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PROPERTY SEARCH HOMES LOTS & LAND COMMERCIAL & INVESTMENT DISTRESSED PROPERTIES TETON VALLEY OUR TEAM

Market Report

Monthly Market Analysis

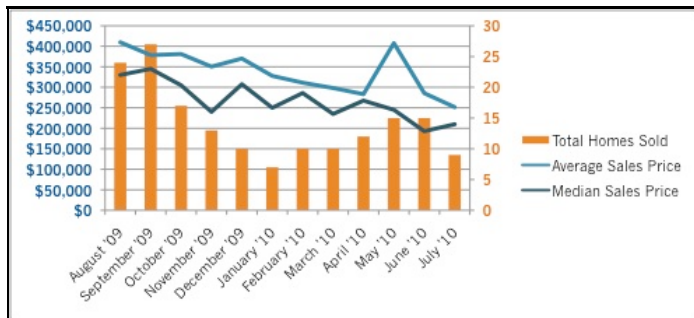
All MLS Reported Sales Information for Teton Valley

July 2010

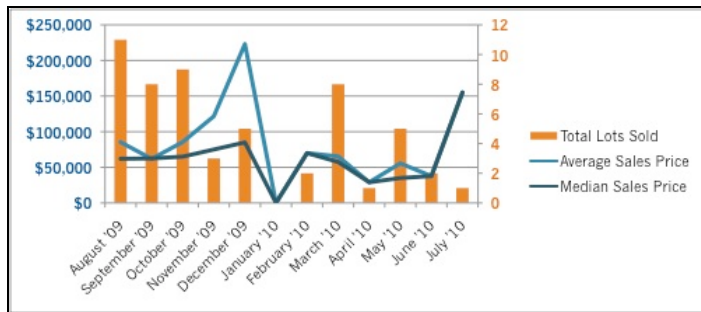
	# on Market	Average Days on Market	Total Sales	Average Price
Residential	499	320	9	\$251,644
Building Sites	694	557	1	\$155,000
Farm & Ranch	32	380	0	\$0
Commercial	64	348	0	\$0

	Last 12 Months August 1, 2009 - July 31, 2010	12 Months, 1 Year Ago August 1, 2008 - July 31, 2009	% Difference
Number Sold	252	180	+40%
Sold Volume	\$76,194,363	\$60,820,991	+25%
Average Sale Price	\$303,941	\$364,757	-17%

Year-to-Date Homes Sold



Year-to-Date Lots Sold



Detailed Market Analysis – Last Month

Building Sites < 10 Acres

Number of Sales	1
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[Click here to contact an agent with market questions.](#)

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

The first six-months of real estate sales in Teton Valley rounded out with a promising 23% increase in total sales volume over last year’s sales-to-date, while marketed properties declined by 24%.

For all homes on the market the average sales price this year-to-date over last year-to-date has fallen a negligible 3%, leading us to believe that we may be at the bottom of the residential market price-wise. While the median list price for a home in Teton Valley was \$309,000 at the end of the 2nd quarter, the median sales price was \$250,000, showing us that it is still a buyer’s market. With prices leveling out to 2003 levels, many would-be home builders are opting to buy finished homes for less than they could build them for. With 350 homes currently on the market in this price range and a 26% decline in days on market it looks like a great time to invest in the area while the deals last.

Lot and land sales are facing less competition with 33% less lots on the market this year than last. While average prices & volume of lot sales have fallen significantly over the last year, only 23 lots total have sold in Teton Valley in the 1st & 2nd quarters of 2010. This leads us to believe that land prices will continue to drop since buyers are in short supply. By way of comparison, 2007, the last boom year brought about 626 land sales valley-wide.

With rising heat and falling prices, now could be the time to secure a cool deal in the high mountain valley below 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

Volume Sold	\$155,000
Average Sale Price	\$155,000
Days on Market	580
Lots on Market	618

Building Sites \geq 10 Acres

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	361
Lots on Market	82

Homes \leq \$350,000

Number of Sales	6
Volume Sold	\$1,124,800
Average Sale Price	\$187,466
Days on Market	294
Homes on Market	274

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

Number of Sales	3
Volume Sold	\$1,140,000
Average Sale Price	\$380,000
Days on Market	358
Homes on Market	153

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

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	299
Homes on Market	47

Homes \geq \$1,250,000

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	379
Homes on Market	34

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](#).

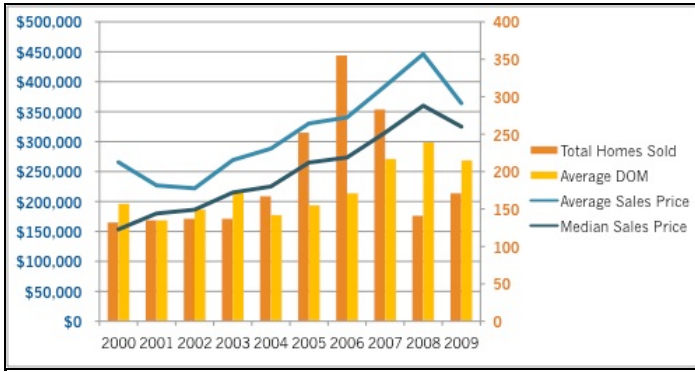
* This information reflects data gathered from Teton Valley, ID. This includes Tetonia, Driggs, Victor and Alta, WY.

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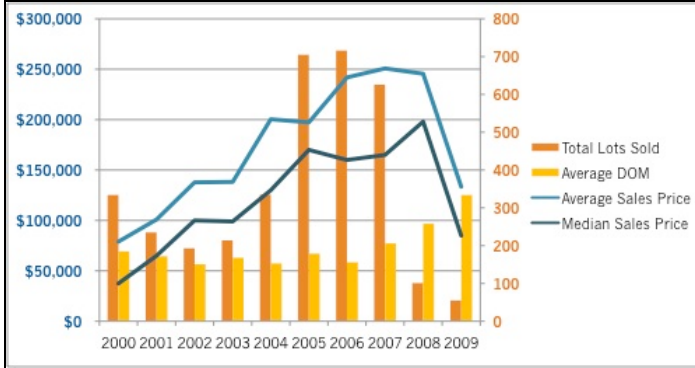
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[RSS Market Report](#)



History of Lot Sales



We hope this information has been beneficial to you.

Thank You!

