Helena Association of REALTORS®

- Interest rates continue to be an issue along with housing affordability. Pricing and the cost of financing is prohibiting Buyers from getting into the market while also inhibiting Sellers from moving. Water cost for developers is causing too much of an increase in the overall development of land. DNRC is giving different answers for the same questions, concerned that Lawsuits will arise because of bad information being passed along. The increase in the tax amount especially for Seniors in the community.

- The Planning Commission was expanded to 7 members to meet the Montana Land Use Planning Act deadline. There is a lack of consistent growth policies which is causing confusion. The lack of new water availability is affecting development opportunities and the overall housing stock.

- Water is the biggest prohibition for new development. A large housing project is on hold because water can't be provided. Infrastructure hasn't kept up with the population changes and a large portion of improvements going to the school district. Voters approved building a new high school, elementary school and existing school renovations. A new luxury apartment complex has opened and there are 700 acres that could be used for industrial development.

- HOA eliminating short term rentals, no ADU's or Mother-in Law suites allowed in a lot of the area. Short Term Rentals are becoming more of an issue with HOA input. Some neighborhoods are rewriting their covenants to eliminate the ability to rent as STR or long-term rentals. Lack of education is thought to be the reason behind the trend.

- No encroachment surveys are being completed unless required by a Buyers Lender which may cause some issues down the road. Most new construction still requires it. Seeing more inventory with more frequent and bigger price reductions.

Rocky Mountain Association of REALTORS®

- Water quality is an issue in some areas with a possible disclosure problem during the purchasing process. Homes are aging and in general require deferred maintenance and updating. Housing affordability and increasing inventory are shifting with the median sales price down 6% YOY.

- Zoning districts are being updated for the first time in quite a while. This could reshape allowed uses, density, and setbacks countywide, and could affect any client buying or selling with future development plans. There is a proposed data-center-specific zoning ordinance in the works.

- New neighborhoods coming to the area are **Copper Fox Estates** which will have 84 lots on 25 acres, the largest Butte subdivision in over a decade, privately funded with no impact fees passed to buyers. This is an opportunity to live in a new construction neighborhood with a lower initial entry cost. There is a new townhome development that will showcase 29 lots, 12 duplexes and 5 single-family homes. New construction is filling pent-up demand and helping to ease the lack of inventory.

- The newly implemented Montana property tax structure continues to be a problem. The new tax brackets are making homeownership more difficult and contributing to the increase in sales price, adding to the ongoing affordability squeeze. This is pushing investment demand toward long-term rental conversions in markets like Butte, tightening the pool of homes available to owner-occupant buyers. Butte's market overall is holding steady with median price around $302–320K, prices up modestly and days on market up slightly to 73, and listings up nearly 25%.

Great Falls Association of REALTORS®

- Housing affordability and increased interest rates are limiting Buyer's ability to purchase while current homeowners are having difficulty selling due to their diminished buying power. The infrastructure not keeping up with the population growth.

- Great Falls adopted a new Growth Policy in May 2026 with the emphasis on growing the city core over urban sprawl. The city is upgrading its water treatment process.

- Janicki Industries, an aerospace/marine parts manufacturer, committing to a manufacturing campus expected to employ 1,000+ people. New businesses are coming to the area and 400+ new construction homes are currently being built and are in the planning stages.

- Malstrom AFB continues to dominate the economy and brings in millions annually of economic impact. The base is the site of the Sentinel missile program and is creating a workforce hub to allow additional living opportunities for the influx of workers that will be required to complete the large projects that are currently planned. This is concerning to the local landowners due to the perception of decreased land values. Housing overall has continued to be strong with YOY prices increasing and about a 1.7-month supply of inventory.

Southwest Montana Association of REALTORS®

- Inventory, the though of the lack of affordability, tourism and the impact it's having on the local community. Traffic is increasingly congested. Recreational crowding is impacting the ability to utilize open space. Too many luxury developments and not enough focus on affordable housing or workforce housing. There is currently an oversupply in rentals causing a large decrease in rental rates which negatively affect local property owners who rely on that income to pay their mortgage.

- STR's continue to be a problem with it becoming harder for property owners to continue to operate them under their current program. Incoming homeowners are having less ability to continue utilizing a property as an STR even if the previous owner was operating one. The city of Bozeman adopted a new Unified Development Code which consolidates zoning districts, expands housing diversity and sets building specific requirements. Ordinance 2149 bans non-owner occupied STR's which limits investor opportunities.

- MSU, Bozeman Health, the medical field and tech industry continue to bring new people to town. Bozeman Square, a 31-acre mixed-use development breaking ground in 2026 with up to 1 million sq ft of space and 150–200 affordable units. Sierra Vista, a 100-home subdivision on 32 acres; a 190-room Canopy by Hilton hotel; and a $180 million Bozeman Yellowstone Airport expansion (Montana's largest-ever airport project) adding gates, security, and baggage capacity. The city is also putting $28.8 million into 2026 infrastructure projects across 14 initiatives.

- The market has shifted from a Seller's market to a Buyer's market this year with a 4.7 month supply of inventory across all housing types. Days on Market has increased with homes sitting on the market between 65-82 days depending on price point and location. Sellers are offering Buyer incentive concessions such as closing costs. The new tax regulations are negatively impacting some sales with overall property tax increases adding to the affordability issue.