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PROPERTY SEARCH HOMES LOTS & LAND COMMERCIAL & INVESTMENT DISTRESSED PROPERTIES TETON VALLEY ABOUT US

Market Report

Monthly Market Analysis

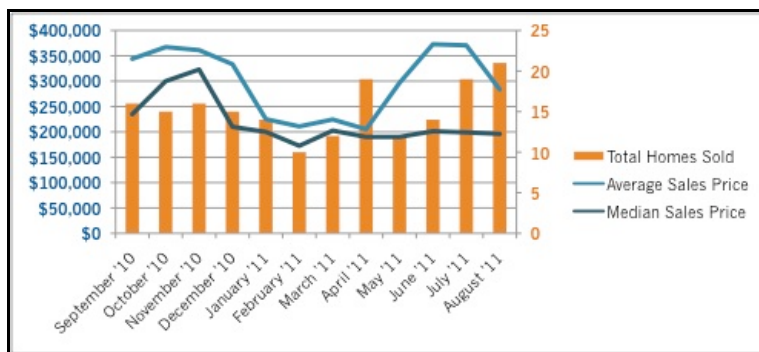
All MLS Reported Sales Information for Teton Valley

August 2011

	# on Market	Average Days on Market	Total Sales	Average Price
Residential	445	332	21	\$283,661
Building Sites	554	580	7	\$113,571
Farm & Ranch	16	370	0	\$0
Commercial	43	335	0	\$0

	Last 12 Months September 1, 2010 - August 31, 2011	12 Months, 1 Year Ago September 1, 2009 - August 31, 2010	% Difference
Number Sold	265	237	+12%
Sold Volume	\$69,815,558	\$72,175,523	-3%
Average Sale Price	\$266,510	\$305,793	-13%

Year-to-Date Homes Sold



Year-to-Date Lots Sold



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

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

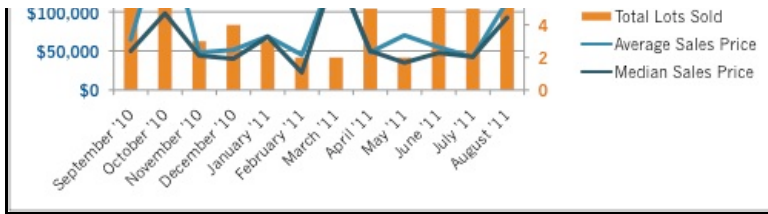
The 2nd quarter of real estate sales in Teton Valley indicates that real estate owned by banks and short sales continue to set residential price points. Half the homes sold during the 2nd quarter in Teton Valley were short sales or REO's.

This quarter brought a 22% increase in the number of homes sold under \$300,000 over the same period last year. The average sale price for homes in this price-range fell 12% from Q2 of 2010 to the current \$161,000 – \$5,000 more than 1st quarter of 2011 sale prices. Forty-seven homes under \$300,000 were sold in the 2nd quarter, with a total of 89 homes being sold so far in 2011.

With sale prices beginning to rise and the number of listed homes falling 14%, we can anticipate that we are in the final stretch of the flood of short sales and REO's that have saturated the Teton Valley residential real estate market over the last two years.

Land sales, on the other hand, have a long way to go before they'll be above the water line. Even with a 35% decrease in listed lots this quarter over the same period in 2010, supply still far out-weighs demand. This year has seen a total of 23 lot sales, with 15 of those closing in the 2nd quarter. With just over 600 lots currently on the market, it will be some time before land sales become competitive again. There a number of well situated and well priced lots on the market today, however, would-be buyers can currently buy a home for less than the cost to build one.

With rising heat and prices slowly following, now could be the time to secure a cool deal in the shadow of the Tetons. Community events, music, hiking, biking and horseback riding around this time of year and offer



Teton Valley residents plenty of recreational options.

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



Detailed Market Analysis – Last Month

Building Sites < 10 Acres

Number of Sales	5
Volume Sold	\$602,500
Average Sale Price	\$120,500
Days on Market	603
Lots on Market	477

Building Sites ≥ 10 Acres

Number of Sales	2
Volume Sold	\$192,500
Average Sale Price	\$96,250
Days on Market	434
Lots on Market	77

Homes ≤ \$350,000

Number of Sales	16
Volume Sold	\$2,833,000
Average Sale Price	\$177,062
Days on Market	323
Homes on Market	283

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

Number of Sales	4
Volume Sold	\$1,835,400
Average Sale Price	\$458,850
Days on Market	325
Homes on Market	103

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

Number of Sales	2
Volume Sold	\$1,611,000
Average Sale Price	\$805,500
Days on Market	385
Homes on Market	43

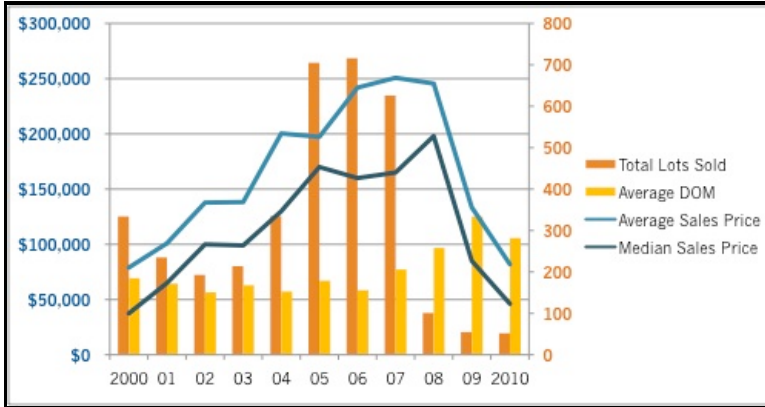
Homes ≥ \$1,250,000

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	419
Homes on Market	23

History of Homes Sales



History of Lot Sales



We hope this information has been beneficial to you.

Thank You!