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

## Market Report

### Monthly Market Analysis

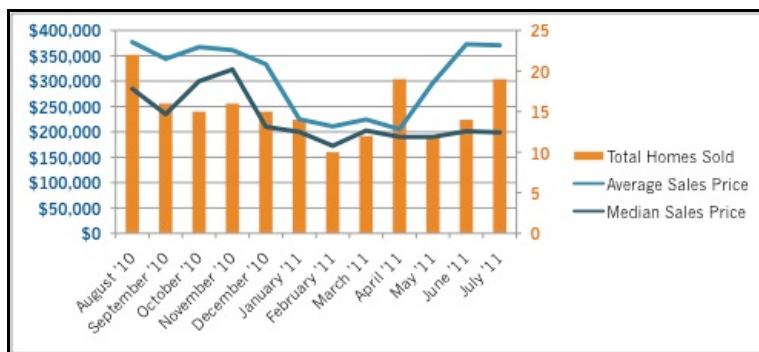
All MLS Reported Sales Information for Teton Valley

July 2011

	# on Market	Average Days on Market	Total Sales	Average Price
Residential	461	322	19	\$370,633
Building Sites	562	569	5	\$42,280
Farm & Ranch	16	368	0	\$0
Commercial	53	310	0	\$0

	Last 12 Months August 1, 2010 - July 31, 2011	12 Months, 1 Year Ago August 1, 2009 - July 31, 2010	% Difference
Number Sold	263	253	+4%
Sold Volume	\$76,366,113	\$80,230,113	-5%
Average Sale Price	\$278,555	\$302,996	-8%

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.

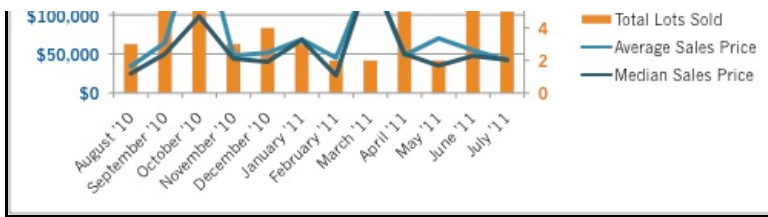
The 2nd quarter of real estate sales in Teton Valley indicates that real estate owned by banks and short sales continue to set residential price points. Half the homes sold during the 2nd quarter in Teton Valley were short sales or REO's.

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

 [RSS Market Report](#)

### Detailed Market Analysis – Last Month

#### Building Sites < 10 Acres

Number of Sales	5
Volume Sold	\$211,400
Average Sale Price	\$42,280
Days on Market	594
Lots on Market	485

#### Building Sites ≥ 10 Acres

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	412
Lots on Market	77

#### Homes ≤ \$350,000

Number of Sales	12
Volume Sold	\$1,632,400
Average Sale Price	\$138,409
Days on Market	309
Homes on Market	291

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

Number of Sales	5
Volume Sold	\$2,868,900
Average Sale Price	\$573,780
Days on Market	307
Homes on Market	105

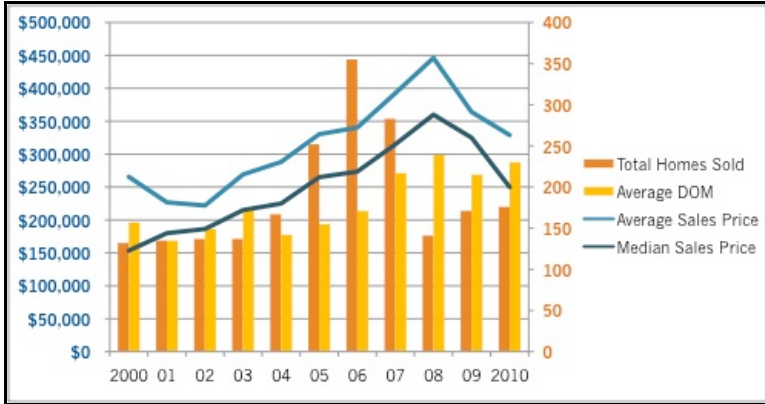
#### Homes from \$750,000 - \$1,250,000

Number of Sales	1
Volume Sold	680,000
Average Sale Price	680,000
Days on Market	399
Homes on Market	48

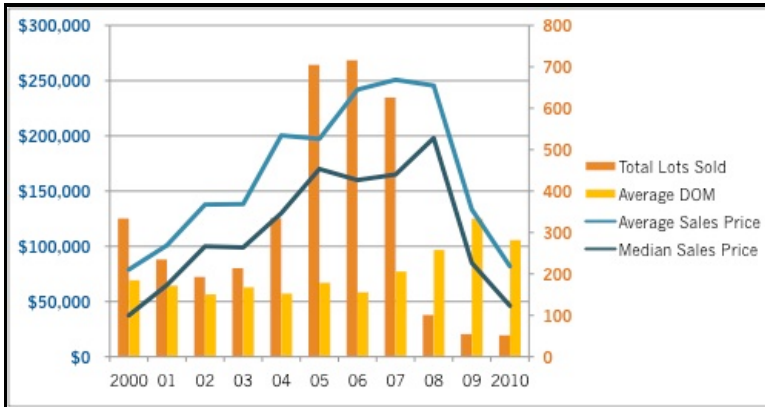
#### Homes ≥ \$1,250,000

Number of Sales	1
Volume Sold	\$1,600,000
Average Sale Price	\$1,600,000
Days on Market	387
Homes on Market	24

History of Homes Sales



History of Lot Sales



We hope this information has been beneficial to you.

**Thank You!**