

# 2021 PARK COUNTY HOUSING NEEDS ASSESSMENT

Download the entire document at:  
<https://find.pccf-montana.org/Park-County-Housing-Needs-Assessment>

**SINGLE FAMILY  
 MEDIAN HOME  
 SALES PRICES**  
**+50.4%**

\$425,250  
 June 2021

\$282,753  
 Dec. 2019



41% of renters and 37% of mortgage holders are considered cost-burdened.



More than 30% of their monthly income goes towards housing.

**30%**

**991**

Current number of households earning less than \$14,999 per year.



Current number of homes with available subsidies for these households.

**221**

**\$1,565**

AVERAGE ESTIMATED RENT

This is more than twice what the average renter could afford (\$665).



The We Will Park County community visioning project received an overwhelming response from residents that housing was a top issue in Park County. Read more at: [WeWillParkCounty.org](http://WeWillParkCounty.org).

Single-person households are in stiff competition in Park County:



**2,433**  
 single person households



**1,469**  
 available one-bedroom or studio apartments

*"From Wilsall to Cooke City, housing in Park County is an issue that touches on the daily life of all Park County residents."*

Gavin Clark,  
 Executive Director,  
 Park County  
 Community Foundation



**\$50K**

Just under half of households in Park County earn less than \$50,000 a year.



The amount of publicly owned land in Park County attracts people to the areas and creates challenges in developing enough housing because of a limited supply of land that is available, geographically feasible, and affordable to be developed.

*"The purpose of this Housing Needs Assessment is to help Park County residents and local leaders make more informed decisions impacting the housing market."*

Tracy Menuez,  
 Associate Director and Community Development Director, HRDC

