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YEAR-END

TETON VALLEY REAL ESTATE MARKET REPORT

JACKSON HOLE
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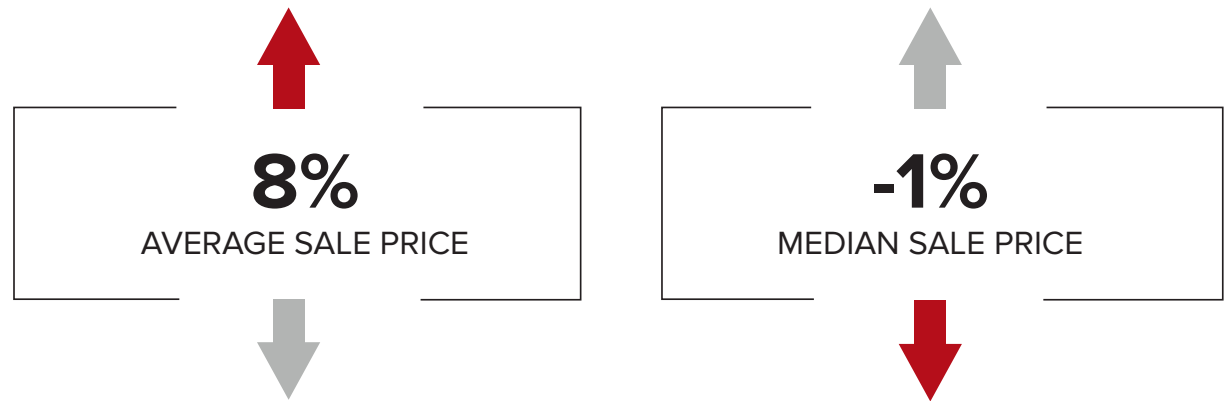
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The Market Report

This report gives a broad overview of the Teton Valley real estate market, however, each neighborhood and property in the Teton Valley area is unique and requires individual analysis for an accurate estimate of value and the market conditions which affect the value. Contact any of our professionals at Jackson Hole Real Estate Associates for a more in-depth analysis of a specific neighborhood or property.

Jackson Hole Real Estate Associates exclusively owns and maintains the oldest and most comprehensive market database. No other real estate company or agent has the resources available to offer this depth of expertise or insight regarding current or previous market conditions. The unmatched resources and knowledge of Jackson Hole Real Estate Associates, the largest and most dynamic real estate company in the region, combined with the largest luxury real estate affiliation, Christie's International Real Estate, offer the ideal balance of local expertise and global reach.

On behalf of our team of dedicated professionals at Jackson Hole Real Estate Associates, we are pleased to present our comprehensive market report for the 2016 year-end. In this detailed report, you will find information on the market segments making up the Teton Valley area. As the market leader in the Jackson Hole area, we have developed a more dynamic report that sheds fresh light on the insights and trends that are shaping our real estate market.



** The statistics used in this report are from the Teton Multiple Listing Service (MLS) for the following areas (including resorts): Victor, Driggs, Teton and West Side of Teton Valley. Alta, Wyoming is included in its own segment.*

** This report does not go into detail on every segment of the market, but is intended to offer an overview of general market conditions. Statistics are cumulative.*

** All statistics are supplied by sources that have been deemed reliable but are not guaranteed.*

Cover Image: Sold | List Price: \$790,000 | Driggs, Idaho

\$236,070

AVERAGE SALE
PRICE

\$173,000

MEDIAN SALE PRICE

465

TOTAL NUMBER OF
TRANSACTIONS

HIGHEST SALE \$1,475,000 (single family)

LOWEST SALE \$18,900 (building site)

The overall market in 2016 experienced an increase in the number of transactions, up about 6% compared to 2015. The average sale price increased by 8% and median sale price decreased slightly by 1%. Total dollar volume increased as well when compared to year-end 2015. Total dollar volume increased by 15% from 95,699,722 in 2015 to 109,772,579 in 2016.

The inventory shortage did slightly improve at year-end 2016, with the number of active listings increasing by 11%. Single family home inventory increased as well by about 9%.

11%

INCREASE
IN
INVENTORY





SOLD | List Price: \$459,000 | Driggs, Idaho

YEAR-END 2016 Single Family

The single family segment continues to be strong. The average sale price was up 11% and the median sale price was up 6% from year-end 2015. Total dollar volume and number of transactions increased as well, up 14% and 2%.

of Transactions **189 (up 2%)**

Total Dollar Volume **\$75,032,144**

Inventory **305 (up 9%)**

Average Sale Price **\$396,995**

Median Sale Price **\$306,500**


11%
AVERAGE
SALE PRICE

YEAR-END 2016 Vacant Land

This segment of the market continued to show growth. The average sale price and median sale price both increased, up 9% and 31%. Total dollar volume was up 15% from \$14,082,381 in 2015 to \$16,290,875 in 2016.

of Transactions **208 (up 6%)**

Total Dollar Volume **\$16,290,875**

Inventory **425 (up 13%)**

Average Sale Price **\$78,322**

Median Sale Price **\$64,250**


9%
AVERAGE
SALE PRICE

YEAR-END 2016

Commercial

There was no change in number of commercial transactions when compared to year-end 2015. The average sale price and median sale price were slightly down, 4% and 12% respectively. Total dollar volume was down 4%.

of Transactions **12**

Total Dollar Volume **\$3,018,000**

Inventory **25 (down -35%)**

Average Sale Price **\$251,500**

Median Sale Price **\$172,000**

-4%
AVERAGE
SALE PRICE



YEAR-END 2016

Alta, Wyoming

Alta, Wyoming showed an increase in number of transactions when compared to 2015, up 29%. Majority of transactions were vacant land.

of Transactions **18 (up 29%)**

Total Dollar Volume **\$5,417,245**

Inventory **31 (down -9%)**

Average Sale Price **\$300,958**

Median Sale Price **\$245,000**

-40%
AVERAGE
SALE PRICE



SOLD | List Price: \$769,000 | Victor, Idaho

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