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

Market Report

Monthly Market Analysis

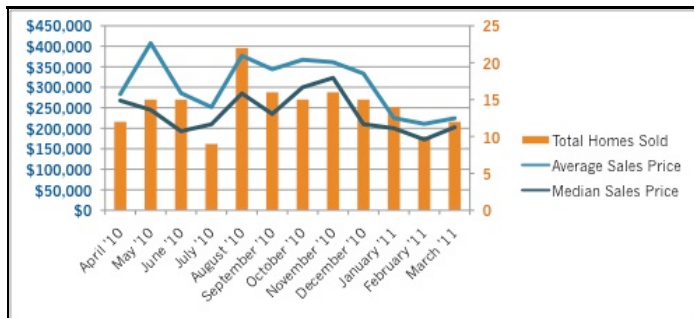
All MLS Reported Sales Information for Teton Valley

March 2011

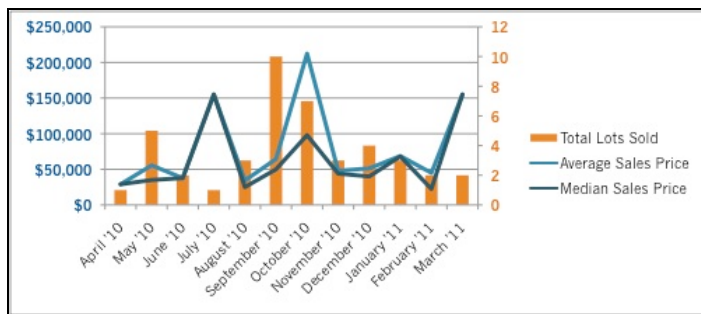
	# on Market	Average Days on Market	Total Sales	Average Price
Residential	397	351	12	\$224,424
Building Sites	479	587	2	\$155,000
Farm & Ranch	15	380	0	\$0
Commercial	62	322	0	\$0

	Last 12 Months April 1, 2010 - March 31, 2011	12 Months, 1 Year Ago April 1, 2009 - March 31, 2010	% Difference
Number Sold	284	230	+23%
Sold Volume	\$78,225,469	\$75,859,233	+3%
Average Sale Price	\$279,967	\$314,884	-11%

Year-to-Date Homes Sold



Year-to-Date Lots Sold



Detailed Market Analysis — Last Month

Building Sites < 10 Acres

Number of Sales	2
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[Click here to contact an agent with market questions.](#)

Sage Realty Group would like to welcome you to our Market Report and Analysis.

The 1st quarter of real estate sales in Teton Valley indicates that short sales and REO's continue to lead the market. This quarter brought a 67% increase in the number of homes sold under \$300,000 over the same period last year. However, the average sales price in this price-range fell to \$156,000, a 28% drop from last year. There has been a 17% decline in all listed residential homes over the first quarter, with a 26% increase in sales. A total of 39 homes have sold so far in 2011.

Low sale prices have been primarily steered by bank-owned properties that need to sell a set number of assets monthly. These financial goals force banks to sell properties below appraised value to meet their in-house needs. Because these sales make up such a large portion of the Teton Valley market, they have become the baseline for values across the board, driving residential appraisals and prices down valley-wide. With fewer homes on the market and higher sales volume, we expect the housing market to bottom out long before that of the local land market.

Even with a 41% decrease in listed lots this quarter over the same period in 2010, supply still far out-weighs demand. This year has seen 8 land sales, a 41% decline over last year. Would-be home buyers can currently purchase a home for less than they could build one for, leaving plenty of room before we'll see the bottom of the land market in the valley.

With a wide variety of homes on the market at currently low prices, you may want to join the incoming birds this spring and set up your nest in 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

Volume Sold	\$310,000
Average Sale Price	\$155,000
Days on Market	615
Lots on Market	411

Building Sites \geq 10 Acres

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	418
Lots on Market	68

Homes \leq \$350,000

Number of Sales	10
Volume Sold	\$2,015,095
Average Sale Price	\$201,509
Days on Market	312
Homes on Market	259

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

Number of Sales	2
Volume Sold	\$678,000
Average Sale Price	\$339,000
Days on Market	377
Homes on Market	79

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

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	419
Homes on Market	36

Homes \geq \$1,250,000

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	538
Homes on Market	26

History of Homes Sales

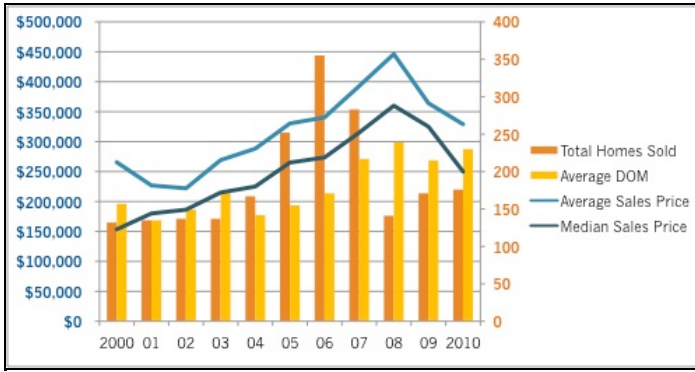
information.

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.



[RSS Market Report](#)



History of Lot Sales



We hope this information has been beneficial to you.

Thank You!

