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## Market Report

### Monthly Market Analysis

All MLS Reported Sales Information for Teton Valley

August 2009

	# ON MARKET	AVERAGE DAYS ON MARKET	TOTAL SALES	AVERAGE PRICE
Residential	597	283	24	\$409,820
Building Sites	1,123	472	10	\$90,100
Farm & Ranch	30	275	1	\$875,000
Commercial	77	290	0	\$0

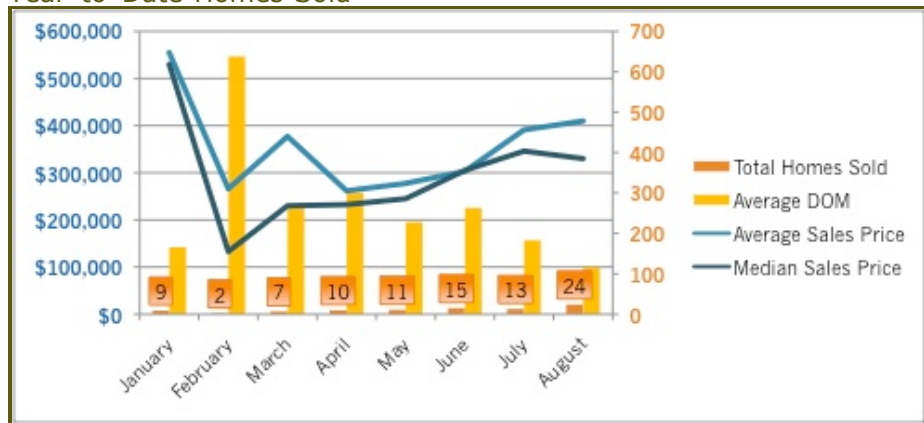
	LAST 12 MONTHS SEPTEMBER 1, 2008 - AUGUST 31, 2009	12 MONTHS, 1 YEAR AGO SEPTEMBER 1, 2007 - AUGUST 31, 2008	% DIFFERENCE
Number of Sales	190	381	-50%
List Price Volume Sold	\$65,107,646	\$160,618,087	-59%
Average List Price Sold	\$366,080	\$423,539	-14%

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

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

In August, Teton Valley saw 35 property sales, indicating that things are on the up and up locally. For buyers, the recent turn in the economy has opened up the possibilities of home ownership. Investment opportunities have increased locally with low interest rates, government incentives, abundant inventories and motivated sellers. With the stage set, now is the time to secure your dream property in Teton Valley.

### Year-to-Date Homes Sold



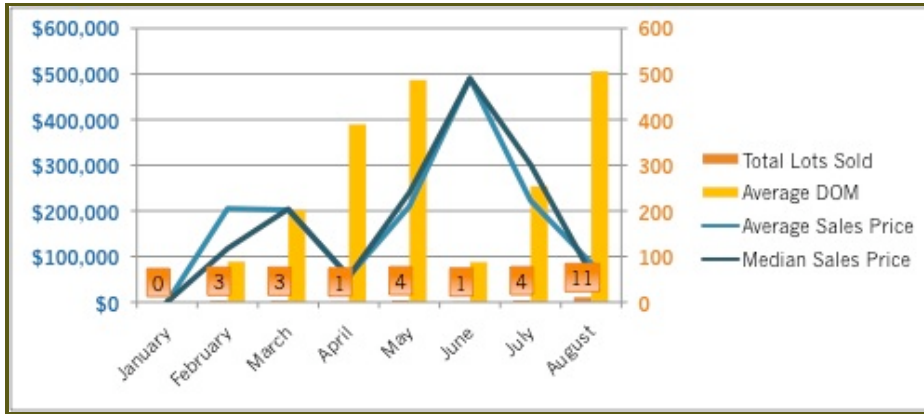
We look forward to keeping you tuned in to the market data we are watching. Please feel free to contact us if you have any questions or would like more detailed information.

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.



### Year-to-Date Lots Sold



### Detailed Market Analysis – Last 12-Months

#### Building Sites < 10 Acres

Number of Sales	54
Volume Sold	\$8,662,050
Average Sale Price	\$158,053
Days on Market	418
Lots on Market	1,859

#### Building Sites ≥ 10 Acres

Number of Sales	6
Volume Sold	\$1,943,000
Average Sale Price	\$323,833
Days on Market	353
Lots on Market	182

#### Homes ≤ \$350,000

Number of Sales	80
Volume Sold	\$20,098,848
Average Sale Price	\$251,055
Days on Market	250
Homes on Market	498

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

Number of Sales	32
Volume Sold	\$13,773,550
Average Sale Price	\$420,114
Days on Market	281
Homes on Market	421

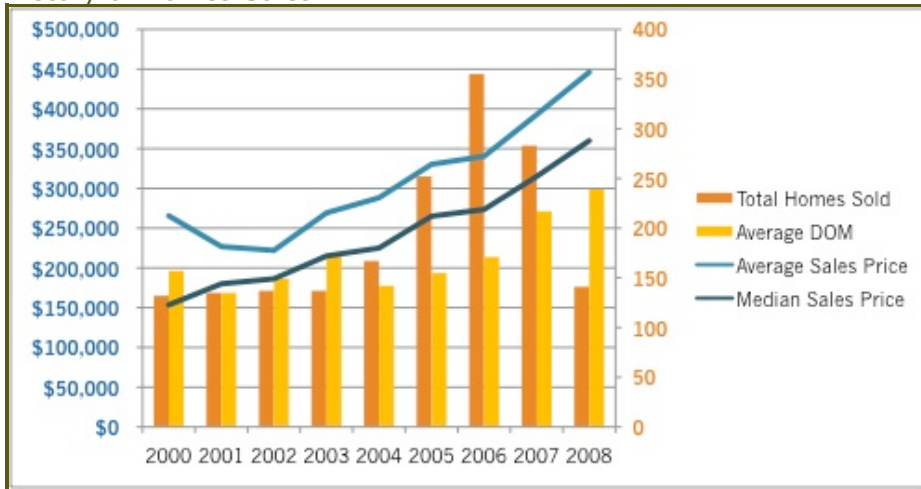
#### Homes from \$750,000 - \$1,250,000

Number of Sales	8
Volume Sold	\$7,341,900
Average Sale Price	\$936,150
Days on Market	301
Homes on Market	117

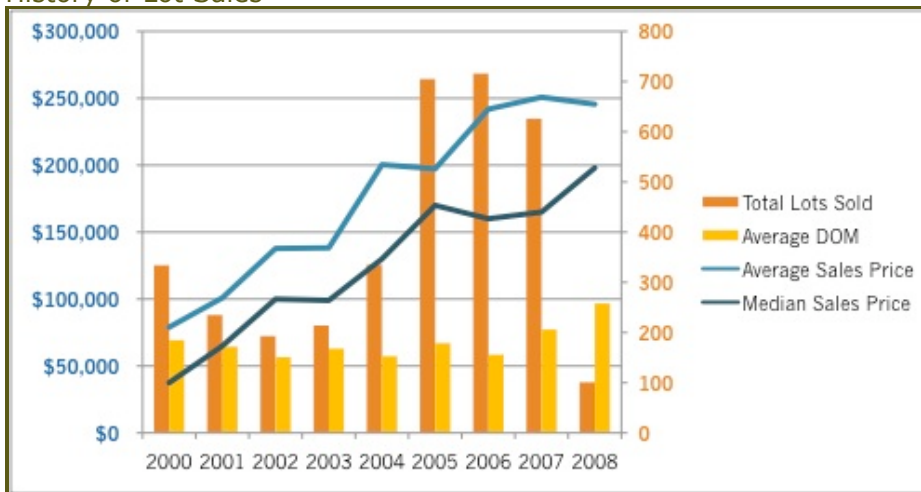
### Homes ≥ \$1,250,000

Number of Sales	7
Volume Sold	\$10,943,445
Average Sale Price	\$1,563,349
Days on Market	296
Homes on Market	111

### History of Homes Sales



### History of Lot Sales



We hope this information has been beneficial to you.

**Thank You!**

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