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

Market Report

Monthly Market Analysis

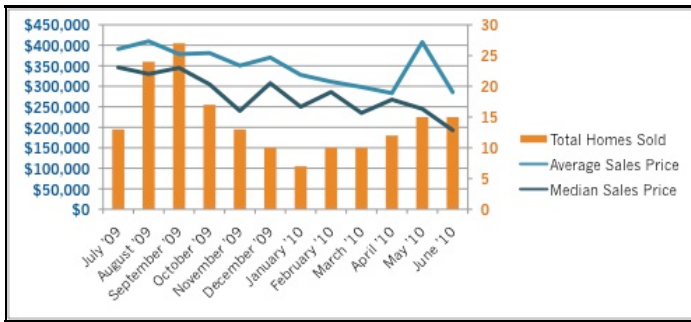
All MLS Reported Sales Information for Teton Valley

June 2010

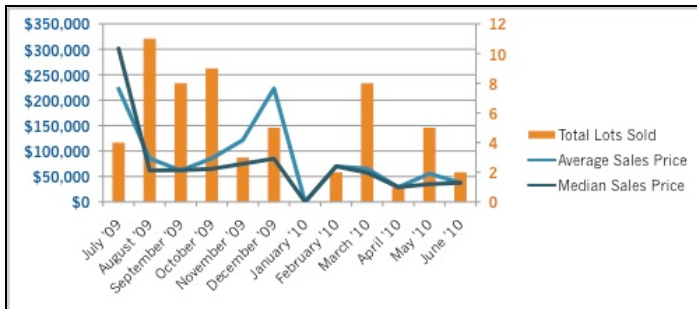
	# on Market	Average Days on Market	Total Sales	Average Price
Residential	487	329	15	\$285,660
Building Sites	693	588	2	\$37,700
Farm & Ranch	34	377	0	\$0
Commercial	70	381	0	\$0

	Last 12 Months July 1, 2009 - June 30, 2010	12 Months, 1 Year Ago July 1, 2008 - June 30, 2009	% Difference
Number Sold	259	184	+41%
Sold Volume	\$79,570,113	\$61,867,261	+29%
Average Sale Price	\$309,772	\$360,008	-14%

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 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

Number of Sales	2
Volume Sold	\$75,400
Average Sale Price	\$37,700
Days on Market	612
Lots on Market	617

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.

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Building Sites ≥ 10 Acres

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	377
Lots on Market	83

Homes ≤ \$350,000

Number of Sales	10
Volume Sold	\$1,696,800
Average Sale Price	\$169,680
Days on Market	295
Homes on Market	264

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

Number of Sales	3
Volume Sold	\$960,000
Average Sale Price	\$320,000
Days on Market	363
Homes on Market	152

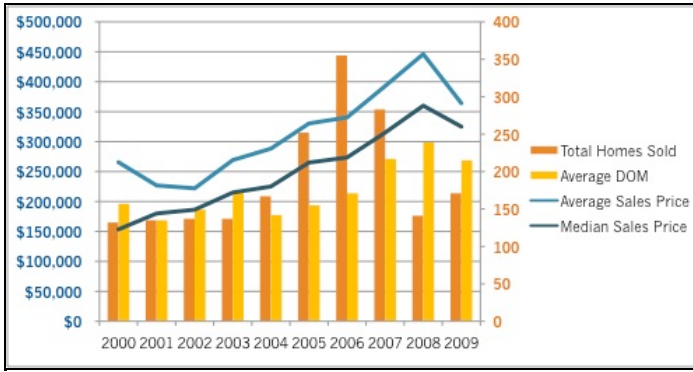
Homes from \$750,000 - \$1,250,000

Number of Sales	2
Volume Sold	\$1,628,100
Average Sale Price	\$814,050
Days on Market	344
Homes on Market	46

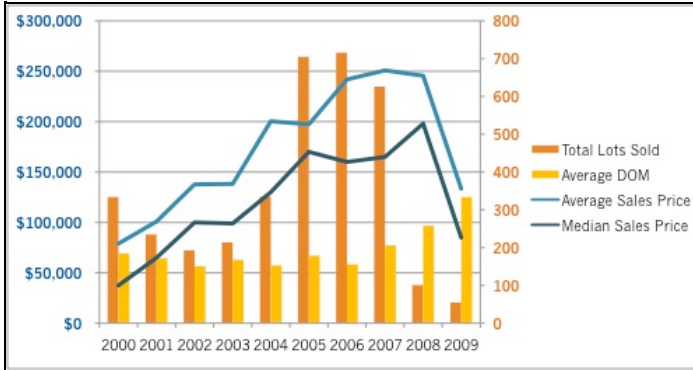
Homes ≥ \$1,250,000

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	401
Homes on Market	33

History of Homes Sales



History of Lot Sales



We hope this information has been beneficial to you.

Thank You!

