



Market Report

Monthly Market Analysis

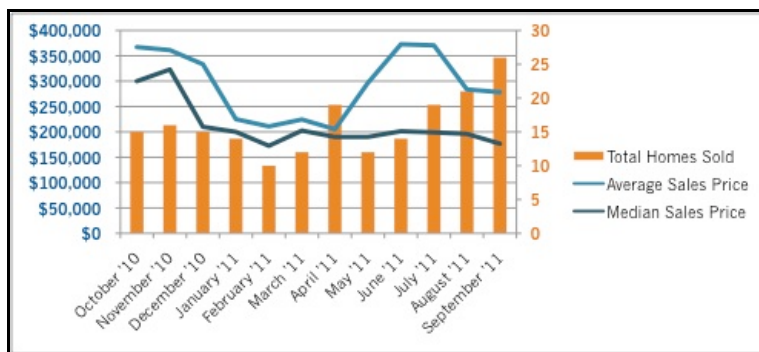
All MLS Reported Sales Information for Teton Valley

September 2011

	# on Market	Average Days on Market	Total Sales	Average Price
Residential	405	347	26	\$278,296
Building Sites	552	594	5	\$60,200
Farm & Ranch	14	384	0	\$0
Commercial	40	362	0	\$0

	Last 12 Months October 1, 2010 - September 30, 2011	12 Months, 1 Year Ago October 1, 2009 - September 30, 2010	% Difference
Number Sold	270	228	+18%
Sold Volume	\$71,142,958	\$66,996,687	+6%
Average Sale Price	\$264,209	\$297,842	-11%

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, the 3rd quarter of real estate sales in Teton Valley brought a 61% increase in the number of homes sold under \$300,000 compared with the same quarter last year. A total of 45 homes under \$300,000 sold this quarter, with the average sales price for a home in this price range falling 19% from the same quarter last year to \$148,000.

There were a total of 71 residential sales, in all price ranges, in the 3rd quarter. Sales were up 37% from Q3-2010 with an average price of \$303,000, down 8% from Q3-2010. Year-to-date, there have been 160 homes sold, up 26% from 2010, with an average sale price of \$273,000, down 15% from 2010.

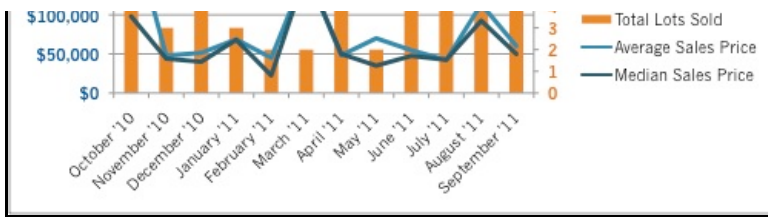
The decline in average residential prices could be attributed to the fact that 61% of homes sold in 2011 have been short sales or REO's (bank owned real estate). This is 6% more than short sale and REO homes sold year-to-date in 2010. We are in the process of working through this inventory with 23% of homes currently listed for sale falling into

the category of short sale or bank owned.

Lot sales are on a slow rise. The average sales price rose 19% over Q3 2010 to \$77,000. Forty lots have been sold year to date, an 8% increase over last year. With 600 lots on the market, supply continues to outweigh demand.

Across the board there are 26% fewer listings on the market, and there has been a 22% increase in the number of properties sold in 2011, versus last year to date. All in all, it looks like this year will finish ahead of last year's numbers.

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	\$151,000
Average Sale Price	\$37,750
Days on Market	617
Lots on Market	478

Building Sites ≥ 10 Acres

Number of Sales	1
Volume Sold	\$150,000
Average Sale Price	\$150,000
Days on Market	567
Lots on Market	74

Homes ≤ \$350,000

Number of Sales	17
Volume Sold	\$2,660,800
Average Sale Price	\$156,517
Days on Market	336
Homes on Market	260

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

Number of Sales	8
Volume Sold	\$3,859,900
Average Sale Price	\$482,487
Days on Market	337
Homes on Market	94

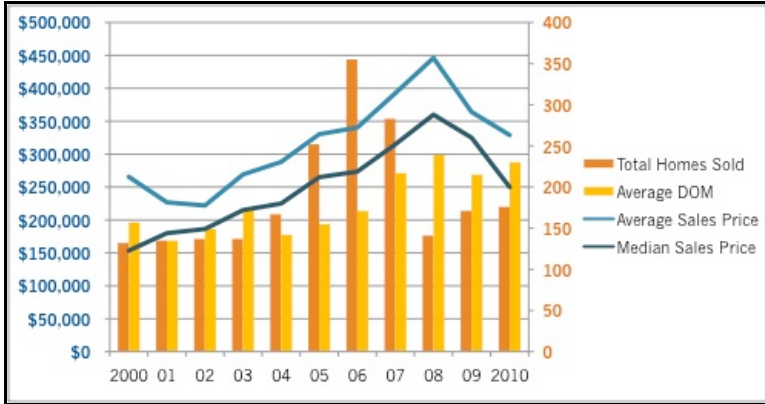
Homes from \$750,000 - \$1,250,000

Number of Sales	1
Volume Sold	\$715,000
Average Sale Price	\$715,000
Days on Market	392
Homes on Market	38

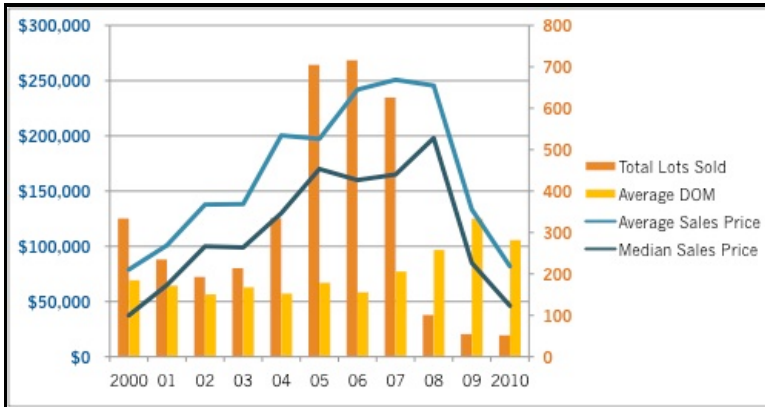
Homes ≥ \$1,250,000

Number of Sales	0
Volume Sold	\$0
Average Sale Price	\$0
Days on Market	467
Homes on Market	18

History of Homes Sales



History of Lot Sales



We hope this information has been beneficial to you.

Thank You!