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

Market Report

Monthly Market Analysis

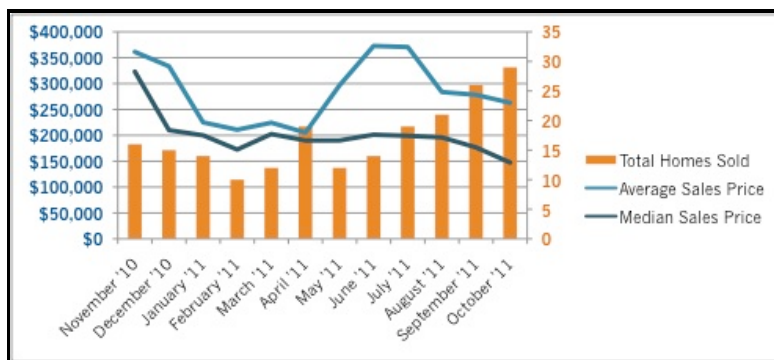
All MLS Reported Sales Information for Teton Valley

November 2011

	# on Market	Average Days on Market	Total Sales	Average Price
Residential	331	376	14	\$302,035
Building Sites	512	628	4	\$74,750
Farm & Ranch	14	446	0	\$0
Commercial	42	353	1	\$275,000

	Last 12 Months December 1, 2010 - November 30, 2011	12 Months, 1 Year Ago December 1, 2009 - November 30, 2010	% Difference
Number Sold	283	230	+23%
Sold Volume	\$71,833,388	\$67,702,337	+6%
Average Sale Price	\$254,507	\$299,321	-15%

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.

In market news, October had a total of 36 sales, this is up from 24 last year at the same time. There were 29 residential sales over the month. Four condos in Victor were purchased, as well as, one townhouse in Driggs & one in Victor. The rest of the residential sales were single-family homes, with the majority being located in the Victor, ID area.

The 7 lot sales were valley wide, with two lots closing in Alta, WY and one piece of acreage over 10 acres selling in the Big Holes. Of the 50 lots sold so far in 2011, half have been in Victor and a quarter were in the Teton area. Currently lot sales are up 4% in 2011.

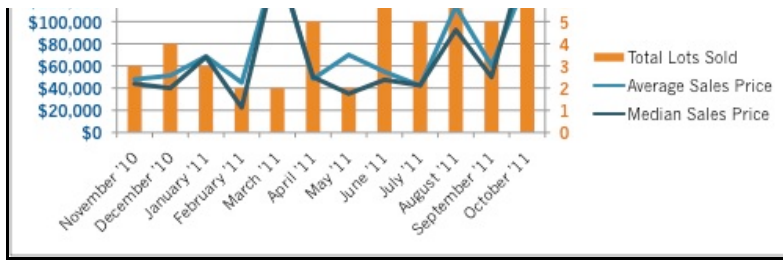
Across the board sold volume is up 20%, while the average sale prices are down 20% when compared with October, 2010.

Cooler temps are moving into the area along with fresh snow. It's not too late to beat the coming weather and secure a home for the winter beautiful Teton Valley.

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	4
Volume Sold	\$299,000
Average Sale Price	\$74,750
Days on Market	653
Lots on Market	446

Building Sites ≥ 10 Acres

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	456
Lots on Market	66

Homes ≤ \$350,000

Number of Sales	8
Volume Sold	\$1,317,000
Average Sale Price	\$164,625
Days on Market	373
Homes on Market	210

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

Number of Sales	5
Volume Sold	\$1,911,500
Average Sale Price	\$382,300
Days on Market	345
Homes on Market	76

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

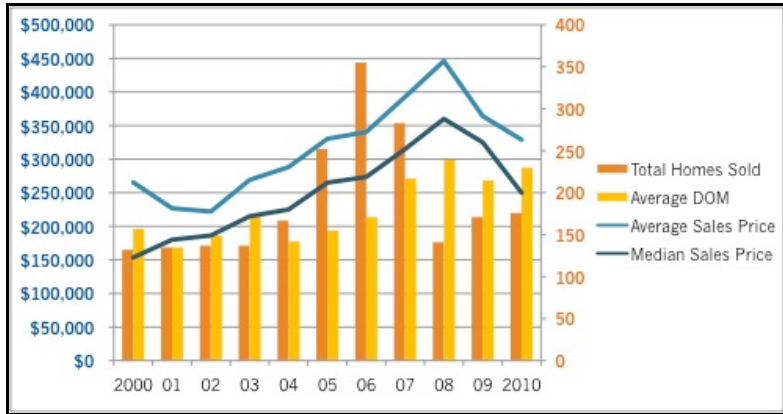
Number of Sales	1
Volume Sold	\$1,000,000
Average Sale Price	\$1,000,000
Days on Market	404
Homes on Market	32

Homes ≥ \$1,250,000

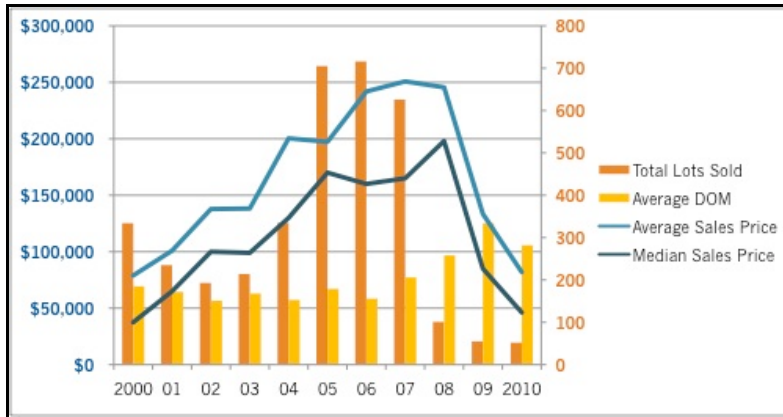
Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0

Days on Market	501
Homes on Market	17

History of Homes Sales



History of Lot Sales



We hope this information has been beneficial to you.

Thank You!

