



Market Report

Monthly Market Analysis

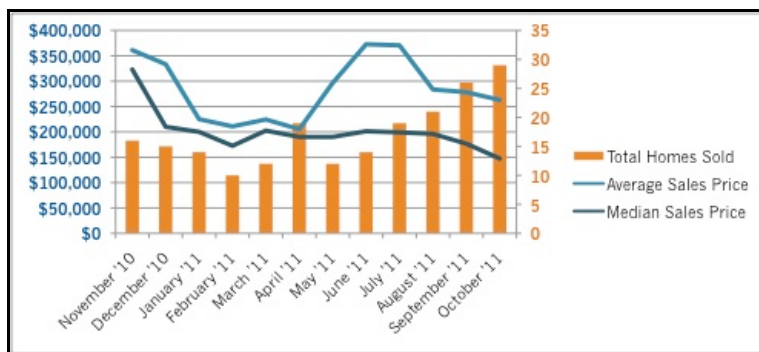
All MLS Reported Sales Information for Teton Valley

October 2011

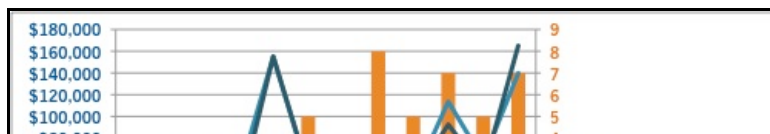
| | # on Market | Average Days on Market | Total Sales | Average Price |
|----------------|-------------|------------------------|-------------|---------------|
| Residential | 381 | 360 | 29 | \$262,868 |
| Building Sites | 535 | 598 | 7 | \$139,733 |
| Farm & Ranch | 14 | 418 | 0 | \$0 |
| Commercial | 43 | 341 | 0 | \$0 |

| | Last 12 Months November 1, 2010 - October 31, 2011 | 12 Months, 1 Year Ago November 1, 2009 - October 31, 2010 | % Difference |
|--------------------|--|---|-----------------|
| Number Sold | 287 | 225 | +28% |
| Sold Volume | \$73,734,938 | \$66,593,787 | +11% |
| Average Sale Price | \$257,640 | \$301,085 | -14% |

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 Tetonia area. Currently lot sales are up 4% in 2011.

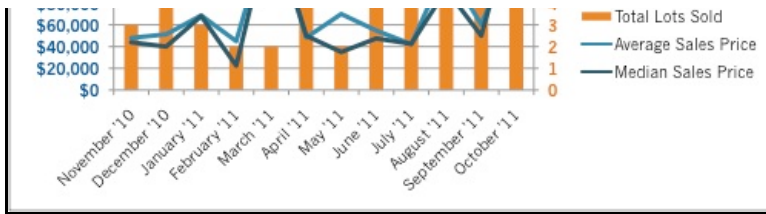
Across the board sold volume is up 20%, while the average sale prices are down 20% when compared with October, 2010.

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 | 6 |
| Volume Sold | \$491,400 |
| Average Sale Price | \$92,680 |
| Days on Market | 622 |
| Lots on Market | 464 |

Building Sites ≥ 10 Acres

| | |
|--------------------|-----------|
| Number of Sales | 1 |
| Volume Sold | \$375,000 |
| Average Sale Price | \$375,000 |
| Days on Market | 444 |
| Lots on Market | 70 |

Homes ≤ \$350,000

| | |
|--------------------|-------------|
| Number of Sales | 20 |
| Volume Sold | \$2,330,180 |
| Average Sale Price | \$116,509 |
| Days on Market | 358 |
| Homes on Market | 249 |

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

| | |
|--------------------|-------------|
| Number of Sales | 6 |
| Volume Sold | \$2,998,500 |
| Average Sale Price | \$499,750 |
| Days on Market | 336 |
| Homes on Market | 85 |

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

| | |
|--------------------|-------------|
| Number of Sales | 3 |
| Volume Sold | \$2,294,500 |
| Average Sale Price | \$764,833 |
| Days on Market | 367 |
| Homes on Market | 33 |

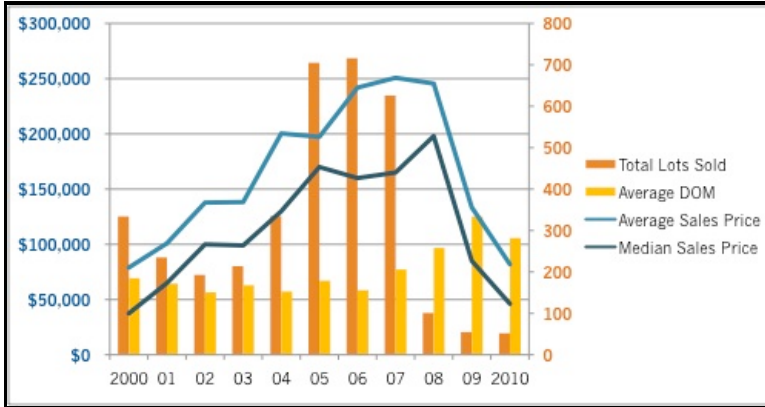
Homes ≥ \$1,250,000

| | |
|--------------------|-----|
| Number of Sales | 0 |
| Volume Sold | \$0 |
| Average Sale Price | \$0 |
| Days on Market | 477 |
| Homes on Market | 18 |

History of Homes Sales



History of Lot Sales



We hope this information has been beneficial to you.

Thank You!