



YEAR-END

TETON VALLEY REAL ESTATE MARKET REPORT

JACKSON HOLE
REAL ESTATE
— ASSOCIATES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE

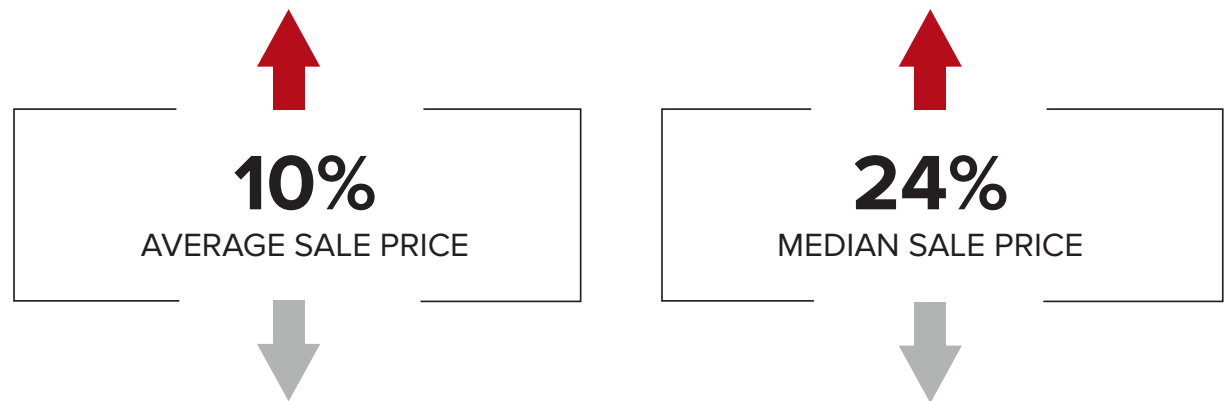
The Market Report

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 independent affiliate networks, Christie's International Real Estate and Leading Real Estate Companies of the World, 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 2017 year-end. In this detailed report, you will find information on the market segments making up the Teton Valley area including Alta, Wyoming. As the market leader, we have developed a more dynamic report that sheds fresh light on the insights and trends that are shaping our real estate market.

Considering buying or selling in the Teton Valley area, please do not hesitate to contact one of our real estate professionals.



** 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: \$565,000 | Victor, Idaho



\$254,489

AVERAGE SALE
PRICE

481

TOTAL NUMBER OF
TRANSACTIONS

\$214,000

MEDIAN SALE PRICE

Demand for real estate in Teton Valley, Idaho remained **strong**. The overall market in 2017 experienced an increase in the number of transactions, up about **5%** when compared to 2016. The total dollar volume increased **16%**, from 105,584,519 to 122,409,008 in 2017. The average and median sale prices increased as well.

Alta, Wyoming market was strong as well with increases in all segments. Particularly, the single family segment with **substantial increases** in total dollar volume, transactions, average sale price and median sale price.



5%
INCREASE
IN
INVENTORY



SOLD | List Price: \$129,000 | Victor, Idaho

YEAR-END 2017 SINGLE FAMILY

# of Transactions	211 (up 11%)
Total Dollar Volume	\$87,130,933 (up 16%)
Inventory	401 (down -7%)
Average Sale Price	\$412,943
Median Sale Price	\$342,000
Average Days on Market	195



YEAR-END 2017 BUILDING SITES

# of Transactions	205 (down -1%)
Total Dollar Volume	\$17,913,205 (up 9%)
Inventory	970 (up 10%)
Average Sale Price	\$87,381
Median Sale Price	\$62,000
Average Days on Market	487



YEAR-END 2017 COMMERCIAL

of Transactions **11** (down -8%)

Total Dollar Volume **\$3,684,950** (up 22%)

Inventory **60** (up 13%)

Average Sale Price **\$334,995**

Median Sale Price **\$217,500**

Average Days on Market **345**

↑
33%
AVERAGE
SALE PRICE

↑
26%
MEDIAN
SALE PRICE

YEAR-END 2017 ALTA, WY

of Transactions **18** (no change)

Total Dollar Volume **\$16,193,491** (up 199%)

Inventory **79** (down -2%)

Average Sale Price **\$899,638**

Median Sale Price **\$430,058**

Average Days on Market **481**

↑
199%
AVERAGE
SALE PRICE

↑
76%
MEDIAN
SALE PRICE



SOLD | List Price: \$455,000 | Victor, Idaho

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