broad orientation areas, not precise neighborhood boundaries. Conditions, housing, and access can vary street by street.

Downtown and the medical corridor	Historic housing, apartments and condos, offices, restaurants, cultural venues, and proximity to the two major hospital campuses. Housing condition and parking arrangements vary considerably.
Central and established West End	A wide mix of mid-century homes, mature landscaping, infill, townhomes, and commercial corridors. Access to downtown and West End services is generally straightforward.
Shiloh and far West End	Newer subdivisions, continued commercial growth, larger retail concentration, and a broad range of newer single-family and attached housing.
The Heights and Alkali Creek	Residential areas north and northeast of downtown, with access influenced by the Rimrocks and key north-south routes. Housing ranges from established streets to newer subdivisions.
South Billings and the river corridor	A mix of residential, commercial, industrial, and recreational land uses. Evaluate property-specific surroundings, access, and floodplain information.
Outside city limits	Laurel, Lockwood, Shepherd, Huntley, Ballantine, Worden, and rural Yellowstone County offer different lot sizes, utility arrangements, commute patterns, and property-maintenance responsibilities.

HOUSING

What changes from property to property

Billings inventory includes everything from early-1900s homes to new construction. Age alone does not determine quality; condition, updates, site characteristics, and ongoing ownership costs matter more.

Common property categories

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

Billings-specific due diligence

Roof and exterior	Hail exposure, roof age, siding, drainage, and insurance availability.
Heating and cooling	Furnace/boiler condition, central air or alternative cooling, and utility history.
Water and structure	Basements, grading, gutters, groundwater or seepage history, and foundation observations.
Rural systems	Well yield/quality, septic documentation, propane, road access, and snow removal.
HOA or condo	Dues, reserves, insurance responsibilities, rental rules, maintenance scope, and pending projects.

RESEARCH RESOURCES

Make location decisions with primary sources

I can help you identify homes and explain the transaction. For schools, safety, zoning, and other personal priorities, the strongest decisions come from your own research using official sources.

School boundaries

[Billings Public Schools School Locator](#)

Use the linked official source for current information.

City services and relocation

[City of Billings - New to Billings](#)

Use the linked official source for current information.

Planning and permits

[CityView permit and inspection portal](#)

Use the linked official source for current information.

Airport routes

[Billings Logan International Airport](#)

Use the linked official source for current information.

Population and housing data

[U.S. Census Bureau QuickFacts](#)

Use the linked official source for current information.

A practical reminder

School assignments, airline routes, public services, and municipal data can change. Verify the specific address and current information before making a decision.

GETTING AROUND

Plan around the trips you repeat

A home can look centrally located on a map while still creating an inconvenient daily pattern. Test the routes that matter to you.



Map these before your visit

- Work location and typical start/end times
- School, daycare, or recurring activities
- Healthcare providers and pharmacies
- Airport and interstate access
- Groceries, fitness, recreation, and family support
- Winter routes and snow-removal responsibility

Travel access

Billings Logan International Airport connects through several major hubs. Confirm current nonstop and seasonal routes directly with the airport and airline before planning around a specific flight.

LOCAL FLAVOR

A short list to start exploring

These are local starting points, not paid placements. Businesses, menus, and hours change, so verify 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
- Stacked: A Montana Grill

Sweet treats and local stops

- Big Dipper Ice Cream, Caramel Cookie Waffle, Brockel's Chocolates, Proof Donuts & Coffee
- Downtown shops, the Yellowstone Art Museum, the Moss Mansion, and seasonal farmers markets



THINGS TO DO

Close-to-town recreation and culture

Billings works well as a base for both everyday recreation and longer Montana weekends.

Outdoors	Zimmerman Park and the Rimrocks; Four Dances Recreation Area; Riverfront Park; Two Moon Park; Lake Elmo State Park; Pictograph Cave State Park.
Arts and history	Yellowstone Art Museum; Moss Mansion; Western Heritage Center; Alberta Bair Theater.
Families and groups	ZooMontana; Wise Wonders Science & Discovery Museum; The Reef; bowling, climbing, and seasonal community events.
Day and weekend trips	Red Lodge; Beartooth Highway when seasonally open; Yellowstone National Park; fishing, skiing, hiking, and camping throughout south-central Montana.



DAILY LIFE

Pets, seasons, and home maintenance

Relocation decisions become easier when you picture ordinary days, not just listing photos.



Moving with pets

- Confirm HOA, condo, rental, and municipal restrictions.
- Locate your preferred veterinarian, emergency clinic, boarding, and grooming options.
- The City of Billings lists High Sierra and Centennial as designated dog parks.
- Evaluate fencing, shade, winter exposure, and nearby walking routes for the specific property.

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 maintenance, or wildfire exposure relevant?
- What heating, cooling, and utility costs should be reviewed?

YOUR RELOCATION PLAN

A clear process from first call to keys

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

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| 01 | Define the move | Clarify timing, financing, current-home sale, work location, property needs, and the tradeoffs you are willing to make. |
| 02 | Orient the market | Compare broad areas, housing types, recent sales, ownership costs, and realistic options within your budget. |
| 03 | Build the search | Create a focused MLS search and refine it using your reaction to real properties - not just a long feature list. |
| 04 | Tour strategically | Use virtual previews, video calls, in-person tours, and neighborhood route planning to avoid wasting a short visit. |
| 05 | Offer with context | Evaluate pricing, competition, condition, inspection strategy, financing, and the timeline needed to close. |
| 06 | Coordinate the move | Manage inspection, appraisal, title, insurance, final walk-through, remote signing if needed, and local vendor connections. |
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BEFORE YOU TRAVEL

Make a short visit more productive

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

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Complete lender pre-approval and confirm the comfortable monthly-payment range.

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Discuss whether your current home must sell before you purchase.

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Identify three non-negotiables and three preferences you can trade.

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Send work, school, healthcare, and recurring destinations to map your daily routes.

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Review the first property set and tell me what you dislike - that feedback sharpens the search quickly.

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Reserve time to explore areas without showings and revisit finalists at a different time of day.

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Plan for inspection timing, travel flexibility, earnest money, and remote-signing needs.

If you cannot visit first

We can use live video tours, exterior and street context, mapped routes, property documents, local inspections, and secure remote signing. The process can work well, but the standard for documentation and communication needs to be higher.

SELLING BEFORE YOU MOVE

Coordinate both sides before pressure builds

A relocation plan can fail when the home search begins before the sale, financing, and timing dependencies are clear.

Questions to solve early

- Do you need proceeds from your current home for the Billings purchase?
- Can you qualify before selling, or would bridge/temporary financing be appropriate?
- How much overlap between homes can you comfortably carry?
- What happens if one closing is delayed?
- Will you need temporary housing, storage, a rent-back, or remote closing?
- Who is responsible for pets, vehicles, moving logistics, and final property preparation?

My role

I will coordinate with your lender and, when appropriate, your current agent so the offer structure and timeline reflect the entire move - not just the Billings purchase.

Do not let an automated home search dictate the order of operations. The financing and sale plan should come first.

CLIENT EXPERIENCE

What relocation buyers should expect

Responsiveness matters more when you are buying from another city or state.

“Gene was responsive and attentive to our needs. We relocated from Hawaii, and he handled communication, documents, the inspection, and the details we could not manage in person.”

ANGIE HALVORSON

“Gene was excellent at communicating with us. I never had to wait for a response, and he went above and beyond to help coordinate the people involved.”

CHRISTEN KEAMS

“Gene and his team were truly amazing to work with - knowledgeable, responsive, and willing to answer every question throughout the process.”

MAIREL RILEY

[Read more verified client reviews](#)

PLANNING A MOVE TO BILLINGS?

Book a relocation strategy session

We'll compare areas, housing options, timing, and the decisions you should make before scheduling a trip or writing an offer.

BOOK YOUR RELOCATION SESSION →



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Information is provided for general relocation planning and may change. Buyers should independently verify schools, boundaries, zoning, safety data, public services, business information, commute conditions, property facts, and any matter important to their decision. Equal Housing Opportunity.