

OVERALL VALLEY DEEDED PARCELS

SINGLE-FAMILY HOMES 5,761

This represents all deeded "free-market" single-family zoned homes.

Westbank – **1,687**
Town of Jackson (TOJ) – **1,380**
Gros Ventre River south to county line (not including TOJ) – **1,826**
Gros Ventre River north to county line – **868**

FARM & RANCH 63

(24 ranches with homes) (11 Dude ranches)

This represents all Farm / Ranch / Dude deeds whether developed or not. Some have conservation easements.

Westbank – **30** (9 ranches with homes) (1 Dude)
Gros Ventre River south to county line (not including TOJ) – **13** (5 ranches with homes) (2 Dude)
Gros Ventre River north to county line – **20** (9 ranches with homes) (8 Dude)

DEEDED TOWNHOME/CONDOS: 2,936

This represents all deeded "free-market" townhome/condos, including a small segment (106 units) being rented through commercial operations in the TOJ.

Westbank – **1,142**
Town of Jackson (TOJ) – **1,453**
Gros Ventre River south to county line (not including TOJ) – **249**
Gros Ventre River north to county line – **92**

SINGLE FAMILY VACANT LOTS 1,409 (236 are 35+ acres)

This represents all single-family zoned lots, and parcels over 35 acres. Except for 78 single-family lots in the TOJ that are .34 acres or larger, the rest cannot be further subdivided.

Westbank – **412** (34 are 35+ acres)
Town of Jackson (TOJ) – **148**
Gros Ventre River south to county line (not including TOJ) - **467** (142 are 35+ acres)
Gros Ventre River north to county line - **382** (60 are 35+ acres)

COMMERCIAL VACANT LOTS 60

This represents commercial zoned vacant lots.

Westbank - **7**
Town of Jackson (TOJ) - **37**
Gros Ventre River south to county line (not including TOJ) - **15**
Gros Ventre River north to county line - **1**

COMMERCIAL DEEDS 953 (developed)

This represents commercial zoned deeded parcels and condos.

Westbank - **107**
Town of Jackson (TOJ) - **654**
Gros Ventre River south to county line (not including TOJ) - **182**
Gros Ventre River north to county line - **10**

MULTI-FAMILY DEVELOPED 88

This includes all multifamily parcels with a minimum of two units (duplexes, triplexes, etc.) with no main house

Town of Jackson (TOJ) - all **88**

APARTMENT DEVELOPMENTS 29

Town of Jackson (TOJ) – all **29** with a total of **725** actual rental units

CONSERVATION EASEMENTS 192

Parcels with no current development

350 total conservation easements (this includes homes and ranches with some development)
58 of the **350** are partial conservation easements with no more development
152 common lots + **23** (open space, school, public - cannot be developed)

525 – Total parcels protected from future development.
NOTE: The **525** parcels total approximately **29,195 acres, or 39%** of the deeded lands in Teton County (not including Alta, WY).

5,761 deeded homes
 + 63 Farm / Ranch / Dude
 + 2,936 condo/townhomes
 + 1,173 vacant single-family lots (less than 35 acres)
 + 236 35+ acre vacant parcels
 + 60 commercial vacant parcels
 + 953 commercial developed properties
 + 88 Multi-family developed
 + 29 Apartments
 + 192 Conservation parcels with no improvements
 + 155 common
 + 23 Public
= Total deeds - 11,666 – 175 (common/public) = 11,491

TOTAL DEEDS: 11,666

Westbank – 3,526
 Town of Jackson (TOJ) – 3,826
 Gros Ventre River south to county line (not including TOJ) – 2,910
 Gros Ventre River north to county line – 1,407

** Teton County is approx. 2,697,000 acres (4,216 sq. miles) of which 3% (approx. 75,210 acres) is deeded. NOTE: Alta, WY (5,700 acres or 8.3 sq. miles), which is not included in this report, brings the total acres to 80,910.*

** A complete breakdown of deeds and residential units by area, including new construction cost and current property prices, can be found on our website at <http://jacksonholereport.com/overall-deeded-parcels/>*

PROJECTED FUTURE SINGLE-FAMILY HOME DEVELOPMENT

**NUMBER OF ADDITIONAL POTENTIAL SF LOTS USING THE PRD TOOL
 541 NEW PARCELS**

50-acres as minimum under the new Teton County Comprehensive plan before any subdividing can occur.

This study does not explore the potential of transferring development credits to other parts of the valley

Westbank - 333
 Gros Ventre River south to county line (not including TOJ) - 37
 Gros Ventre River north to County line - 171

EXISTING VACANT SINGLE-FAMILY PARCELS 1,261

These are the vacant parcels that cannot be further subdivided.

Westbank - 412
 Gros Ventre River south to county line (not including TOJ) - 467
 Gros Ventre River north to county line - 382

HOMES “OVERALL” WITH LESS THAN 1,000 SF 183

These parcels could use the existing homes as guesthouses, and still build a main house.

Westbank - 103
 Gros Ventre River south to county line (not including TOJ) - 41
 Gros Ventre River north to County line - 39

HOMES IN THE TOWN OF JACKSON (TOJ) 148

This includes all vacant single-family and NC-2 lots

Total “Projected Overall” Additional Single-Family homes: 2,133 approx.

Westbank - 848
 Town of Jackson (TOJ) - 148
 Gros Ventre River south to county line (not including TOJ) - 545
 Gros Ventre River north to county line - 592

** Does not include deed restricted affordable housing, fractional ownership, or Government leases.*

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

** “Overall” in this report includes all deeded parcels in Teton County, not including Alta, Wyoming.*

** Although some homes are not yet reflected in the Teton County GIS, this number includes homes issued building permits through Q3 2018*

TOWN OF JACKSON **DEEDED PARCELS**

| | |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BUILT (EXISTING) SINGLE-FAMILY HOMES 1,256 | This represents all deeded free-market single-family zoned homes. |
| BUILT MULTI-UNIT HOMES 124 | This includes all multi-family parcels with a main house and at least one accessory unit. The total does not include the 256 accessory units. |
| BUILT MULTI-FAMILY PARCELS 88 | This includes all multi-family parcels with a minimum of two units (duplexes, triplexes, etc.) with no main house. This represents a total of 363 units. It does not include apartment parcels. |
| BUILT TOWNHOME/CONDOS 1,453 | This represents all deeded free-market townhome/condos in the TOJ, including a small segment (82 units) being rented through commercial operations. |
| BUILT APARTMENT PARCELS 29 | There are 703 actual apartment units on these parcels |
| SINGLE-FAMILY VACANT LOTS 148 | This represents only single-family zoned lots, of which 81 are .34 acres or larger, opening up the possibility for lot splits. |
| COMMERCIAL VACANT LOTS 37 | This represents commercial zoned vacant lots. |
| COMMERCIAL DEVELOPED 654 | This represents commercial zoned deeded parcels and condos. There are 126 residential accessory units attached to these developed commercial properties |
| COMMON PARCELS 32 | 23 common lots + 9 Public (open space, school, etc. - cannot be developed) |
| CONSERVATION EASEMENT PARCELS 5 | No development. |

TOTAL EXISTING DEEDED PARCELS IN THE TOJ: **3,826**

Town of Jackson Existing Residential Units:

1,380 deeded homes
+ 1,453 deeded condo/townhomes
+ 256 accessory units (homes)
+ 363 units (multi-family parcels)
+ 131 accessory units (commercial)
+ 703 apartments
+ 139 trailers
+ 239 deed restricted ownership units (homes and condos)
Total existing residential units in the TOJ: 4,664

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** Although some homes are not yet reflected in the Teton County GIS, this number includes homes issued building permits through Q3 2018.*

** This report includes most, but not all, residential housing units. Based on the 2014 Regional Housing Needs Assessment, there are approximately 446 additional housing units not considered in this report, which include retirement and assisted living developments, federal employee housing, and several units in commercial zones.*

TOWN OF JACKSON

CURRENT COST OF NEW CONSTRUCTION + CURRENT PROPERTY PRICES

The TOJ building permit valuation for a single-family home in 2018 was \$2,063,333. The TOJ valuation value only considers construction cost, not the combined worth of the property and house. In 2018, the average TOJ home sale price was \$1,337,254. NOTE: For homes built in the last five years, the average sale price was \$2,373,940.

At year-end, the average TOJ home listing price was \$2,262,100. The least expensive home in the TOJ (at year-end) was a 4-bedroom, 2-bath, 2,004 sq. ft. home built in 1978, listed for \$965,000.

In 2018, the average sale price for a TOJ single-family vacant lot was \$627,883. The average size single-family lot sold in 2018 was .28 acres.

When you combine the average building permit value with the average sale price of a vacant single-family lot, you will be spending an average of \$2,691,166 to build a new home, which does not factor in the lag time of planning and building headaches that accompany building projects in the TOJ.

The outlook for locals buying into the condo/townhouse market is similarly bleak. At years-end, the average 2018 listing price for a TOJ 3+ bedroom condo/townhouse is \$1,227,769. The average 2018 sale price for a TOJ 3+ bedroom condo/townhouse was \$911,253. NOTE: The average sale price for a condo/townhouse built in the last five years was \$980,321.

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** Although some homes are not yet reflected in the Teton County GIS, this number includes homes issued building permits through Q3 2018.*

** This report includes most, but not all, residential housing units. Based on the 2014 Regional Housing Needs Assessment, there are approximately 446 additional housing units not considered in this report, which include retirement and assisted living developments, federal employee housing, and several units in commercial zones.*

CURRENT NORTH JACKSON **DEEDED PARCELS**

(Gros Ventre River north to county line)

SINGLE-FAMILY HOMES **868**

This represents all deeded "free-market" single-family zoned homes.

South of Moose: **680**
North of Moose: **188**

DEEDED TOWNHOME/CONDOS **92**

This represents all deeded "free-market" townhome/condos.

Golf Creek Ranch: **25**
Teton Shadows: **67**

SINGLE-FAMILY VACANT LOTS **382**

322 LOTS UNDER 35+ ACRES / 60 ARE 35+

This represents single-family zoned lots, and parcels over 35 acres that cannot be further subdivided.

South of Moose: **308**
North of Moose: **74**

CONSERVATION EASEMENTS **22**

NOTE: There are 70 parcels totaling 5,451 acres, or 33% of the deeded lands north of the Gros Ventre River to the county line that are protected partially or totally by easements or common areas.

Parcels with no improvements under conservation easements..

Total Conservation Easement: **22**
Partial Conservation Easement: **36**
Common Lots: **12**

COMMERCIAL **11**

Does not include NFS or NPS lease lands. but does include 1 vacant lot.

COMMON LOTS **12**

(open space, school, public - cannot be developed)

FARM / RANCH / DUDE **20**

(12 ranches have homes) (8 Dude)

This represents all Farm / Ranch / Dude deeds whether developed or not. Some have conservation easements.

South of Moose: **12**
North of Moose: **8**

PUBLIC LANDS

Grand Teton National Park: **310,000 acres**
John D. Rockefeller Parkway: **24,000 acres**
Bridger-Teton National Forest / Wilderness / State lands: **3.4+ million acres**
2 Public schools (Kelly and Moran)

TOTAL DEEDS: **1,407**

(Does not include affordable housing or Government leases)

North Jackson Existing Deeds:

868 deeded homes
+ 92 condo/townhomes
+ 322 vacant single-family lots (less than 35 acres)
+ 60 35+ acre vacant parcels
+ 22 Conservation parcels with no improvements
+ 11 Commercial parcels
+ 12 Common lots (2 public schools)
+ 20 Farm / Ranch / Dude

Total residential deeds North of GVR: 1,407

TOTAL POTENTIAL SINGLE-FAMILY HOMES: **1,460**

868 (existing homes) + 592 (projected additional homes) or an additional 68%

Note: this projection does not include: affordable housing units; accessory units (guest house and apartments) or future accessory units where covenants allow; additional development on the existing commercial vacant lots.

For a complete breakdown of how we determined the total number of deeds, and the potential build-out of these deeds, please go to www.jacksonholereport.com.

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

** "North Jackson" in this report includes all deeded parcels north of the Gros Ventre River to the Northern Teton County Line.*

** Although some homes are not yet reflected in the Teton County GIS, this number includes homes issued building permits through Q3 2018.*

** Does not include deed restricted affordable housing, fractional ownership, or Government leases.*

NORTH JACKSON **EXISTING RESIDENTIAL UNITS** & **PROJECTED FUTURE DEVELOPMENT**

(Gros Ventre River north to county line)

Total Existing Residential Units: **1,206 approx.**

- 868 deeded homes
- + 92 deeded condo/townhomes
- + 227 accessory units
- + 19 North Jackson Managed by TCHA
 - Jackson/Teton County Housing Department: 19
 - Habitat: 0
 - Trust: 0

Total residential units – 1,206

Total Projected Additional Single-Family Homes

EXISTING & PLATTED VACANT SINGLE-FAMILY PARCELS **382**

This represents single-family zoned lots, which includes 60 parcels over 35 acres that cannot be further subdivided.

HOMES NORTH OF JACKSON WITH LESS THAN 1,000 SF **39**

These parcels could use the existing homes as guesthouses, and still build a main house.

POTENTIAL DEVELOPMENT OF LARGE PARCELS **171** *new parcels*

50-acres as minimum under the new Teton County Comprehensive plan, before any subdividing can occur.

This study does not explore the potential of transferring development credits to or from other parts of the valley.

Total Projected North Jackson Build-Out: **592+ approx.**

**Does not include: deed restricted affordable units; future accessory units where covenants allow; additional development on the existing commercial vacant lots.*

Total Potential Single-Family Homes: 868 + 592 = 1,460 or an additional 68%.

Current Cost of New Construction + Current Property Prices

The average North Jackson building permit valuation for a single-family home in 2018 was \$1,967,739. The “valuation” value is just for construction cost, not the combined worth of the property and house. In 2018 the average home sale price was \$2,985,590. NOTE: For homes built in the last five years the average sale price was \$7,241,666 – only 3 homes.

At years-end the average North Jackson home listing price was \$4,595,444. NOTE: For homes built in the past five year there were only two available at years-end, with an average list price of \$6,397,500.

In 2018 the average sale price for a North Jackson single-family vacant lot was \$1,317,681. The average size single-family lot sold in 2018 was 7.26 acres.

When you combine the average building permit value for 2018 with the average sale price of a vacant single-family lot in 2018 you will be spending an average of \$3,285,420 to build a new home. NOTE: This price range of course is not considered affordable for locals.

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** “North Jackson” in this report includes all deeded parcels north of the Gros Ventre River to the Northern Teton County Line.*

** Although some homes are not yet reflected in the Teton County GIS, this number includes homes issued building permits through Q3 2018.*

** Does not include deed restricted affordable housing, fractional ownership, or Government leases.*

CURRENT SOUTH JACKSON **DEEDED PARCELS**

(Gros Ventre River south - not including TOJ)

SINGLE-FAMILY HOMES
1,826

This represents all deeded "free-market" single-family homes.

North of Hwy 22: **293**
South of Hwy 22: **1,167**
South of Snake River Bridge: **366**

DEEDED TOWNHOME/CONDOS
249

This represents all deeded "free-market" townhome/condos.

Rafter J: **141**
South Park Industrial area: **38**
Spring Creek Ranch Resort: **64**

SINGLE-FAMILY VACANT LOTS
467

This represents single-family zoned lots, and parcels over 35 acres that cannot be further subdivided.

North of Hwy 22: **126**
South of Hwy 22: **184**
South of Snake River Bridge: **157**

PARCELS WITH NO
IMPROVEMENTS UNDER
CONSERVATION EASEMENTS **93**

There are 209 parcels totaling 14,092 acres or 46% of the area protected by conservation easements or common areas not developable.

65: common or public
86: total conservation easement
59: partial conservation easement

COMMERCIAL DEEDS
197 (developed)

This includes commercial condos in the South Park industrial area, and 15 vacant commercial lots.

COMMON LOTS **65**

(open space, school, public - cannot be developed)

FARM & RANCH **13**

This represents all Farm / Ranch deeds whether developed or not (5 ranches with homes) (2 Dude).

TOTAL DEEDS: 2,910 APPROX

(Does not include fractional or deed restricted affordable housing)

South Jackson Existing Deeds:

1,826 deeded homes
+ 249 condo/townhomes
+ 325 vacant single-family lots (less than 35 acres)
+ 142 35+ acre vacant parcels
+ 93 conservation parcels with no improvements
+ 197 Commercial parcels and condos – includes the 15 vacant lots+
+ 65 Common lots (58 common - 7 public)
+ 13 farm & ranch

Total residential deeds South of GVR (not including TOJ): 2,910

***Does not include fractional or deed restricted affordable housing*

TOTAL PROJECTED SINGLE FAMILY-HOMES: 2,391

2,391 or 31% additional homes - 1,826 (existing) + 565

(projected additional homes). *Note: this projection does not include: affordable housing units; accessory units (guest house and apartments)*

For a complete breakdown of how we determined the total number of deeds, and the potential build-out of these deeds, please go to www.jacksonholereport.com.

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** "South Jackson" in this report includes all deeded parcels south of the Gros Ventre River, not including the Town of Jackson, to the Southern Teton County Line.*

** Although some homes are not yet reflected in the Teton County GIS, this number includes homes issued building permits through Q3 2018 permits.*

** Does not include deed restricted affordable housing, fractional ownership, or Government leases.*

SOUTH JACKSON **EXISTING RESIDENTIAL UNITS** & **PROJECTED FUTURE DEVELOPMENT**

Total Existing Residential Units: **2,555 approx.**

- 1,826 deeded homes
- + 249 condo/townhomes
- + 325 accessory units
- + 155 South Jackson Managed by TCHA
 - Jackson/Teton County Housing Department: 129
 - Habitat: 16
 - Trust: 10

Total residential units South of the GRV (not TOJ): 2,555

Total Projected Additional Single-Family Homes

EXISTING & PLATTED VACANT SINGLE-FAMILY PARCELS **565+**

This represents single-family zoned lots, which includes 116 parcels over 35 acres that cannot be further subdivided.

HOMES IN SOUTH JACKSON WITH LESS THAN 1,000 SF **41**

These parcels could use the existing homes as guesthouses, and still build a main house.

POTENTIAL DEVELOPMENT OF LARGE PARCELS **37**

- 50-acres as minimum under the new Teton County Comprehensive plan, before any subdividing can occur.
- This study does not explore the potential of transferring development credits to or from other parts of the valley.

Total Projected South Jackson Single-Family Homes: **565+ approx.**

**Does not include: deed restricted affordable units; accessory units - or future accessory units where covenants allow; additional development on the existing commercial vacant lots.*

Total potential build-out: 1,826 + 565 = 2,391 or an additional 31%.

Current Cost of New Construction + Current Property Prices

The average South Jackson building permit valuation for a single-family home in 2018 was \$2,176,357 (12 permits at the SRSC at \$910,000) The “valuation” value is just for construction cost, not the combined worth of the property and house. In 2018 the average home sale price was \$2,797,621. NOTE: For homes built in the last five years the average sale price was \$3,131,011 – 22 sold in 2018.

At years-end the average South Jackson home listing price was \$6,137,699. NOTE: For homes built in the past five year there were only fifteen available at years-end, with an average list price of \$6,490,000.

In 2018 the average sale price for a South Jackson single-family vacant lot was \$1,403,820. The average size single-family lot sold in 2018 was 7.86 acres.

When you combine the average building permit value for 2018 with the average sale price of a vacant single-family lot in 2018 you will be spending an average of \$3,580,177 to build a new home. NOTE: This price range of course is not considered affordable for locals.

For locals buying into the South Jackson condo/townhouse market is still alive. The average listing price at years-end for all South Jackson 2 bedroom condo/townhouse's was \$592,500. Average 2018 sale price for all South Jackson 2+ bedroom condo/townhouse's was \$680,961.

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** “South Jackson” in this report includes all deeded parcels south of the Gros Ventre River, not including the Town of Jackson, to the Southern Teton County Line.*

** Although some homes are not yet reflected in the Teton County GIS, this number includes homes issued building permits through Q3 2018 permits.*

** Does not include deed restricted affordable housing, fractional ownership, or Government leases.*

CURRENT WESTBANK **DEEDED PARCELS**

SINGLE-FAMILY HOMES
1,677 + 9 ranch homes = **1,687**

This represents all deeded "free-market" single-family homes. It includes 9 improved ranches parcels.

DEEDED TOWNHOME/CONDOS
1,142

This represents all deeded "free-market" townhome/condo's on the Westbank. It does not include fractional ownership (timeshare).

SINGLE-FAMILY VACANT LOTS
412

This represents single-family zoned lots, that cannot be further subdivided.

PARCELS WITH NO
IMPROVEMENTS UNDER
CONSERVATION EASEMENTS **86**

There are 142 parcels on the Westbank with some kind of conservation easement where most if not all is protected. Currently the total acres under easement exceeds 7,500 acres, or 36% of the Westbank private property.

COMMERCIAL DEEDS
(developed) **112**

- This includes commercial condos in the hotels at Teton Village and all of Westbank
- Vacant parcels - 5 Teton Village commercial-core and 2 in Wilson

COMMON LOTS **66**

(open space, school, public - cannot be developed)

FARM & RANCH DEEDS **21**
(20 with no homes & 1 Dude)

This represents all Farm / Ranch deeds with no improvements. Some have conservation easements.

TOTAL DEEDS: 3,526 APPROX (Does not include fractional)

Existing residential units:
3,488 approx.

1,687 deeded homes
+ 1,142 condo/townhomes
+ 485 vacant single-family lots
+ 174 West bank Managed by TCHA
Affordable ownership units: 90
Attainable units: 18
Rental units: 49
Habitat: 6
Trust: 11

=Total residential units on the Westbank: 3,488

**TOTAL POTENTIAL SINGLE-FAMILY
HOMES: 2,535 (additional 51%)**

1,687 (existing) + 848 (projected additional homes)

*Note: this projection does not include: affordable housing units; accessory units
(guest house and apartments)*

For a complete breakdown of how we determined the total number of deeds, and the potential build-out of these deeds, please go to www.jacksonholereport.com.

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Total Projected Additional Single-Family Homes

EXISTING & PLATTED VACANT SINGLE-FAMILY PARCELS **412**

- These are the vacant parcels that cannot be further subdivided.
- There are 124 of these lots that have potential of being held for privacy and/or to protect view corridors

HOMES ON WESTBANK WITH LESS THAN 1,000 SF **103**

These parcels could use the existing homes as guesthouses, and still build a main house.

POTENTIAL DEVELOPMENT OF LARGE PARCELS **333**

- 50-acres as minimum under the new Teton County Comprehensive plan, before any subdividing can occur.
- This study does not explore the potential of transferring development credits to or from other parts of the valley.

Total Projected Additional Single-family homes: **848+ approx.**

Total Potential Single-family Homes: 1,686 + 848 = 2,535 or an additional 51%.

Note: this projection does not include: affordable housing units; accessory units (guest house and apartments)

Current Cost of New Construction + Current Property Prices

The 2017 Westbank building permit valuation for a single-family home in 2018 was \$2,675,082. The “valuation” value is just for construction cost, not the combined worth of the property and house. In 2018 the average Westbank home sale price was \$3,135,306. NOTE: For homes built in the last five years the average sale price was \$4,719,000 – 10 sold in 2018.

At years-end the average Westbank home listing price was \$5,085,500. NOTE: For homes built in the past five year there was only four available at years-end, and it was listed for \$5,910,000.

In 2018 the average sale price for a Westbank single-family vacant lot was \$2,770,240. The average size single-family lot sold in 2018 was 5.16 acres.

When you combine the average building permit value for 2018 with the average sale price of a vacant single-family lot in 2018 you will be spending an average of \$5,445,322 to build a new home. NOTE: This price range of course is not considered affordable for locals.

The outlook for locals buying into the Westbank condo/townhouse market continues to look bleak. The average MLS listing price at years-end for all Westbank 3+ bedroom condo/townhouse’s was \$3,453,333. Average 2018 sale price for all Westbank 3+ bedroom condo/townhouse’s was \$2,142,302. NOTE: The average sale price for a 2-bedroom condo/townhouse was \$864,750.

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** Although some homes are not yet reflected in the Teton County GIS, this number includes homes issued building permits through Q3 2018 permits.*