

MOVING TO MANHATTAN, MONTANA



WHY MANHATTAN?

Gallatin Valley is one of the fastest growing counties in the nation and while Bozeman gets most of the attention, people are looking to surrounding cities for the small-town charm and lower prices. Manhattan, Montana is only 25 minutes from Bozeman and with its agriculture centered community maintains a quaint, small-town feel.



WHAT'S THE COST OF LIVING?

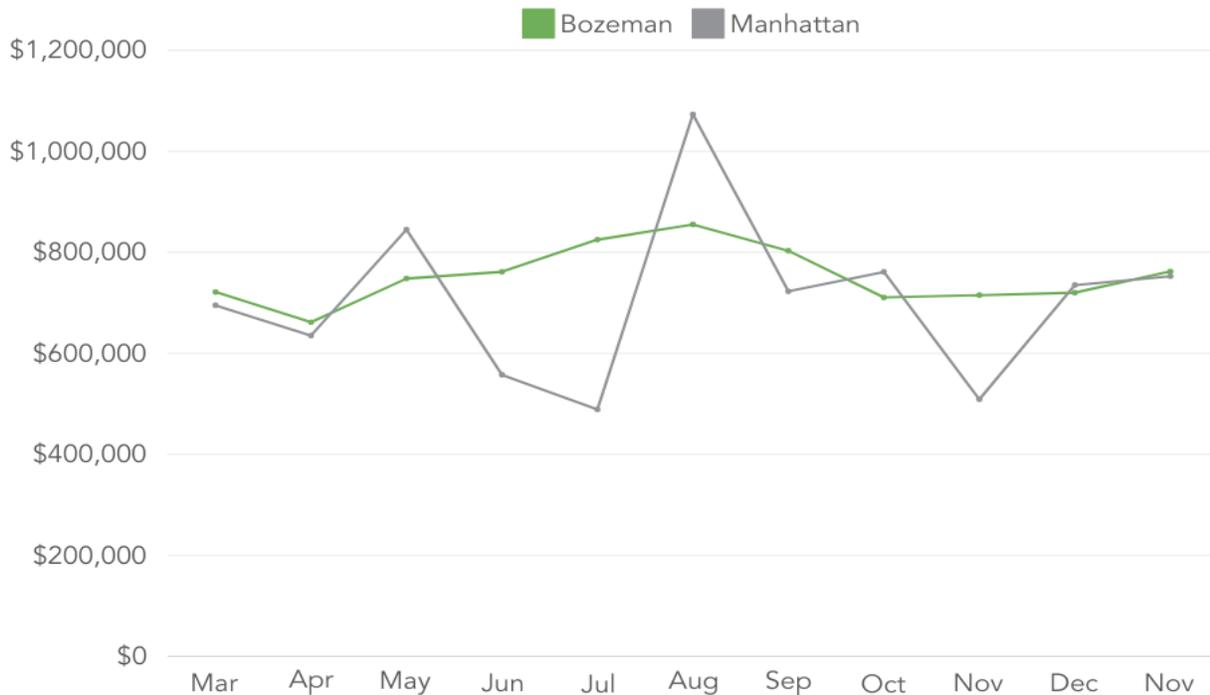
As Gallatin County continues to receive national attention for its quality of life, the number of new residents is increasing rapidly. In the last 8 years, the population of Gallatin County has increased by approximately 22,225 residents. **Manhattan has seen steady growth since 2010, up to 2,128 residents in 2021.** (US Census Bureau). Similar to the rest of Gallatin County the increase in new residents to Manhattan and lack of supply in homes is driving prices up.

Manhattan is still a more affordable option when it comes to housing and cost of living with the median sale price of a single-family home lower than Bozeman.

According to *Bestplaces.net*, housing costs are 14% less expensive than Bozeman. The cost of living is 22% higher than the U.S. average, however the unemployment rate is lower at 3%. [Click here](#) for Manhattan real estate information. As you can

MEDIAN PRICE OF A HOME-2023

Includes single-family, condo and townhomes



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

MANHATTAN REAL ESTATE MARKET

When it comes to real estate prices, Manhattan is closer to Bozeman's prices than other surrounding area communities. The reason for this is the large number of single family homes in Manhattan with very few condos and townhomes. Many properties in Manhattan include acreage which contributes to higher home costs.

The median price of a single family home in Manhattan is \$752,500, as of January 2024. While Manhattan does have higher home prices than some of Bozeman's surrounding areas, you generally get more space inside and outside. This makes Manhattan an ideal place to buy a home.



*Numbers and statistics as of January 2024 Courtesy of the Gallatin Association of Realtors. Numbers may be subject to additional data not reported at the time.

Many of the neighborhoods and homes in Manhattan are well established. In the past few years, new subdivisions have been developing in the area. [Gallatin River Ranch](#) is a large residential ranch community outside of Manhattan that has been growing. The ranch is comprised of individual 20-60 acre parcels, making it ideal for those wanting outside space.

[Pioneer Crossing](#) is a new, planned development in Manhattan that has 266 residential homesites on 177-acres. It is just outside of Manhattan and has been one of the few new subdivisions in the area.

The Town Center Condominiums are a condo option in Manhattan. They are a newer development right in the heart of downtown. [Click here for all Manhattan subdivisions.](#)

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. On top of that, many residents commute to Bozeman from Manhattan. The **average commute time between Manhattan & Bozeman is around 25 minutes.** This area generally sees less snow and is a straight shot to Bozeman, making it an easier commute than those living in Livingston or Big Sky and driving to Bozeman.

Manhattan is a ten minute drive from **The Bozeman Yellowstone International Airport.** The airport is served by Alaska, Allegiant, American Airlines, Delta, Frontier, United and Jet Blue with year-round non-stop service to Chicago, Denver, Las Vegas, Minneapolis, Phoenix, Salt Lake City, Seattle, and more. The airport also has seasonal non-stop service to several cities with more being added often. The airport is located a couple miles north of Belgrade and although the airport has seen significant growth in passenger traffic over the last several years the **lines remain short and it's easy to travel to and from.**

DRIVE TIMES FROM MANHATTAN

BOZEMAN

25 minutes

THREE FORKS

10 minutes

BRIDGER BOWL

40 minutes

AIRPORT

15 minutes



Photo credit townofmanhattan.com

WHAT DO PEOPLE DO FOR WORK?

Manhattan, Montana is an agricultural town at its core. The most productive industries focus on seed potatoes, dairy, wheat and beef. While the majority of Manhattan still centers around agriculture, there are other industries setting up in Manhattan, manufacturing being a top one. The new business park directly off the Interstate has become home to many new Manhattan businesses. The school district, the retirement home and several locally owned businesses also make up a large part of the jobs in the Manhattan area.



BLACKHAWK is a leading US manufacturer of tactical, military, shooting sports and law enforcement equipment and one of their manufacturing plants is in Manhattan Montana. They are one of the largest employers in Manhattan. **PDM** is near BLACKHAWK and is a full-service consulting company that develops manufacturing programs for the outdoor/hardware products, FEMA and automotive markets. PDM's building in Manhattan is one of their factories for metal components and plastic parts.

Ace Hardware has opened their newest location in Manhattan's growing business park. This created a number of new jobs in the community. In this business park there are also offices, a body shop, a gym, café and more to come in the future as it continues to develop.

The Manhattan School District is a large employer with nearly 100 staff and teachers. **Parkhaven** is a retirement, assisted living and memory care facility in Manhattan that creates jobs for the town.

A small, but vibrant downtown, Manhattan has many local businesses for a city of its size. With a strong and growing community, Manhattan is a great place to start a business. It's also a good place to work remotely, as so many people are doing now. If you can work anywhere, living in Manhattan means you get the benefits of a small Montana town with the amenities of Bozeman a short drive away.

According to Business Insider, Montana has the highest rate of new entrepreneurs, and second best startup activity score.

WHERE TO EAT AND PLAY IN MANHATTAN

The Local American Saloon, formally the Oasis is right on Main Street! They also own the Local in Belgrade. **The Porch at Nogans** is a cute café with yummy breakfast and lunch options. **L&F Market**, also on Main Street, is a go-to for groceries, plus grab and go options. **406 Brewing**, is the only brewery in town, right downtown!



Photo credit townofmanhattan.com

There is nothing better than a small town festival! Manhattan is known for its annual **Potato Festival** which began in 1987. In the first few years of the festival it had around 400-500 visitors and in 2018 it had 4,000! The Potato Festival takes place in downtown Manhattan during the summer. They shut down Main Street and there are food vendors (many with potatoes of course), arts & craft vendors. There is live music, kids activities, a car show and more. For a small town, this is a big festival and definitely worth checking out!

The annual **Christmas Stroll** takes place in downtown Manhattan with a Christmas light parade, living nativity, Santa, hay rides, food vendors, a gingerbread house contest, elf hunt, fireworks and more! There is nothing like a stroll to get you in the holiday spirit. The Bozeman Christmas Stroll has gotten crowded over the years, Manhattan offers a small town version.

Shakespeare in the Parks takes place in Manhattan in the summer, which is a free, family-friendly event in the park.

Taylor Park is in the center of town and is gathering place for the community with a playground and lots of open space.

Fishing is a short drive away with the **Gallatin River** right outside of town and the **Headwaters** about 5 minutes from Manhattan. Here you will find trails, camping and other recreational opportunities. The **Manhattan Wildlife Association** is in the neighboring town of Logan, which is a private non-profit shooting range. There is something for everyone in the town of Manhattan!



Photo credit Bozeman Magazine



Photo credit townofmanhattan.com



Photo credit townofmanhattan.com



HOW'S THE HEALTHCARE?

Aside from a few dentists and chiropractors, most healthcare options are going to be in Bozeman and Belgrade. **Bozeman Health** is the largest healthcare provider in the area and is a quick 25 minute drive away. This is also where the closest hospital, **Bozeman Deaconess**, is located with an 86-bed facility and over 200 physicians and health professionals. **Billings Clinic** recently opened the first phase of their Bozeman location, a 58-acre campus that will have over 50 physicians, nurse practitioners, physician assistants with over 20 specialties.

Belgrade has seen growth in their healthcare services and it is only 10 minutes from Manhattan. **Bozeman Health Belgrade Clinic**, **Community Health Partners** and **Zip Urgent Care** are all located in Belgrade.

With all the fresh mountain air, high-quality of life and outdoor activities, it's no wonder Gallatin County is considered one of the healthiest in Montana.



WHAT ABOUT EDUCATION?

1 Elementary School | 1 Middle School | 1 High School | 1 Private School

Manhattan School District is home of the Tigers! The elementary school is K-5, middle school is grades 5– 8 and the high school is 9–12, with a total enrollment of over 800 students. There are numerous after school clubs, sports and extra curricular activities.

Manhattan Christian is a private school located in the Churchill area. This K-12 school has been around for over 100 years! They offer a liberal arts focused curriculum as well as strong athletics program.

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 425 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