

MOVING TO LIVINGSTON, MONTANA

Everything you need to know.





WHAT'S THE COST OF LIVING?

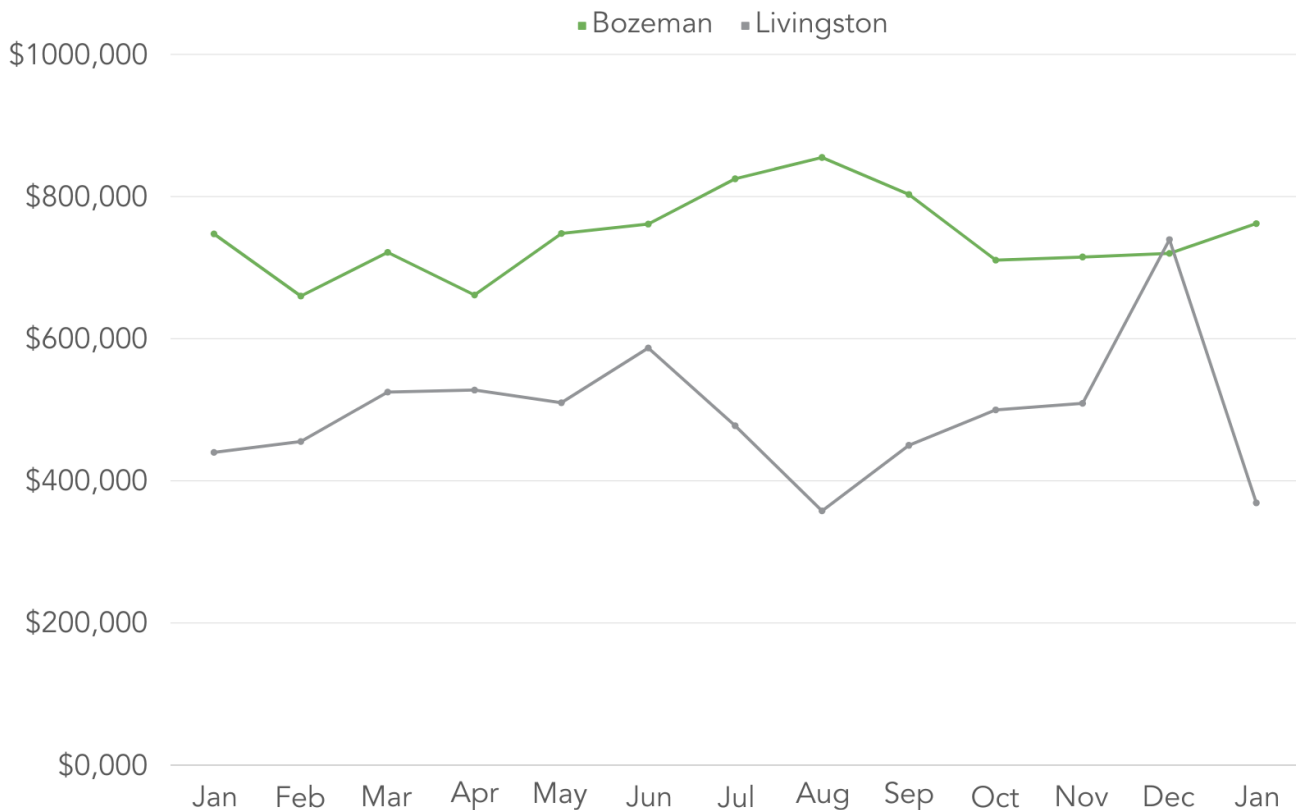
As Montana continues to receive national attention for its quality of life the number of new residents is increasing quickly, and Livingston is no exception. According to worldpopulationreview.com, Livingston is currently growing at a rate of 1.23% annually and its proximity to Bozeman is accelerating the growth. The high cost of living in Gallatin Valley is pushing more people to less expensive surrounding areas like Livingston.

Unlike neighboring Bozeman, the cost of living in Livingston is -1% below the national average and housing is around 5% above the national average.

In Livingston, lower than average healthcare, housing, transportation and utilities costs help to balance out the above average groceries and goods and services costs. The median price of a single family home is \$517,500 and as of 2020, the median income in Park County was \$30,126. There is a high demand for low cost housing in Livingston and developers are working on more high-density housing while HRDC is working to develop more low income housing.

MEDIAN PRICE OF A HOME-2023

Includes single-family, condo and townhomes



For the year 2023, data from the Big Sky Country MLS



WHAT DO PEOPLE DO FOR WORK?

According to the datausa.io, Livingston's primary industries are manufacturing, construction, and accommodation & food services. Livingston has long been known as a gateway town to Yellowstone National Park making tourism is a large part of its economy. Health care & social assistance are also big industries in Livingston.

Many Livingston residents also work outside of the city. According to the Prospera 2019 Economic Profile, 1,765 workers commute out of Livingston for work each day while 1,341 live and work in Livingston. Interestingly, there is also a high number of people commuting into Livingston each day (1,624) for work.

For those who choose to live in Livingston and commute to Bozeman, it's not the length of the commute but the nature of it that makes it tricky. The drive between Livingston to Bozeman is over a mountain pass that is notorious for high winds and dangerous road conditions. It is common for the pass to be closed, especially during the winter which can make getting between the two towns difficult. On a good day, the drive can take between 20-30 minutes, but in bad conditions that time can easily double.



As for employers, the largest employer in Livingston is **Livingston HealthCare**, employing 6% of Livingston's labor force with 250-500 employees. Livingston HealthCare has a 25 bed hospital, multispecialty physical practice, rehabilitation services and home-based services.

One of the most popular places to visit in Paradise Valley, **Chico Hot Springs**, is the second largest employer in Livingston with 100-250 employees. They offer a wide range of positions from guest service to cooks to security and housekeepers. **Sage Lodge** is a luxury resort in Paradise Valley. Between the lodge, restaurants, bar and spa they have a large employee base in the area. They are owned by Colombia Hospitality which means employees enjoy benefits like health insurance, HAS plans, life insurance, 401K programs and more.

Printing For Less began as America's first ecommerce commercial printer and has become one of the leading marketing automation companies. Their main campus is located in Livingston, where they offer perks like competitive salaries, health retirement plans, onsite day care and dog friendly offices.

LIVINGSTON REAL ESTATE MARKET

Home prices in Livingston are significantly lower than in Bozeman and many move to Livingston from Bozeman just to be able to purchase a home. **A single family home in Livingston cost 47% less than a single family home in Bozeman.***

According to zumper.com the average rent in Livingston is \$,1500. The biggest challenge renters may face in Livingston is limited inventory. It also shows that 35% of housing units in Livingston are renter occupied.



Livingston has always been known for its beautiful historic homes and mature neighborhoods. But as the city grows, developers are answering the need for more housing in Livingston. There are a number of new construction projects underway in Livingston like the [Villas at Brookstone](#), 2BD/1BA condominiums that are in the \$275,000-\$325,000 range and new single family homes under \$600,000 in the [Discovery Vista](#) subdivision.

Development in Livingston is expected to ramp up even more over the next few years. There is a new, 90 room Marriott Hotel that was recently completed, a 400 home subdivision [NorthTown](#) that is expected to be fully developed over the next 10 years and another subdivision the 63 lot Paradise Ridge is in the early stages of development. In 2017 (the latest data available) the number of residential building permits issued in Livingston doubled.

HOW DO YOU GET AROUND?

No one moves to Montana to stay inside! People often say that Montana is the kind of place that requires your own wheels, especially if you want to make the most of the outdoor recreation. If you don't have your own wheels, **the Windrider is a free public transportation service in Livingston** with routes throughout town from 6:15 a.m to 6:15 p.m Monday - Friday and limited service on Saturdays.

For those who need to make the commute to surrounding areas, **The Streamline Bus System now offers a fare-free service to and from Livingston and Bozeman** with a morning/evening route Monday - Friday seasonally. The mountain pass between Bozeman and Livingston is notorious for poor road conditions and high winds. It can take between 30 minutes to an hour, if not longer to make the drive between Bozeman & Livingston. If you need to get further than Bozeman, Greenline makes six trips between Bozeman, Four Corners and Belgrade Monday - Friday.

AVERAGE DRIVE TIMES

BOZEMAN

30 minutes

BELGRADE

40 minutes

GARDINER

60 minutes

BIG SKY

90 minutes



HOW'S THE HEALTHCARE?

Livingston HealthCare is a full-service medical center that provides a broad scope of quality health care services. Livingston HealthCare has a 25-bed critical access hospital, a multispecialty physician practice, rehabilitation services and home-based services. They are partnered with Billings Clinic which is part of the Mayo Clinic Care Network. This partnership gives patients at Livingston HealthCare access to some of the world's best specialty medicine and medical research.

Another healthcare provider in Livingston is the Community Health Partners. They provide primary care services to adults and pediatric patients, wellness exams, prevention strategies, family planning, dental services and behavior health. They offer a sliding fee scale for patients who do not have insurance.



WHAT ABOUT EDUCATION?

2 Elementary Schools | 1 Middle School | 1 High School

According to the Livingston school district profile, class sizes for grades K-2 average 19 students per class. Classes in grades 3-12 average 26 students and no classes have more than 30 students. Their mission is to provide the opportunity for all students to learn in a safe environment in order to become life-long learners and contributing citizens.

For residents in Park County but outside of Livingston, there are several other elementary schools, Pine Creek Elementary, Arrowhead Elementary, Gardiner Elementary and Shields Valley Elementary to name a few. As for high schools, there are 3 high schools in Park County, Shields Valley High School, Park High School (Livingston) and Gardiner High School.

[Click here](#) for the Park County Elementary School boundaries and [click here](#) for the Park County High School boundaries.



WHERE TO EAT AND PLAY?

While Livingston may have a reputation as a quiet cowboy town, there is plenty to do and see here! **You'll find a bit of everything from fantastic restaurants to fun community events and endless outdoor recreation.** Downtown Livingston has plenty of character, entertainment and incredible food!



Restaurants. Livingston is home to some seriously talented chefs and great restaurants. **Gil's Goods** is one of our favorite stops for every meal. They have delicious breakfast, great lunches and amazing pizza! This place is always bustling with customers enjoying the café or gathering around the Murray Bar for some great cocktails. For breakfast, we can't get enough of **Faye's Café**. This bright space is filled with art work and smiling people. The delicious food is just a bonus! And we can't leave off **Campione**, a true gem in this small town!

Breweries. Livingston has two fantastic breweries. **Neptunes Taphouse** has great beers, pub food and sushi. Yep, you read that right, sushi. So, whether you feel like some sashimi or a hamburger they've got you covered! **Katabatic Brewing Company** right in downtown Livingston. They occasionally have live music and trivia nights! [Click here for the best restaurants in Livingston.](#)

Events. There are many fantastic art galleries in Livingston that open their doors for the **Art Walk** and it's a fun time to stroll around their historic downtown area. The Livingston Art Walks are on the fourth Friday of the summer months. One of Livingston's biggest summer events is the **Livingston Rodeo** on the 2nd, 3rd and 4th of July. This is the premier rodeo in the state of Montana. For live music, check out **The Attic**, a music venue in a historic building right on Main Street.

When it comes to the outdoors, Livingston is a recreational dream. **The Yellowstone River**, the longest undammed river in the lower 48 states runs right through Livingston offering up some of the best fly-fishing out there. The **Absaroka-Beartooth wilderness** is just a short drive away, offering endless hiking & backpacking for all you explorers.

HELPFUL INFORMATION

Click the images below.



DO YOU HAVE QUESTIONS? WE ARE HERE TO HELP.

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WHO ARE WE?



Bozeman Real Estate Group was founded because we knew that we could do something better for both our clients and our community. Our goal was, and is, to be the type of real estate company that offers support to the clients and community that support us. ***Our real estate office is locally owned and operated, and our team of real estate agents have more than 340 collective years of experience in the real estate industry.*** Whether they were born here or chose to live here, every single member of our team has their own unique love and appreciation for this beautiful place that we call home.

ABOUT US