

Real Estate

From its early beginnings Scottsbluff has been progressively looking to the future. Starting in 1828 when frontier trapper, Hiram Scott, died at the base of the bluff which was later to receive his name, the City of Scottsbluff has carried the name of the local monument.

Scottsbluff began in the early 1900's as a pioneer town with sod and log houses. One of the grand buildings in Scottsbluff was the Tri-State Land Company constructed in 1907. This company was instrumental in the development of Scottsbluff by bringing industry and people to the area.

The Terry Carpenter Estate in Scottsbluff was constructed in 1939. It is an example of grandeur in our city and spans a city block. Terry Carpenter was a founder of Terrytown and a former state Senator.

One of the Valley's earliest homes is a log home discovered in Gering in the summer of 2001. It

choose from.

Scottsbluff is fast becoming a business hub as well as a regional medical center for the outlying areas from Torrington, Wyoming to Alliance and from Kimball to Chadron.

We are the "Best Kept Secret" of the real estate market - a quiet rural community located within a 4-hours drive from Denver's big city culture and mountains, close to Rapid City's Mt. Rushmore and Black Hills and Cheyenne's Frontier Days. We are also within a 1½ hour drive from Lake McConaughy, Ft. Laramie and Ft. Robinson. We enjoy small town

living with friendly courteous merchants and neighbors.

Our community offers a wide variety of housing options in a wide price range. There are new custom homes, townhouses, mixed-use communities as well as apartments and rental homes. Stately older



CARPENTER HOUSE

has since been moved to the **North Platte Valley Museum** in Gering. These early day homes are far removed from the beautiful efficient homes of this century. There are many new construction home developments as well as the more established neighborhoods to



homes with charm and beauty are located on "the avenues".

POPULATION

The 2007 census reflects an estimated population of 36,370 for Scotts Bluff County. This ranks sixth in Nebraska in population. We believe we rank first in beauty, quality of life and resources for the future.

The area has grown steadily in every 10-year census period. From its combined population of almost 11,000 in 1930 to over 23,000 in 2006, we can boast continual population growth.

Our community has more to offer now than at any time in its history. The housing market offers a large variety of types and styles of homes in our immediate area and in several surrounding areas and towns.



AVERAGE SELLING PRICES

Towns included in our real estate marketing area include Bayard, Minatare, Gering, Mitchell, Morrill, Lyman, Henry, & Scottsbluff - all towns offer a variety of sizes and prices. Home prices vary from



community to community.

The average sale in 2007 for Scottsbluff and Gering was \$116,941. The average single family home sold in 1988 was \$46,000. In 1999 the average was \$63,500 and it was \$96,000 in 2007.

In 2007, approximately 10,062 homes were owner occupied while 4,753 were tenant occupied in Scotts Bluff County. The average monthly housing rental is approximately \$650 for a three-bedroom home and \$400 for a one-bedroom apartment.



FAITH COMMUNITY

The religious needs of the community are met with approximately 52 churches representing many of the major denominations. Several of the churches have day-care centers, active youth organizations and outreach programs.

SENIOR LIVING

The special needs of senior citizens are met through abundant services and many senior housing options. There are several retirement communities that provide independent or assisted living plus full-care nursing homes. See pages 38 & 39 for Senior living.

COUNTRY LIVING

For those who prefer "the country life" we have several subdivisions outside of the city limits as well as acreages with farmhouses. In addition, the Wildcat Hills area offers wonderful homes overlooking the Valley with beautiful scenery and wildlife.