



## Market Report

### Monthly Market Analysis

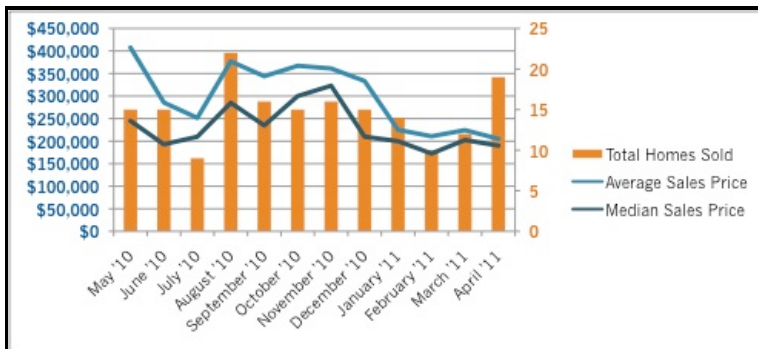
All MLS Reported Sales Information for Teton Valley

April 2011

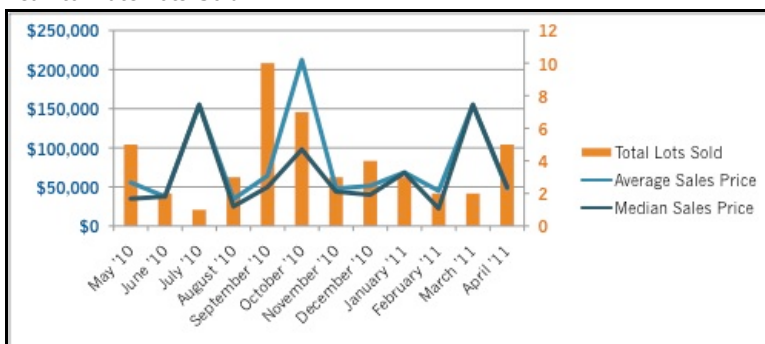
	# on Market	Average Days on Market	Total Sales	Average Price
Residential	390	343	19	\$205,205
Building Sites	467	603	5	\$48,320
Farm & Ranch	14	403	0	\$0
Commercial	62	326	1	\$525,000

	Last 12 Months May 1, 2010 - April 30, 2011	12 Months, 1 Year Ago May 1, 2009 - April 30, 2010	% Difference
Number Sold	253	252	+0%
Sold Volume	\$69,905,682	\$77,219,163	-9%
Average Sale Price	\$278,288	\$309,940	-10%

### Year-to-Date Homes Sold



### Year-to-Date Lots Sold



### Detailed Market Analysis – Last Month

#### Building Sites < 10 Acres

[Click here to contact an agent with market questions.](#)

Sage Realty Group would like to welcome you to our Market Report and Analysis.

The 1st quarter of real estate sales in Teton Valley indicates that short sales and REO's continue to lead the market. This quarter brought a 67% increase in the number of homes sold under \$300,000 over the same period last year. However, the average sales price in this price-range fell to \$156,000, a 28% drop from last year. There has been a 17% decline in all listed residential homes over the first quarter, with a 26% increase in sales. A total of 39 homes have sold so far in 2011.

Low sale prices have been primarily steered by bank-owned properties that need to sell a set number of assets monthly. These financial goals force banks to sell properties below appraised value to meet their in-house needs. Because these sales make up such a large portion of the Teton Valley market, they have become the baseline for values across the board, driving residential appraisals and prices down valley-wide. With fewer homes on the market and higher sales volume, we expect the housing market to bottom out long before that of the local land market.

Even with a 41% decrease in listed lots this quarter over the same period in 2010, supply still far out-weighs demand. This year has seen 8 land sales, a 41% decline over last year. Would-be home buyers can currently purchase a home for less than they could build one for, leaving plenty of room before we'll see the bottom of the land market in the valley.

With a wide variety of homes on the market at currently low prices, you may want to join the incoming birds this spring and set up your nest in Teton Valley.

We look forward to keeping you tuned in to the market data we are watching. Please

Number of Sales	5
Volume Sold	\$241,600
Average Sale Price	\$48,320
Days on Market	632
Lots on Market	399

#### Building Sites $\geq$ 10 Acres

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	431
Lots on Market	68

#### Homes $\leq$ \$350,000

Number of Sales	16
Volume Sold	\$2,689,400
Average Sale Price	\$168,087
Days on Market	315
Homes on Market	252

#### Homes from \$350,000 - \$750,000

Number of Sales	2
Volume Sold	\$1,004,300
Average Sale Price	\$502,150
Days on Market	347
Homes on Market	83

#### Homes from \$750,000 - \$1,250,000

Number of Sales	1
Volume Sold	\$859,000
Average Sale Price	\$859,000
Days on Market	407
Homes on Market	34

#### Homes $\geq$ \$1,250,000

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	499
Homes on Market	25

History of Homes Sales

feel free to contact us if you have any questions or would like more detailed information.

To view all archived market reports [click here](#).

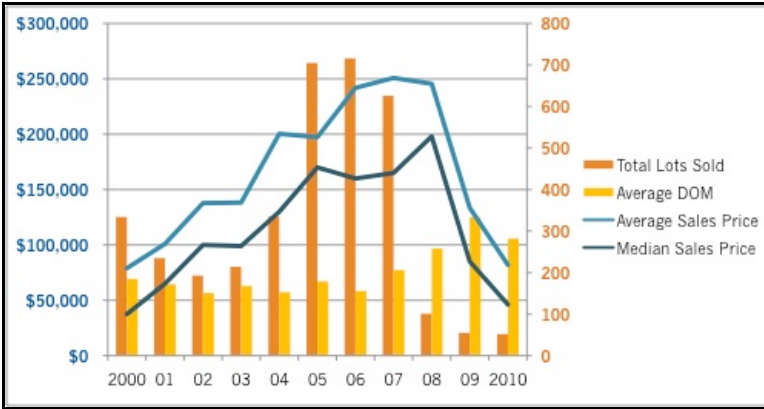
\* This information reflects data gathered from Teton Valley, ID. This includes Teton, Driggs, Victor and Alta, WY.



[RSS Market Report](#)



History of Lot Sales



We hope this information has been beneficial to you.

**Thank You!**