



# TETON VALLEY REAL ESTATE MARKET REPORT

JACKSON HOLE  
REAL ESTATE  
— ASSOCIATES —

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

YEAR-END  
2019



# The Market Report

This report gives an 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 market conditions. Contact any of our experts at Jackson Hole Real Estate Associates for more in-depth information of a specific neighborhood or property.

Jackson Hole Real Estate Associates exclusively owns and maintains the region's oldest and most comprehensive market database. No other brokerage or agent has the resources available to offer this depth of expertise or insight into 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 dedicated team of professionals at Jackson Hole Real Estate Associates, we are pleased to present our comprehensive market report for Year-End 2019. Inside you will find information on the market segments making up the Teton Valley area, including Alta, Wyoming. As a market leader, we have developed a dynamic report that sheds fresh light on the trends that are shaping our real estate market.



*\* The statistics used in this report are from the Teton Board of Realtors Multiple Listing Service (MLS).*

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

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

*\* Statistics are cumulative.*

*\*Cover Image: 8270 River Rim Pond Lane | Teton, Idaho | List Price: \$1,398,000*



**\$300,912**  
AVERAGE SALE  
PRICE

**\$247,000**  
MEDIAN SALE  
PRICE

**559**  
TOTAL NUMBER OF  
TRANSACTIONS

The Teton Valley, Idaho real estate market continues to grow Year-End 2019 vs. 2018. Total transactions were up 6% and total dollar volume increased by 20%, driving up average sales price. Inventory is largely made up of building sites with single family homes making up a meager 17%.

Notably, the average sale price of a single family home exceeded **\$500,000**, which reflects the high demand in Teton Valley and lack of inventory.



SNAPSHOT  
**488**  
CURRENT  
INVENTORY



SOLD | List Price: \$1,395,000 | Driggs, Idaho

## YEAR-END 2019 SINGLE FAMILY

Single-family home prices rose over the course of 2019 along with number of transactions. Total dollar volume increased by 21% Year-End 2019 vs. 2018. Inventory is down 33%.

# of Transactions	212 (up 10%)
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Total Dollar Volume	\$108,570,888
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Inventory	96
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Average Sale Price	\$512,127
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Median Sale Price	\$430,000
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**10%**  
Average Sale  
Price

## YEAR-END 2019 BUILDING SITES

The building sites segment of the market slowed the first half of the year and leveled out throughout last half. Average sale price remained the same, while the median rose by 3%. Number of transactions and total dollar volume also saw no change.

# of Transactions	262
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Total Dollar Volume	\$28,487,575
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Inventory	518 (down 17%)
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Average Sale Price	\$108,731
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Median Sale Price	\$67,250
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**1%**  
Average Sale  
Price



## YEAR-END 2019 COMMERCIAL

There was a significant decrease in commercial sales, though inventory remains sparse. However, sold dollar volume increased, pushing up the average sales price. It's important to note that the small number of transactions allows for significant variation between reporting periods.

# of Transactions	7
Total Dollar Volume	<b>\$3,149,250</b>
Inventory	25
Average Sale Price	<b>\$449,893</b>
Median Sale Price	<b>\$435,000 (up 45%)</b>

  
**30%**  
Average Sale  
Price

## YEAR-END 2019 ALTA, WYOMING

The Alta market experienced a 15% decrease in sold dollar volume and a decrease in number of transactions. Again, the small number of transactions impacts the data dramatically. Building sites have continued to hold market share, and account for the majority of 2019 transactions.

# of Transactions	26 (down 26%)
Total Dollar Volume	<b>\$14,491,000</b>
Inventory	17
Average Sale Price	<b>\$557,346</b>
Median Sale Price	<b>\$352,000(up 21%)</b>

  
**14%**  
Average Sale  
Price



SOLD | List Price: \$499,000 | Alta, WY

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