



Market Report

Monthly Market Analysis

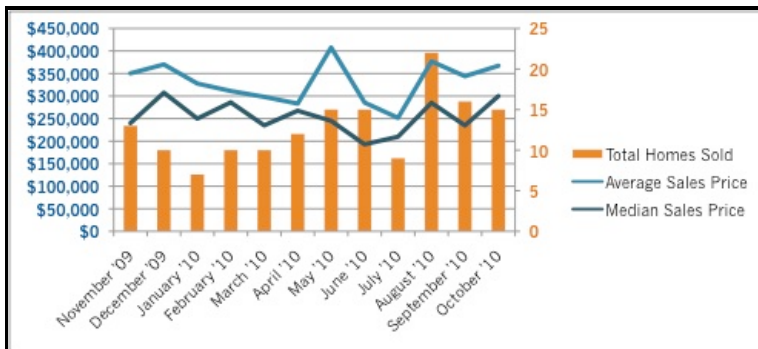
All MLS Reported Sales Information for Teton Valley

October 2010

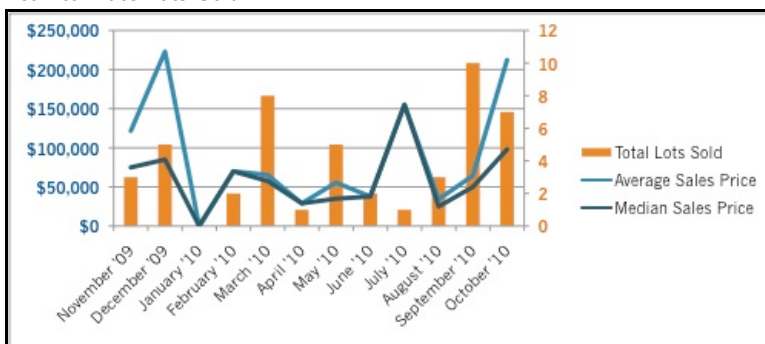
	# on Market	Average Days on Market	Total Sales	Average Price
Residential	467	347	15	\$367,220
Building Sites	676	569	7	\$212,383
Farm & Ranch	26	347	0	\$0
Commercial	54	371	2	\$102,250

	Last 12 Months November 1, 2009 - October 31, 2010	12 Months, 1 Year Ago November 1, 2008 - October 31, 2009	% Difference
Number Sold	225	216	+4%
Sold Volume	\$66,593,787	\$71,570,133	-7%
Average Sale Price	\$301,085	\$335,486	-10%

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.

Real estate listings are down across the board, however bargain prices continue to hold the interest of buyers. While the majority of action remains in residential homes priced under \$350,000, we did see two high-end home sales over \$800,000 this month and 4 sales in the \$350,000 - \$750,000 price range.

Land is typically well-priced lately and October saw five lot sales under 10 acres, as well as two large land parcels that were over 40 acres.

If you previously thought you couldn't afford a toehold at the foot of the Tetons, you may want to revisit the idea. With a variety of options giving you both value and terrific views, the only issue might be choosing which one is right for you.

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 click [here](#).

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

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[RSS Market Report](#)

Number of Sales	5
Volume Sold	\$309,800
Average Sale Price	\$58,700
Days on Market	597
Lots on Market	593

Building Sites \geq 10 Acres

Number of Sales	2
Volume Sold	\$1,039,500
Average Sale Price	\$519,750
Days on Market	370
Lots on Market	83

Homes \leq \$350,000

Number of Sales	9
Volume Sold	\$2,114,500
Average Sale Price	\$234,944
Days on Market	296
Homes on Market	275

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

Number of Sales	4
Volume Sold	\$1,614,800
Average Sale Price	\$403,700
Days on Market	433
Homes on Market	130

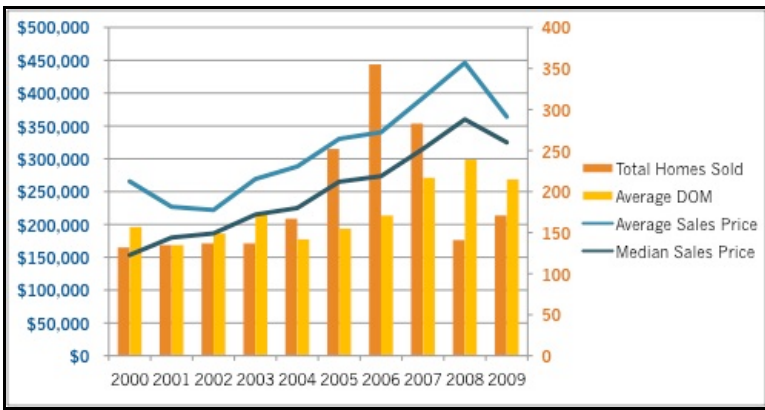
Homes from \$750,000 - \$1,250,000

Number of Sales	2
Volume Sold	\$1,779,000
Average Sale Price	\$889,500
Days on Market	335
Homes on Market	38

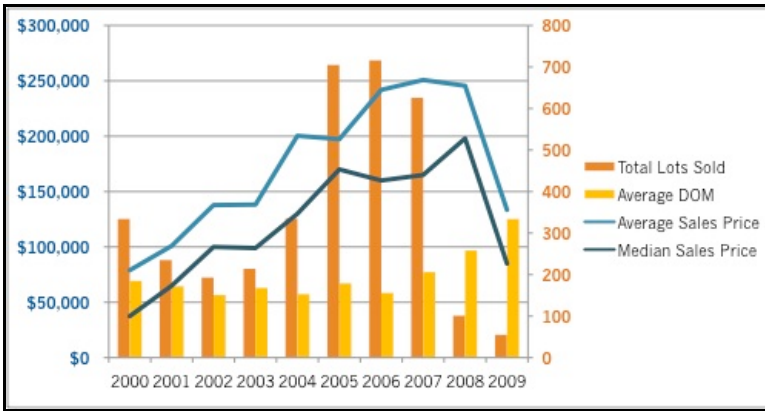
Homes \geq \$1,250,000

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	433
Homes on Market	32

History of Homes Sales



History of Lot Sales



We hope this information has been beneficial to you.

Thank You!