

JACKSONHOLE REPORT

DAVID VIEHMAN DEVON VIEHMAN LUKE SMITH

30 YEARS



Q1 2025

Changes to the Natural Resources Overlay (NRO) Zoning

Data-Driven Real Estate Report for Quarter 1, 2025

Changes to the Natural Resources Overlay (NRO) Zoning

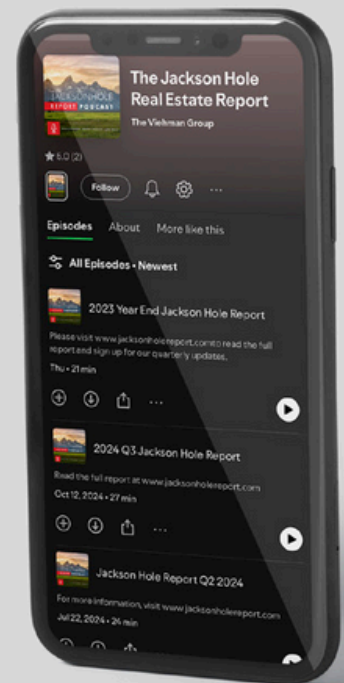
Teton County has recently updated its Natural Resources Overlay (NRO) regulations, and one of the most significant changes is that the entire county is now included within the NRO. Previously, only certain environmentally sensitive areas were subject to NRO requirements, but this expansion means that every property—regardless of location—will now go through a form of environmental review when seeking a development permit. The goal is to create a more consistent and transparent process that takes into account wildlife, habitat, and other ecological factors at a countywide level.

To implement this broader scope, the county has introduced a tiered system to align development requirements with the ecological sensitivity of the land. Properties are now classified into Base, Mid, or High Tiers. Base Tier parcels face a simple checklist-based review as part of the standard permit process. Mid-Tier properties require an administrative environmental review and a Zoning Compliance Verification (ZCV) application. High Tier properties—those with the most ecological value—must complete a full Environmental Analysis, much like the previous NRO requirements. These changes will impact all property owners, developers, and land managers in Teton County, adding a new layer of environmental accountability while also streamlining expectations depending on the land's classification. NOTE: Of the 1,288 vacant residential lots and large rural undeveloped parcels, about 25% will be affected by this change. Properties in platted subdivisions for example have already gone through the environmental review.

To better understand these changes, and how they affect Jackson Hole and Wyoming specifically, please tune into our [Podcast](#). Should you have any questions regarding this development, what to know if your property falls under this change, or any other real estate matters, Devon is more than happy to provide further clarification. To read more about the change go to jacksontetonplan.com/DocumentCenter/View/2068/NRO-Update-FAQ-1152025

Jackson Hole Report Podcast

Tune into our podcast at JacksonHoleReport.com for a complete understanding of the new rules and regulations regarding “Realtors” plus an up-to-date and more in-depth conversation about the current real estate market.



DATA-DRIVEN REPORT FOR THE FIRST THREE MONTHS OF 2025

The Jackson Hole Report is the oldest, most accurate and comprehensive real estate market report in Teton County, WY. We derive our statistics from a privately maintained database that tracks every single sale, not just the transactions reported through MLS. NOTE: Only 57% of sale prices valleywide so far in 2025 were reported to MLS.

Overall Market

Compared with the first three months of 2024, the **number of sales in 2025 climbed 16%**. In contrast, the dollar volume decreased 5%, and the average and median sale prices also decreased 18% and 1.5%, respectively. The drop in the average sale price is due to a 10% increase in sales closing for under \$5 million. Listings between \$1-3 million saw the most activity with 50% of overall transactions occurring in this range. Geographically, the Town of Jackson experienced the most activity, accounting for 47% of all sales in the valley. The Westbank came in second with 28% of all sales.

The upper end of the market—homes priced at \$10+ million and condo/townhomes and single-family vacant lots priced at \$5+ million—registered **11 sales** in the first quarter of 2025. Of those 11 sales, seven were homes, two were lots, and two were condo/townhomes. A quick look at properties currently under contract shows 10 that are over \$5 million; a 17% decrease from Q1 2024. Of those 10, three are on the Gros Ventre buttes, two are north of Town, three are in Town, and two are South of Town. The available upper-end inventory is at par with 2024. While these 49 listings only represent 30% of overall available inventory, they make up 65% of the current overall dollar volume of available properties valleywide.

There are eight properties on the market in the \$25+ million price range today, compared to just one in Q1 2024. The most expensive home is located on the East Gros Ventre Butte and was listed at \$40 million.



Overall properties under contract in Q1 2025 versus Q1 2024:
The number of overall properties under contract and the dollar volume are both up—23% and 16%, respectively. In contrast, the average list price under contract dropped 6% to \$4.37 million, and the median list price was only up 2%. Single-family homes, condos, and townhomes made up 70% of the properties under contract, and 19% of the properties under contract are vacant residential lots.



Overall inventory of active listings increased 9% when compared to 2024 (163 listings). The segment with the least amount of available inventory is vacant single-family lots, where inventory is still the third lowest in modern history. Based on the 2024 absorption rates in which 50 lots sold, there is less than nine months of available inventory. The segment with the largest available inventory was homes over \$10 million (27), reflecting 38% of the available homes for sale. **NOTE: The average listing price for a single-family home, as of April 1, 2025, was \$10.7 million.**

OVERALL FACTS:

- Currently, there are 12,378 deeds in Jackson Hole. They break down as follows: Westbank (3,718); Town of Jackson (4,141); North of the Gros Ventre River (1,448); and South of Gros Ventre River to County Line (3,071)—all free-market (not deed-restricted or timeshare).
- There are 1,216 luxury properties throughout the valley. Currently, the Westbank is home to 54% (650) of these luxury properties.
- There are currently 26 working ranches left in Jackson, each averaging 265 acres. Ten of the ranches are in conservation easements, protecting over 3,000 acres in perpetuity.
- To date in 2025, 79% of all purchases were cash.

LOOKING AHEAD

Looking ahead and not factoring in the potential effect of a Tariff War, we expect sales in 2025 to continue increasing at a slow rate. Of course, this depends on overall available inventory this summer and fall. We also expect prices to stay at their new and elevated levels. Bottom line: Until our inventory levels return to normal, we will continue to see a slant toward a Seller's market for the foreseeable future. Tune into the [Q1 Podcast](#) for our thoughts on the potential effect of a Tariff War on Teton County.

HOW DOES A BUYER COMPETE IN THIS SELLER'S MARKET?

Start by hiring a Realtor to be your advocate; someone who knows the market well and can find what you are looking for. With only 163 active and public listings valleywide today—and almost half never being exposed to the open market—it's more important than ever to have an expert on your side. Our team has been tracking the market for 33 years, and we have every single one of the 12,378 deeded Jackson Hole properties cataloged in our database. We can tell you if it's a log home or stick built; how many bedrooms and baths; how many square feet of heated space; the number of acres; the year it was built; if it sits near streams, creeks, a golf course or ski slope, the National Forest, National Park, or if it has great views. We also have all these property owners and their contact information in our database. When we say, "WE KNOW THE MARKET AND INVENTORY BETTER THAN ANYONE IN JACKSON HOLE," we mean it!

IS 2025 A GOOD TIME TO SELL?

Absolutely! With inventory levels still at historic lows and demand high, 2025 will be a good time to sell. What will be most important, though, is pricing your property correctly. With 43% of the sales transactions so far in 2025 not appearing in or being reported to our local MLS, pricing is becoming an art. To guarantee the highest price for your property, you'll need to hire an advocate. We, at Engel & Volkers of Jackson Hole, know the local real estate market better than anyone in the valley. We track every single sale, not just the ones reported to MLS, which helps us to effectively strategize pricing.

If you are considering selling your property in 2025, give us a call. We will provide a free, no-obligation market analysis, and explain how we would market your property in this new virtual world. At Engel & Volkers Jackson Hole, we offer virtual tours for almost all our listings. To learn about our services, go to jhreport.com/sellers.

JACKSON HOLE REPORT PODCAST

Tune into our podcast at JHreport.com for a complete understanding of the new rules and regulations regarding Realtors, plus an up-to-date and more in-depth conversation about the current real estate market. Be sure to listen to our various podcast episodes which cover an array of subjects including Buyer and Seller tips, home inspections, visiting with a local mortgage broker, etc.

*In this report, "Overall Active Listings" refers to all listings in Teton County combined (homes, lots, condos, multi-family, commercial, and farm-ranch), minus timeshare, deed-restricted, leasehold interest, and all properties in Alta, WY.

Single Family Homes

Single-family home sales, in the first three months, increased 33% when compared to Q1 2024. Following suit, the dollar volume increased 41%. **Note: The average and median sale prices for a single-family home hit \$7.395 million and \$5.25 million—both new Q1 records.** As of April 1st, there were only seven homes listed for under \$2 million, with the least expensive at \$1.295 million. Properly priced listings under \$2 million continue to generate multiple offers. The selling strategy is simple: To spark immediate interest, hire our team as your advocate to effectively price your property according to current market values.

The number of single-family homes under contract is at par with 2024. In contrast, the average and median list prices are down 9% and 12%, respectively. These decreases are the direct result of a 22% increase in listings under contract for under \$5 million.

The upper end of the single-family home market shows **sales up 75%** and dollar volume up 35% to \$132 million. Following suit, the number of homes listed for over \$10 million is up 145% (27). **NOTE:** While the seven luxury home sales only accounted for 10% of the total number of sales in Q1 2025, those seven sales generated 50% of the total home dollar volume.

HIRE US AS YOUR ADVOCATES.

If you are looking for a home in today's tight inventory market, you need to hire us as your advocates. We will find what you are looking for, and then educate and prepare you to win at today's real estate bidding wars.



Available inventory of homes for sale is up 27% to 71 listings, with the least expensive sitting at \$1.295 million. **NOTE: Only seven of the homes are currently listed for less than \$2 million.** This, of course, is not good news for many locals who were hoping to someday trade out of a condo or townhome into a reasonably affordable single-family home.



The least expensive single-family home listing, at the time of publication, is a 3-bedroom, 3.5-bath, 1,606 sq. ft. home built in 1992 on a .66-acre lot in Buffalo Valley listed for \$1,295,000.



The most expensive single-family home listing stands at \$40 million for a 40-acre private estate on the north end of the East Gros Ventre Butte with a compound of six structures totaling 9,100+ sq. ft. with elevated Grand Teton views.

SINGLE FAMILY HOMES FACTS:

- Currently, there are 6,157 free-market, single-family homes in Jackson Hole. They break down as follows: Westbank (1,782); Town of Jackson (1,425); North of the Gros Ventre River (970); and South of Gros Ventre River to County Line (1,980)—all free-market (not deed-restricted or timeshare).
- There are 542 single-family homes worth at least \$10 million (luxury homes) throughout the valley. Currently, the Westbank is home to 235 (43%) of these luxury homes.
- 191 homes in the valley are situated on 35+ acres.

Condos & Townhomes

Condo/Townhome sales have increased 14% with 32 sales in Q1 2025. Following suit, the average and median sale prices increased 12% and 30%, respectively, when compared to Q1 2024. The increase in the average and median sale prices can be directly attributed to the 25% decrease in sales under \$1 million and the one sale over \$10 million.

SINGLE FAMILY HOMES FACTS:

- Currently there are 3,277 free-market condo/townhomes in Jackson Hole. They break down as follows: Westbank (1,149); Town of Jackson (1,753); North of the Gros Ventre River (98); and South of Gros Ventre River to County Line (277)—all free-market (not deed-restricted or timeshare).
- There are 206 luxury condo/townhomes worth at least \$5 million throughout the valley. Most are located in Teton Village, except for 24 in the Town of Jackson.



The hot spot for condo/townhome sales was in the **Town of Jackson**, where 59% of all sales in the first quarter occurred.



The number of condo/townhomes under contract is up 23%. Following suit, the **average and median list prices are up 23% and 25%, respectively.** Of the 16 currently under contract, 12 are in the Town of Jackson. **NOTE:** Three of the current listings under contract are listed for under \$1 million.



Available inventory of condo/townhomes decreased 16% to 41 listings. Following suit, the dollar volume decreased slightly to \$130 million. Meanwhile, **the median and average list prices increased 17% and 35%, respectively.** The average list price of \$3.18 million is actually a record for Q1. The Town of Jackson and Teton Village hold 88% of the current available inventory. Based on year-end 2024 results, there is currently less than four months of condo/townhome inventory available. **NOTE:** The least expensive three-bedroom condo/townhome currently on the market is \$1.625 million.

HIRE US AS YOUR ADVOCATES.

If you are looking for a condo or townhome in today's tight inventory market, you need to hire us as your advocates. We will find what you are looking for, and then educate and prepare you to win at today's real estate bidding war

FEATURED LISTING

3940 S LAKE CREEK DRIVE 11
WILSON, WY, 83014



Completely remodeled in 2024, this stunning 2-bedroom, 2-bath Spruces unit is ready for its new owner! Nestled in the Aspens, it offers flexibility as a full-time residence or a vacation rental. Located on the top floor and an end unit for extra privacy and light.

Conveniently situated near the subdivision entrance, it's within walking distance to Aspens Market, bus stops, bike paths, Persephone Bakery, and various local shops. Enjoy the ease of a short drive to Teton Village or into town. Seller financing available.

MLS# 24-1262
LIST PRICE: \$1,200,000

Listed by the Viehman Group
(307) 699-5921
group@jacksonholereport.com

Vacant Land

Single-family vacant land sales are down slightly with 11 sales in Q1 2025. While the median sale price is down 20% to \$1.85 million, the average sale price broke a record for the first quarter of a year at \$3.19 million, up 17% when compared to Q1 2024. The increase in the average sale price can be directly attributed to the increase in the number of vacant land sales above \$5 million (up 100%). The area with the most vacant land sales to date was the Town of Jackson with four.

VACANT LAND FACTS:

- Currently there are 1,052 platted and vacant residential single-family lots under 35 acres in Jackson Hole. Of those, only 357 (34%) are located on the Westbank. Of those on the Westbank, 144 (40%) are held by neighboring property owners for either protected visual corridors or privacy.
- Of the 1,052 platted and vacant residential single-family lots under 35 acres valleywide, 351 (or 33%) are being held by neighboring property owners for either protected visual corridors or privacy. We expect most of these lots to remain with the main house parcel in perpetuity.
- Currently there are 231 platted and vacant residential single-family lots over 35 acres in Jackson Hole.
- Of the 231 platted and vacant residential single-family lots over 35 acres, 88 (or 38%) are held by four local families.



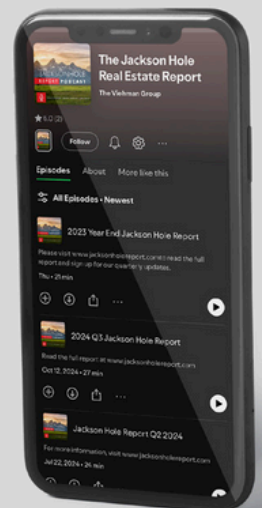
Single-family vacant lots under contract are up 125% in the first quarter of 2025. Of the nine listings, none are listed for under \$1 million, and two are listed for over \$10 million.



Available inventory of lots for sale is at par with Q1 2024. However, the average list price is up 17% to \$5.03 million. This increase in the average list price reflects a 75% increase in lots listed for over \$15 million. As of March 31, 2025, there were no vacant residential lots currently listed for under \$1 million on the open market. NOTE: In this segment of the market, expect to see prices rise at a slow pace in most areas of the valley. Also noteworthy, 36 active residential vacant lot listings once again reflects the third lowest level of available inventory in modern history.

JACKSON HOLE REPORT PODCAST

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HIRE US AS YOUR ADVOCATES.

If you are looking for a single-family vacant lot in today's tight inventory market, you need to hire us as your advocates. We will find what you are looking for, and then educate and prepare you to win at today's real estate bidding wars.

Jackson Hole Luxury Report



Thirteen years ago, we launched the Jackson Hole Luxury Report, a limited-edition newsletter focused exclusively on high-end properties, which, as of 2023, we define as having a market value of \$5+ million for condo/townhomes and single-family lots and \$10+ million for single-family homes.

The purpose of this limited-edition report is to provide high-end buyers and sellers with a clear understanding of the luxury landscape in which they find themselves.

To sign up for the luxury report go to jacksonholeluxuryreport.com or shot us an email – devon@jacksonholereport.com.

2024 Year End Luxury Report

While the number of luxury home sales at the end of the year was down 20% (20 sales) compared to 2023, the number of active luxury home listings has surged by 82%, with 31 homes currently on the market. Following this trend, the average list price for these properties is breaking records at **\$19.9 million, an increase of 6% from 2023.**

Despite the increase in active listings, current inventory is still only half of what it was at the end of 2017, when buyers could choose from 62 luxury homes. Back then, the average list price was \$7.275 million...

Confidential Market Analysis

As a courtesy to our clients, we offer a confidential market analysis of your distinctive Jackson Hole property, as well as annual valuation updates for trust and estate planning. If you own a luxury property in Jackson Hole and would be interested, please scan the code below or email devon@jacksonholereport.com.



jacksonholeluxuryreport.com

OUR TEAM

Deep Roots & Commitment to Jackson Hole



Our team embodies the spirit of Jackson Hole, combining decades of professional expertise with an unwavering dedication to the valley and its people. With long-standing ties to the community, we're more than just real estate professionals—we're stewards, leaders, and advocates for the place we proudly call home.

Devon Viehman brings a legacy of service and leadership to her work, from creating the Community Housing Fund, which has raised over \$700,000 for affordable housing, to serving on the Jackson Town Council and Teton County Planning Commission. Her work is rooted in a deep commitment to sustainable solutions and community-driven policies. As the author of the Jackson Hole Report, David Viehman has tracked the valley's real estate trends for decades, offering unparalleled insight to clients while contributing his expertise to legal cases and community preservation efforts. Luke Smith, a Jackson native, exemplifies the town's spirit of giving back as a youth hockey coach and Lions Club member, fostering teamwork and connection in the next generation.

Together, we combine professional acumen with a shared passion for preserving the valley's natural beauty and unique character. Our dedication extends beyond real estate; we are actively engaged in initiatives that enhance Jackson Hole's quality of life and ensure it remains a thriving, balanced community. For us, it's not just about helping clients buy or sell homes—it's about building a stronger, more vibrant future for Jackson Hole.

[MEET OUR TEAM](#)

Our Expertise & Services

TRUSTED BY NATIONAL MEDIA

Our insights have been featured in The Wall Street Journal, Forbes, NPR, Barron's, and the Associated Press.

COMPLIMENTARY CMA UPDATES

We offer free Comparative Market Analyses (CMAs) for Jackson Hole property owners. These can be updated annually and are invaluable for tax appeals, estate planning, or staying informed about your property's value.

TAILORED PROPERTY SALES STRATEGIES

From staging and pre-listing inspections to professional photography and local and online marketing, we provide unmatched services to prepare your property for sale.

EXCLUSIVE INSIGHTS

We publish a newsletter focused solely on the luxury market, covering properties over \$5 million. Sign up for the Jackson Hole Luxury Report [here](#).

MARKET ANALYSIS ON THE GO

Our quarterly real estate podcast keeps you informed wherever you are. Listen to the latest episode or explore past editions [here](#).

UNIQUE DATA ON DEVELOPED AND UNDEVELOPED INVENTORY

We track developed and undeveloped inventory daily and publish the results annually. Visit jacksonholerealestatereport.com/overall-deeded-parcels.

LOOKING AHEAD OPPORTUNITIES FOR

READERS If you're considering listing your property in 2025, we recommend getting three price opinions. Whether you list with us or not, take advantage of our free CMA service to make an informed decision.

Ready to start?
Contact us [here](#).

What Sets Us Apart

DECADES OF COMMUNITY COMMITMENT

Our team has deep roots in Jackson Hole, from serving on nonprofit boards to leading community initiatives like Youth Hockey and Rotary.

COMPREHENSIVE MARKET TRACKING

We monitor MLS listings and County deed transfers daily to ensure you have the most accurate and timely market data.

UNPARALLELED LOCAL CONNECTIONS

With over 65+ combined years of working alongside local contractors, we can quickly connect you with trusted plumbers, electricians, and other professionals—particularly helpful during time-sensitive real estate transactions.

NEGOTIATION SKILLS

We have 65+ years of combined contract writing and negotiating experience, which can be the most important part of the transaction.

365 DAYS A YEAR

Whether you are looking to purchase or sell real estate in Jackson Hole, we are available 365 days a year to answer your questions and assist you every step of the way.

MARKETING EXPERTS

All our listings are posted on Realtor.com, Zillow and dozens of other world-wide websites. We also advertise locally in the JH News & Guide, build websites for our luxury listings, create brochures for open house handouts and brochure boxes, blanket social media and expose all our listings internationally through our Engel & Volkers network.

COMMUNICATION AND TIMELINE EXPERTS

We are known for our excellent communication skills with Buyer's and Seller's. Whether it's feedback from every showing, daily or monthly updates on the current market, or our Contract checklist that provides a clear timeline, we are always communicating.



ENGEL & VÖLKERS[®]
— PRIVATE OFFICE —

Devon Viehman is an E&V Private Office Advisor



Private Office Advisors are among the most competent and connected real estate professionals in the world. Beyond achieving the highest levels of client satisfaction, trust, and success, these market leaders are respected by colleagues and competitors alike. They are passionate about Engel & Völkers and true standard bearers for our global brand.

As an international service company specializing in the brokerage of residential property, commercial real estate, yachts and private jets, Engel & Völkers stands for a comprehensive range of services and consultancy excellence.

Responding to client and customer needs and inspired by private banking services, Christian Völkers established Private Office in 2007. As the group expanded to cover more states, provinces and countries over the years, its mission remained the same. Engel and Völkers Private Office serves the singular requirements of our clients with high-value and often multi-market real estate portfolios, a group that includes leaders in business, politics and culture. Private Office Advisors provide the level of expertise and discretion that this client base demands to sellers and buyers at all price points. Their goal is to earn trust and build relationships that continue well beyond a single transaction.

DEVON VIEHMAN, ASSOCIATE BROKER | (307) 690-0621 | DEVON@JACKSONHOLEREPORT.COM

COMMUNITY HOUSING FUND

CREATING AFFORDABLE HOUSING
OPPORTUNITIES FOR TETON COUNTY'S
ESSENTIAL EMPLOYEES.

The Teton Board of REALTORS® Community Housing Fund allows every agent and seller to designate proceeds or a portion of their commission to fund affordable housing in Teton County at every transaction.

With concern about the rapidly changing character of Jackson Hole and the ability for essential employees to afford stable, secure housing, Devon Viehman partnered with the Teton Board of REALTORS® to create The Community Housing Fund. The TBOR Community Housing Fund allows every agent and seller to designate proceeds or a portion of their commission to fund affordable housing in Teton County at every transaction.

Learn more at communityhousingfund.com.

\$728,259

RAISED TO DATE



JACKSON HOLE COMMUNITY HOUSING TRUST



TCSD HOUSING PROJECT



TCSD HOUSING PROJECT



TETON COUNTY IDAHO JOINT
HOUSING AUTHORITY



Global Recognition. Jackson Hole Expertise.

At Engel & Völkers Jackson Hole, our real estate advisors are known for their unmatched level of local neighborhood knowledge paired with extensive global resources and personal connections, to provide an exclusive experience tailored to each of our client's unique needs. We dedicate our time, expertise and passion to help you follow your dream, home.

Jackson Hole · Star Valley · Sublette · Dubois · Teton Valley · Swan Valley · Eastern Idaho
jacksonhole.evrealstate.com | starvalley.evrealstate.com | sublette.evrealstate.com



ENGEL & VÖLKERS JACKSON HOLE

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Our decades-deep knowledge of the valley combined with the international reach of Engel & Volkers Jackson Hole makes us your **Local Real Estate Experts**.

Whether you are pricing your property to sell in this competitive market or weighing the right time to buy, rest assured that when you are our client, you have the upper hand via access to current market statistics and our impeccable level of service and personal attention. For a free comparative market analysis, please contact us by calling 307-690-4004 or emailing david@jhreport.com

The JACKSON HOLE REPORT is published semi-annually with additional email updates for the first and third quarters. While other realtors attempt to report on our market with MLS statistics only, we track every single transaction in Teton County. Consider, for instance, in 2025: only 57% of sales valley-wide have been reported to MLS. In contrast, we have logged information on each and every sale on a daily basis. Our data-driven report is the most accurate and trusted real estate news source in Teton County. If you would like to sign up for these quarterly email updates, or need more detailed information about our market, feel free to either call or email david@jhreport.com. You can also find the Jackson Hole Report online at JHReport.com.

We hope this report has given you a snapshot of market trends and, as always, we would be glad to discuss the details with you. If you would like a complete analysis of specific areas, back issues of the Jackson Hole Report, or if you are scouting a professional Realtor to represent you in your next real estate transaction, please call or email one of the numbers below or write to us at P.O. Box 2431, Jackson, WY 83001, Attn: David Viehman or Devon Viehman.

Sincerely,



David Viehman, Associate Broker
Devon Viehman, Associate Broker
Luke Smith, Associate Broker, WY & ID
Jackson Hole Report | Engel & Volkers Jackson Hole
www.jacksonholereport.com
Direct: 307-690-4004 | group@jacksonholereport.com



JACKSONHOLE
REPORT
THE VIEHMAN GROUP

JACKSONHOLE
LUXURY REPORT
DAVID VIEHMAN & DEVON VIEHMAN


ENGEL & VÖLKERS[®]

*While other local Real Estate Brokers attempt to report on the local real estate market, we are the only ones to track every single transaction. Therefore, if you want the most accurate information to help guide you through your next real estate transaction, please call David, Devon and Luke today. **"We are the Experts"**.

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

*All statistics quoted in this newsletter are based on sales in 2025 compared to sales in 2024.

*Median sale price is the cost of a property that has an equal number of sales above and below it on the price scale.

*Average sale price is the total combined dollar volume divided by the number of sales.

*In this report, "overall" refers to all sales in Teton County combined (homes, lots, condos, commercial, and ranch), not including Alta, WY. *The term "Market Value" means the value of property in terms of what it can be sold for on the open market; current value.

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