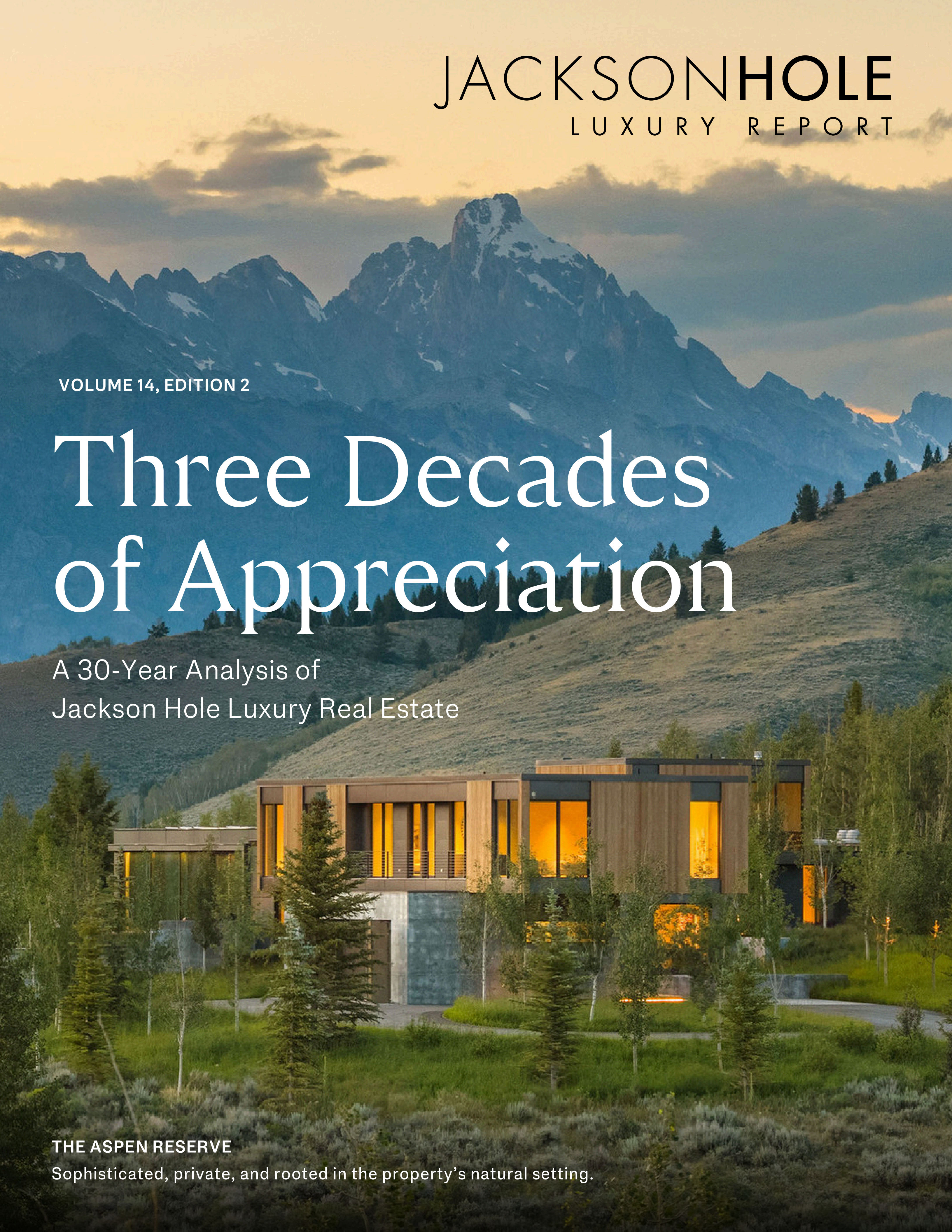
JACKSON**HOLE**
LUXURY REPORT



VOLUME 14, EDITION 2

Three Decades of Appreciation

A 30-Year Analysis of Jackson Hole Luxury Real Estate

THE ASPEN RESERVE

Sophisticated, private, and rooted in the property's natural setting.

Welcome

Greetings from Jackson Hole,

Owning property in Jackson Hole is more than an investment—it's a statement about embracing a lifestyle as extraordinary as the Tetons themselves. Whether you're **considering buying or selling, understanding the unique dynamics of this market requires more than surface-level insights.** It takes a trusted partner with deep expertise and a genuine connection to this community.

For over three decades—and now in the **14th year of this Luxury Report—we've been dedicated to providing the most comprehensive** and accurate **real estate analysis** in Jackson Hole. Unlike reports that **only track the 40% of Luxury transactions that pass through the local MLS, we meticulously track every sale in Teton County**, ensuring our insights reflect the true market landscape. This commitment has made our reports the most trusted and nationally recognized source for Jackson Hole real estate trends.

The Jackson Hole Luxury Report was created 14 years ago to focus on the elite segment of our market, which has grown in strength and sophistication. This year's **edition examines 1,298 premier properties, including condos, townhomes and vacant lots priced at $5 million or more and single-family homes valued at $10 million or more.** Whether you're preparing to sell a property in this segment or exploring opportunities to buy, these insights can help you make informed decisions with confidence.

Our work is rooted in a deep commitment to our clients and the Jackson Hole community. As your trusted advisors, we're here to provide guidance at every stage—whether you're strategizing the sale of your home, considering a remodel to maximize value, or simply curious about how current trends affect your property's worth.

As long-time residents of this valley, we take pride in being part of this vibrant community. We understand that **buying or selling a home is more than a transaction**—it's a step into a shared story. That's why we pair our data-driven insights with reflections on the cultural and natural beauty that make this place so special.

Whether you're exploring opportunities to buy or preparing to sell, we are here to help you navigate the complexities of the Jackson Hole market with expertise and care. Our **goal is simple: to help you achieve your goals while deepening your connection** to this remarkable place.

Welcome to the Jackson Hole Luxury Report.

Devon Viehman, Editor

FEWER THAN 30% OF LUXURY SALES OCCUR THROUGH THE MLS

WHY CHOOSE US AS YOUR BUYERS AGENT

In Jackson Hole's luxury market, the most important opportunities are rarely visible. **Fewer than 30% of luxury sales occur through the MLS. The rest trade quietly through private networks, long-standing relationships, and informed representation**. As your buyer's agent, our role is to give you access to the full market, not just what is publicly advertised.

We act exclusively as your advocate. That means objective advice, disciplined valuation, and negotiation strategies built entirely around your interests. We track every luxury sale in Teton County, including off-market transactions, allowing us to understand true pricing, seller behavior, and market momentum with a level of precision few can match. This insight protects you from overpaying and positions you to move decisively when the right property emerges.

Buyer agency at this level requires discretion and credibility. We represent a limited number of clients so we can be fully engaged, responsive, and aligned with your goals. Sellers and their representatives recognize well-qualified buyers backed by experienced counsel, which often determines whether a door opens or remains closed.

From confidential introductions to contract strategy and closing, we guide every step with clarity and purpose. In a market defined by scarcity, complexity, and privacy, strong buyer representation is not optional. It is essential. Choose an advocate who knows the full market and is committed solely to you.

Under contract in less than 24 hours after public launch.

THE ASPEN RESERVE

Positioned within a private grove of mature aspens and conifers on 5.39 pristine acres, this extraordinary contemporary mountain estate is a true architectural masterpiece.

Perfectly positioned to capture breathtaking views of both the Northern and Southern Tetons, as well as the iconic Sleeping Indian, the residence seamlessly blends refined luxury with the natural beauty of Jackson Hole.

Completed in 2026, the home offers more than 10,000 square feet under roof, including 8,549 square feet of meticulously finished living space. Designed for both grand entertaining and effortless everyday living, every detail has been thoughtfully curated with exceptional craftsmanship, cutting-edge technology, and timeless design.

Offered at $26M

theaspenreserve.com

LISTED BY THE VIEHMAN GROUP
ENGEL & VOLKERS JACKSON HOLE

Contents

Three Decades of Appreciation

In our Q2 2026 Jackson Hole Market Report, we examined how property values have appreciated over the past three decades. The results revealed several compelling trends, prompting us to conduct a similar analysis for our 2026 Mid-Year Luxury Report.

To evaluate long-term appreciation, we utilized a paired-sales analysis; a method that compares the same or highly similar properties sold during different periods. Using our proprietary database, we identified more than 70 comparable properties that sold between 1995 and 1999 and were resold between 2024 and 2026.

Jackson Hole remains one of the most unique real estate markets in the United States. While resort communities nationwide experience seasonal fluctuations in inventory, Jackson Hole stands apart because of its extraordinary scarcity of developable land. Less than 3% of the valley is privately owned, creating an unmatched supply-and-demand dynamic that has influenced property values for decades. Luxury real estate is even more limited. **In 2026, we identified just 1,298 properties, approximately 10% of all free-market properties in the valley, as qualifying as Luxury.**

A 30-Year Analysis of Jackson Hole Luxury Real Estate

To evaluate long-term appreciation, we utilized a paired-sales analysis, a method that compares similar properties sold during different periods.

WHAT DEFINES “LUXURY” IN REAL ESTATE?

Nationally, one benchmark for defining a luxury home is the top 10% of a given market. In Jackson Hole, based on the 186 homes sold in 2025, the top 10% starts at $13.5 million.

LUXURY RESIDENTIAL VACANT LAND

AVERAGE
1,384%

Luxury residential land values are now approximately 14 times higher than they were 30 years ago.

For the purposes of this report, vacant residential land with a market value of $5 million or more is classified as Luxury.

The lowest appreciation recorded among Luxury residential land was 913%, representing more than a ninefold increase in value over a 26-year period. The property was a 3.53-acre parcel in John Dodge on the West Bank. **The highest appreciation reached 1,981%** for a 5.43-acre parcel along the Snake River on the West Bank. Originally purchased for $275,000 in 1997, the property resold for $5.45 million in 2025 despite no improvements being made during that time.

Across the valley, Luxury residential land appreciated by an average of 1,384%, meaning land values today are nearly 14 times higher than they were approximately 30 years ago.

LUXURY CONDOMINIUMS & TOWNHOMES

AVERAGE
858%

Luxury condomiums and townhomes values are now approximately 8.6 times higher than they were 30 years ago.

For the purposes of this report, condominiums and townhomes valued at $5 million or more are classified as Luxury.

The lowest appreciation within this segment was 626%, recorded at Granite Ridge in Teton Village. **The highest appreciation was 1,235%**, achieved by a condominium in the original section of Teton Village. The property sold for $425,000 in 1995 and resold for $5.25 million in 2026. While the residence had been extensively updated over the years, its original square footage remained unchanged. This pattern was consistent throughout our analysis: every condominium and townhome included in the study had undergone renovations or upgrades while maintaining its original size.

Overall, Luxury condominiums and townhomes appreciated by an average of 858%, representing an 8.6-fold increase in value over the past three decades.

LUXURY SINGLE-FAMILY HOMES

AVERAGE
657%

Luxury single-family home values are now approximately 6.6 times higher than they were 30 years ago.

For the purposes of this report, single-family homes valued at $10 million or more are classified as Luxury.

The lowest appreciation among Luxury single-family homes was 290%, recorded in Teton Pines over a 24-year period. The home sold for $3.6 million in 1999 and resold for $10.45 million in 2024. **The highest appreciation reached 1,522%** for a residence in Schofield Patent on the West Bank. Purchased for $1.1 million in 1999, the property sold for $16.75 million in 2025. Like the condominium market, all homes included in this analysis had been updated or renovated over time while maintaining their original square footage.

Across the valley, Luxury single-family homes appreciated by an average of 657%, meaning values today are approximately 6.6 times higher than they were 30 years ago.

KEY TAKEAWAYS

The results of this 30-year paired-sales analysis underscore the exceptional long-term performance of Jackson Hole real estate. While appreciation varied by property type and location, every segment of the Luxury market experienced significant value growth. Limited land supply, enduring demand, and the valley's unparalleled natural setting have combined to create one of the most resilient and consistently appreciating Luxury real estate markets in the United States.

LOOKING AHEAD

Looking ahead, market fundamentals remain strong. Demand continues to outpace supply, particularly in the Luxury segment. Luxury home inventory is down 24% year over year, while Buyer activity has increased, with Luxury home sales up 27% compared to the same period in 2025. Although inventory remains near historic lows, the increase in Buyer demand suggests continued strength for well-priced properties entering the market.

OVERALL LUXURY MARKET

$5+ MILLION

LISTEN TO THE NUMBERS

Only 50% of the Luxury sale prices were reported to MLS in 2026.

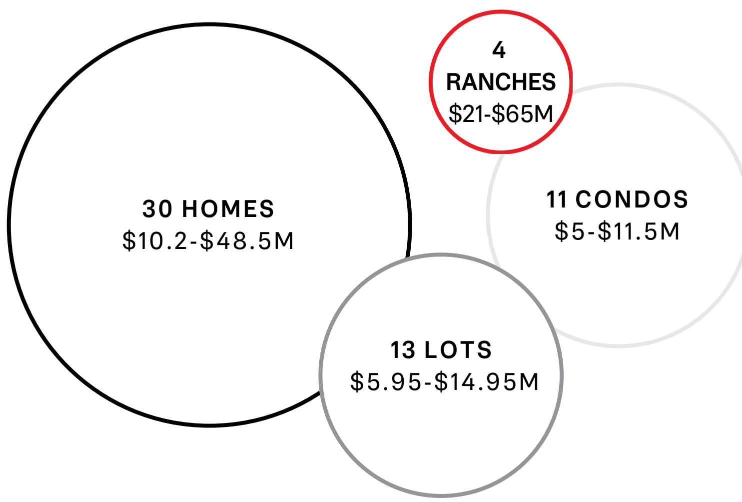
Comparing mid-year 2026 with 2025, we discovered that the overall number of Luxury sales increased 8% to 28 total sales. The overall dollar volume increased 20% to $367 million.

NOTE: While Luxury sales only made up 15% of the overall number of sales in Jackson Hole, they accounted for 45% of the total dollar volume so far in 2026. We observed 29% of all sales falling between $5 and $10 million.

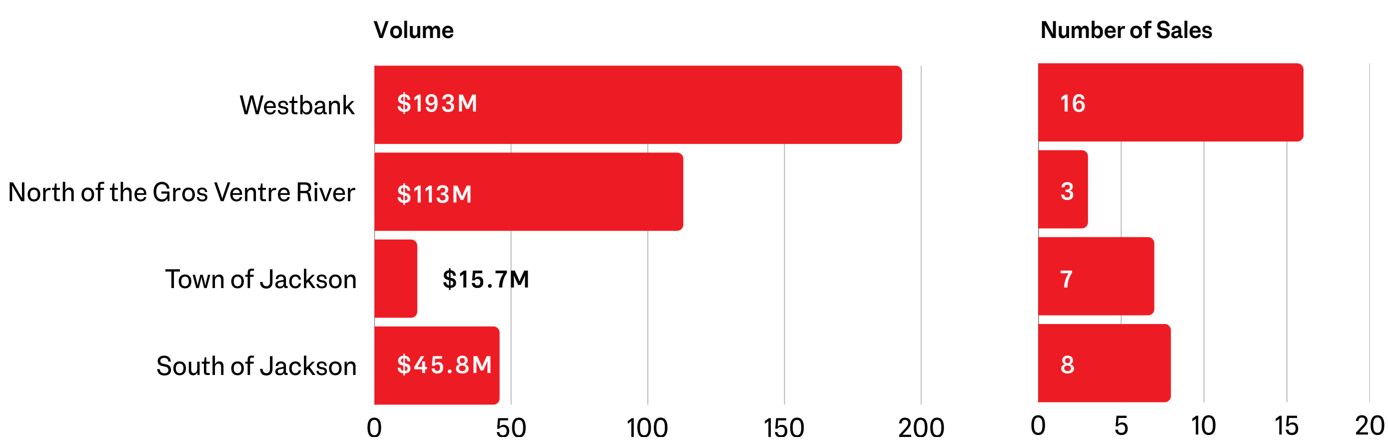
Thirty Luxury properties sold for more than $5 million in 2026 (up 8%). However, only half were reported to the MLS; a trend that reaffirms the necessity of enlisting us as your Realtors when entering this elite market.

The Current Landscape

When compared to mid-year 2025, **available inventory is down 17% to 58 Luxury listings for sale**. The available inventory breaks down into 30 homes (52%) priced between $10.2 and $48.5 million; 13 lots (22%) between $5.95 and $14.95 million; eleven condo/townhomes (19%) priced between $5 and $11.5 million; and four dude ranches priced between $21 and $65 million.



OVERALL LUXURY SALES BY AREA



HIGHEST SALE TO DATE

Landmark Transaction

In a landmark transaction, the Four Seasons Resort and Residences Jackson Hole changed hands as part of a record-breaking $1.1 billion deal, **marking the most expensive sale in Jackson Hole history.** Notably, this single transaction accounted for more than half of the total real estate dollar volume in the first quarter of 2026.

What makes the deal even more remarkable is its scope. Rather than a single-property sale, it involved two premier luxury destinations sold as a package:

• Four Seasons Resort and Residences Jackson Hole (Wyoming)
• Four Seasons Resort Orlando at Walt Disney World Resort (Florida)

While the exact allocation between the two properties hasn't been officially disclosed, industry sources estimate the Teton Village asset alone was valued at approximately $650 million. If accurate, this would push total real estate transaction volume in Jackson Hole past the $1 billion mark in just the first three months of the year. Either way, the deal decisively eclipses the previous record of $695 million set in 2021, cementing early 2026 as a defining moment for the Teton Village real estate market. Note: The sale of the Four Seasons property has been excluded from the total sales count and dollar volume reported in the overall statistics below.

Tracking Luxury market values becomes challenging without comparable sales. While many properties in Jackson Hole are worth more than $5 million, no two are alike. For this reason, some Sellers start by overpricing their homes beyond market levels. They then lower the price progressively until the property reaches market value. This is one reason why 62% of the Luxury listings have been on the market for over 12 months. If you plan to sell your property soon, do not make the mistake of overpricing. Through our confidential property and market analysis, we can help you through the entire process.

Close analysis of the statistics supports the following conclusion: When compared to mid-year 2025, the current overall available inventory is down 4% to 67 listings with the dollar volume down 15% to $1.038 billion.

MOST EXPENSIVE SALE OF 2026

LISTED FOR $27.9M

NOTE: The sale price was not disclosed, but we believe this was the highest sale based on the list price.

Set on the Snake River with 42.57 acres & dramatic Teton views, this Solitude property is private and a haven for wildlife. The 7,228 sf Eliot Goss-designed home, optimizes views throughout the home from ground level. Enjoy a main-floor primary suite and an elevator. 2 ensuite guest bedrooms occupy the 2nd floor. The spacious office with its existing ensuite bathroom & walk-in closet lends itself to an upstairs guest suite. Highlights include a media room, hot tub room, full-seated bar, custom wine cellar, laundry room, and attached 2-car garage. Other noteworthy highlights include a 992 sf 2 bath, 2 bath guest cabin, and a 1,032 sf 3-stall detached shop garage. The grounds are adorned with manicured lawns and colorful perennial flower beds. A forest of mature trees and clearwater ponds are magical. Listed by Tom & Ashley Evans with Sotheby's.

OVERALL LUXURY UNDER CONTRACT

At mid-year, eleven properties were under contract (up 10%) with an average listing price of $18.5 million (up 59%). Of the listings currently under contract, eight are homes, one is a condo, and two are single-family vacant lots.

MOST EXPENSIVE UNDER CONTRACT

Riva Ridge Reserve is a 117-acre sanctuary perched atop East Gros Ventre Butte with panoramic Teton views, flowing water features, and unmatched privacy—just 15 minutes from Jackson. This legacy compound includes a 12,705 SF main lodge with indoor pool, wine cellar, and theater; a tunnel-connected studio with garage; and a 3,978 SF four-bedroom guesthouse. Listed by Latham Jenkins with Livewater Properties. $39.5M

SINGLE-FAMILY LUXURY HOMES

LUXURY HOMES accounted for **42% of all Luxury sales to date in 2026**. All told, the number of home sales is up 27%, and the dollar volume increased by 17% for a total of $215 million. In contrast, the average sale price decreased by 6% to $15.4 million, and the median sale price decreased 7% to $12.5 million.

To date, there have been fourteen home sales over $10 million (up 27%), of which nine sold for between $10 and 15 million, two between $15 and for $20 million, and three over $20 million.

2025 LUXURY HOME MARKET INVENTORY LEVEL

Based on the number of sales to date in 2026, there are currently seventeen months of inventory. **Of the existing inventory, 58% has been on the market for more than a year.** Some homes continue to be overpriced for the current market, while others do not match the value of the land they occupy.

This situation is constraining Buyers. For instance, in the $10+ million segment, Buyers may choose from 31 homes valleywide. Of those 31, nine include more than 10 acres, 22 are 10+ years old, and 12 have water features. Further complicating the process, many Luxury homes only appeal to a specific Buyer—a precise pairing that requires substantial marketing.

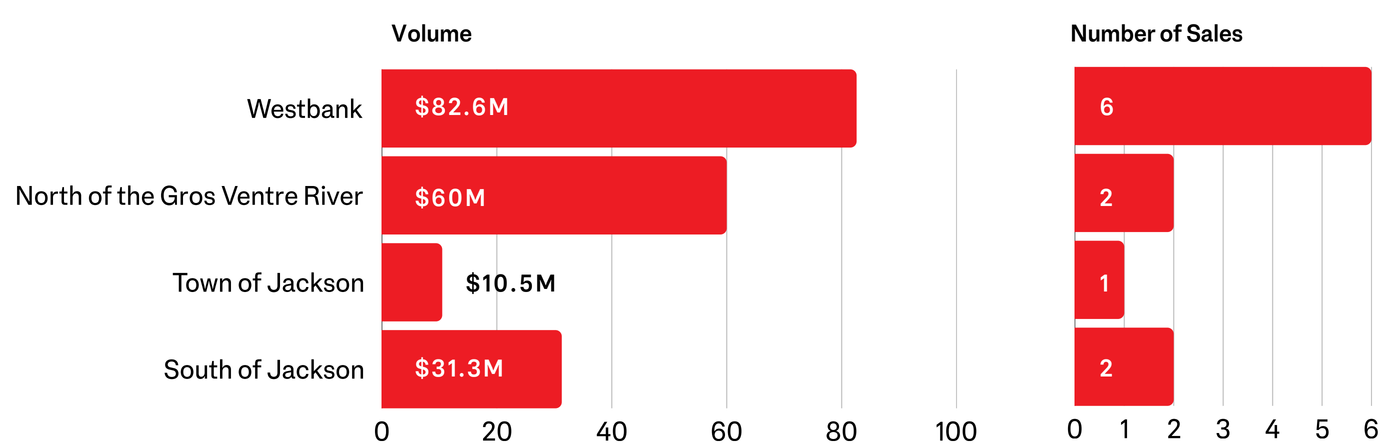
HOT SPOT

Westbank is where 55% of the sales to date in 2026 have occurred. Only three of the eleven sales sat atop parcels with 35+ acres, with six sales having some kind of water feature.

LUXURY HOMES UNDER CONTRACT

As of July 1st, there are seven Luxury homes under contract with an average list price of $19.8 million. The most expensive home is located on Riva Ridge with 12,705 sq. ft. on 118 acres and is listed for $39.5 million.

LUXURY HOME SALES BY AREA

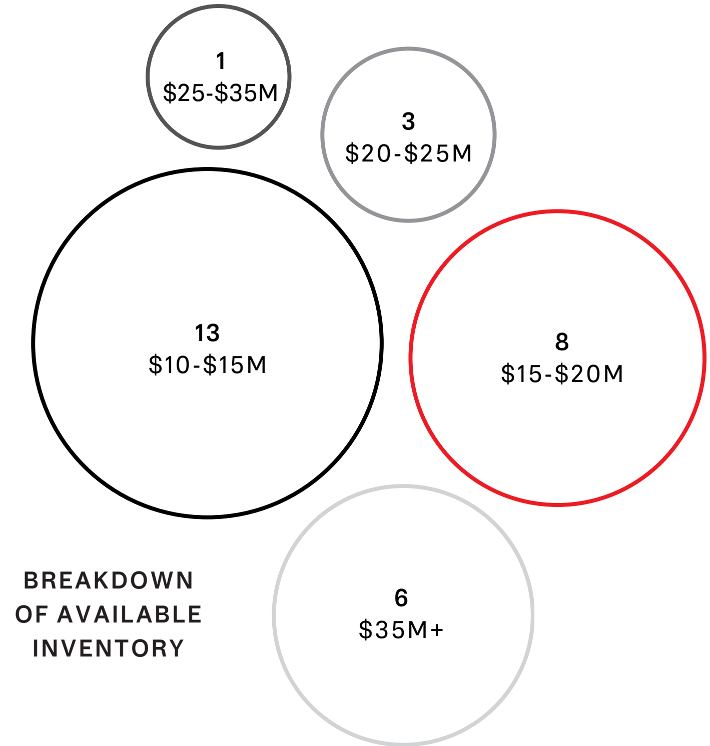


The Current Landscape

SINGLE FAMILY HOMES

Available inventory is down 16% when compared to mid-year 2025 with 31 Luxury homes for sale. With an average listing price of $21 million (down 2%), and a median listing price of $16.45 million (down 11%), the available inventory breaks down into the following: thirteen between $10 and $15 million; eight between $15 and $20 million, three between $20 and $25 million, one between $25 and $35 million, and six over $35 million.

NOTE: Of the 31 homes listed, eight sit on 35+ acres. Also noteworthy: twenty (65%) of the Luxury homes currently on the market are more than 15 years old.



Most Expensive Home Listing Crescent H

LISTED BY SOTHEBY'S SPACKMANS & ASSOCIATES PRICE: $48.5M

Situated on arguably the best parcel in Crescent H Ranch with expansive Teton views and prime Snake River frontage, this newly constructed project, completed in 2023 and designed by renowned architect Wallace Cunningham, is a living sculpture. Its connection to its surroundings is profound, with the natural beauty of Fish Creek, Grand Teton views, and wildlife like elk, moose, and eagles enhancing its setting. The architecture seamlessly integrates with the landscape, nestled into a stream curve, with a parallel pool reflecting both the mountains and the house. The sweeping sculptural roof and lofty interiors blur the boundaries between indoors and outdoors, creating inviting spaces for private enjoyment or entertaining.

TOWNHOMES

$5+ MILLION

LUXURY CONDO/TOWNHOMES are few but not far between in Jackson Hole. Teton Village and Shooting Star have 87% of them with the rest in the Town of Jackson. Currently, 221 units are set at $5+ million and qualify for the Jackson Hole Luxury Report.

BREAKDOWN OF LUXURY UNITS

246 Total

41
Units in the Four Seasons Hotel

21
All Granite Ridge Lodges

17
Granite Ridge Cabins

16
Granite Ridge Homesteads

88
Units in Shooting Star (Lodges or Cabins)

2
Snake River Lodge & Spa

8
Crystal Springs Lodge

4
Tram Towers

8
Timbers of Granite Ridge

1
Hotel Terra

2
Moose Creek

1
Snow Ridge

29
Units in the Town of Jackson

3
Snake River Sporting Club

The Current Landscape

MLS shows eleven Luxury units listed—four in the Town of Jackson, two in the Snake River Sporting Club and five in Teton Village. They range in size from 1,830 to 4,189 sq. ft., and prices range from $5.295 to $11.5 million. Seven of the eleven come furnished. Please contact us for a complete list of available Luxury townhouses.

4	2	5
Town of Jackson	Snake River Sporting Club	Teton Village

MOST EXPENSIVE SALE

$15M+

A private sale which Teton County values at over $15 million – Four Seasons 939 - Bridger Slopeside

MOST EXPENSIVE LISTING

LIST PRICE $11.5M

Hoback Club #465

2025 MARKET TRENDS

At mid-year 2026, the number of Luxury condo/townhome sales were at par with 2025, as there were six sales over $5 million in the first six months of 2026. Five of the sales were in Teton Village and one in the Town of Jackson.

HIRE US AS YOUR ADVOCATES.

If you are looking for a property 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.

VACANT

LUXURY LOTS

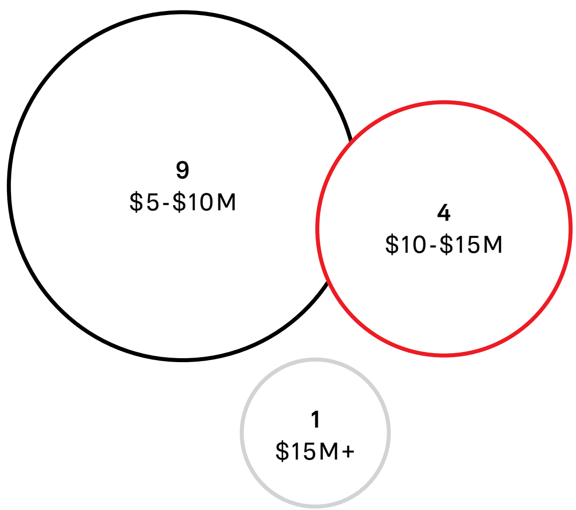
$5+ MILLION

The demand for vacant Luxury **lots to date in 2026 is up 120%** when compared to mid-year 2025. There were eleven transactions with a dollar volume over $112.9 million. Five were on the Westbank, three in Spring Gulch, two in South Park, and one North of Town.

The Current Landscape

Available inventory of Luxury lots is up 56% at mid-year 2026 with a total of 14 single-family Luxury home sites currently listed. With an average list price of $10.45 million (up 13%), and a median list price of $8 million, available inventory breaks down into the following: nine lots listed between $5 and $10 million, four between $10 and $15 million, and one over $15 million.

BREAKDOWN OF AVAILABLE INVENTORY



Under Contract

Only one is currently under contract. It's an 18-acre parcel off Fish Creek Road in the Phillip's Ridge subdivision for $8.749 million.

MOST EXPENSIVE LOT SALE

Shooting Star Lot 39

1.85 Acres on Fish Creek listed at $13M

MOST EXPENSIVE LOT LISTING

Bear Island

18.8 Acres listed at $14.995M

YOUR Trusted Advisors

As you consider buying or selling in Jackson Hole's luxury market, one of the most important decisions you'll make is choosing the right Realtor. In a market where no two properties are alike, where only 31 percent of luxury transactions are reported through the MLS, and where privacy, timing, and positioning can make or break a deal, experience is everything.

We bring decades of combined experience and are the authors of the Jackson Hole Report, the valley's most trusted and comprehensive real estate market analysis. We maintain a private database that tracks every sale in Teton County, not just the 31 percent reported through the MLS. When you work with us, you gain access to deeper insights, exclusive off-market opportunities, and confidential data that other agents simply do not have.

Luxury clients choose to work with us not only for our market expertise, but for the high level of service and strategy we provide. From custom marketing plans to tailored property searches, we operate with discretion, professionalism, and a deep respect for your time and goals. For sellers, we offer our bespoke Engel & Völkers whiteboard presentation - a personalized, visual strategy that outlines your property's positioning, potential buyer profiles, and marketing approach from day one.

We invite you to schedule a private consultation with us. Whether you are buying or selling, we will walk you through exactly how we work - from our targeted buyer strategies to the customized tools we use to give our listings a competitive edge. This is your opportunity to see what sets us apart, ask questions, and determine if we are the right team to help you achieve your goals.

To understand the experience we deliver, take a moment to read what our clients have to say about working with us. Their stories speak to the results, relationships, and trust we've built over time in one of the most exclusive markets in the country.

I had come to know David and Devon as professionals recognized in the community for their integrity, with whom I'd always be comfortable in my dealings. And, with their understanding of the market, and transaction records, I believed them to be the most knowledgeable individuals in the Valley in terms of transaction histories and current property values. My spouse and I were able to engage David and Devon as our brokers.

Our transaction requirements were complicated. There were tax issues and multiple choices and difficult negotiations. David's advice on property values and negotiating timing and strategy was "spot on". David's recognized integrity allowed him to achieve results that would have otherwise not been available.

My spouse and I closed on our two targeted Spring Creek Ranch property acquisitions on February 27, 2018. David represented us at the closing.

— CLAY COOK & JUDITH TABLER

It's a difficult thing to move on from a home that was a huge part of your life. Working with Devon and David created the best possible experience and outcome. The care and professionalism they had throughout the entire process was amazing. They were also transparent and honest every step of the way. Our former legacy property in Jackson is now in the hands of an amazing new family thanks to Devon and David.

— ANNETTE CUMMING

I can say without question that David Viehman is the most professional, ethical, diligent and knowledgeable broker of any I have ever encountered in my business life. No one knows the area and the real estate market in the Jackson area better than David. I would not hesitate to recommend him highly to anyone seeking to buy or sell property in Jackson Hole.

— WARREN ADLER

ABOUT US

Meet the Team

307 690 4004
david@jacksonholereport.com

DAVID VIEHMAN
Associate Broker

David possesses an unparalleled understanding of Jackson Hole's rich history, a knowledge that deepens his connection to the valley and enhances his ability to serve clients. Over three decades, he has immersed himself in the stories of the land, from the early homesteads and ranching traditions to the rise of conservation efforts and the development of luxury properties. His extensive research for the **Jackson Hole Report** has allowed him to track not only real estate trends but also the evolving character of the community and its landscapes.

David Viehman's expertise in real estate has made him a sought-after authority in legal proceedings, serving as an expert witness in both federal and local courts. His in-depth knowledge of Jackson Hole's unique market dynamics, property valuation, and land-use policies has provided critical insights in cases ranging from boundary disputes to complex property transactions. David's ability to analyze data, articulate findings, and present clear, unbiased testimony has earned him the respect of attorneys, judges, and peers alike.

Beyond his work in real estate, David is an active and engaged member of the Jackson Hole community. He has volunteered as a **Snake River Ambassador**, helping to preserve the valley's cherished natural resources, and served six years on the **Grand Teton National Park Foundation Board**, contributing to projects that protect and enhance the park for future generations. These roles underscore his commitment to stewardship and his belief in giving back to the community he loves.

307 699 5921
luke@jacksonholereport.com

LUKE SMITH
Associate Broker/Licensed in WY & ID

Luke Smith is a proud Jackson native whose deep roots in the valley and passion for giving back define his approach to both life and community. A retired Moose Hockey player, Luke's connection to the game runs deep. After years of competing on the ice, he transitioned to mentoring the next generation as a dedicated **Jackson Youth Hockey coach and board member**. Luke is committed to fostering not only athletic skill but also teamwork, discipline, and confidence in local youth, ensuring hockey continues to thrive in Jackson Hole.

In addition to his involvement with hockey, Luke is an active member of the **Lions Club**, where he contributes to service projects that support vision health, youth initiatives, and other community needs. His efforts through the Lions Club demonstrate his commitment to improving lives and building a stronger Jackson Hole.

Luke's deep understanding of Jackson's history and culture, combined with his leadership and passion for community service, make him a vital part of the valley's fabric. Whether on the ice, in the boardroom, or volunteering with the Lions, Luke's dedication to his hometown and its people shines through in everything he does.

307 690 0621
devon@jacksonholereport.com

DEVON VIEHMAN
Associate Broker

Devon Viehman is not just a Realtor; she is a committed advocate for her community and a leader in both local and national real estate circles. With a career rooted in service, Devon's dedication to making a difference extends far beyond buying and selling properties—she is deeply invested in the people and places she serves.

Devon has served on the **National Association of Realtors (NAR) Executive Committee** and recently completed her term as **Regional Vice President**, representing six states: Arizona, New Mexico, Colorado, Utah, Nevada, and Wyoming. These roles gave her a unique perspective on market trends and challenges across the West, allowing her to bring unparalleled insight to her clients in Jackson Hole.

As a proud **Rotarian**, Devon embodies the Rotary motto of "Service Above Self," working tirelessly to improve the lives of those in her community and beyond. Her Rotary involvement strengthens her ties to the Jackson Hole community and aligns perfectly with her commitment to service and leadership.

Devon's impact is also felt through her creation of the **Community Housing Fund**, a visionary initiative that encourages Realtors and their clients to contribute to affordable housing solutions with every real estate transaction. To date, the fund has raised over $750,000, providing critical support for housing in Teton County.

Her service as a **Teton County Planning Commissioner** and her recent election to the **Jackson Town Council** highlight her deep understanding of local land-use policies and her commitment to shaping a sustainable future for the community. This blend of experience in governance and real estate gives her rare insight into the intersection of property ownership, development, and community well-being.

As a Realtor, Devon holds the **Accredited Buyer Representative (ABR)** and **Resort & Second Home Specialist (RSPS)** designations from NAR, demonstrating her expertise in guiding buyers through complex transactions and understanding the nuances of luxury and second-home markets. Her local knowledge, combined with her leadership experience, equips her to offer advice that few can match.

Devon's community-first philosophy isn't just a tagline—it's a way of life. Whether she's advocating for affordable housing, collaborating with local government, engaging in Rotary service projects, or connecting buyers and sellers with their dream properties, her actions reflect her unwavering belief in the power of real estate to build stronger communities.
Her commitment to service and her deep understanding of the Jackson Hole market make her not only a better Realtor but a trusted partner who is uniquely equipped to navigate the complexities of real estate in this one-of-a-kind region. Devon's clients benefit from her unparalleled expertise, integrity, and passion for helping others succeed in both property transactions and in life.

With Devon Viehman, you're not just working with a Realtor—you're gaining a trusted advisor and community champion who cares as much about your success as she does about the community she calls home.

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.

THERE ARE MANY REASONS TO LOVE WYOMING...

Why Wyoming

For a decade running, Wyoming has ranked #1 for business-friendly taxation on Tax Foundation's annual State Business Tax Climate Index.

No state income tax

No corporate tax

No estate tax

No capital gains tax

No trust tax

Low sales tax

Low property tax

Low inheritance tax

Wyoming does not charge state tax on personal or corporate income. And its sales tax, property tax and inheritance tax are among the lowest in the U.S. In particular, property taxes are based on assessed value. The Teton County rate is 1.2% of the property's assessed value while the Town of Jackson rate is 0.8%.

In Wyoming, you can shield your real estate from federal estate taxes for up to 1,000 years by establishing a dynasty trust. As a result, multiple generations can make use of and enjoy the property without having to pay estate taxes or worse, having to sell the property in order to pay the taxes.

No state gift tax: a Wyoming property owner can gift that real estate to their heirs without paying a state gift tax.

No tax on out-of-state retirement income. Second-homeowners may have retirement income from another state; Wyoming doesn't tax retirement income earned beyond its borders.

No excise sales taxes. A tank of gas or bag of groceries are not burdened by state tax.

No intangible taxes: Wyoming does not tax financial assets like stocks and bonds.

No tax on the sale of real estate.

No tax on mineral ownership.

Jackson's Disappearing Workforce

HANSEN CORNER BY THE NUMBERS

20 affordable homes completed	**28** adults and 3 children housed
70 cumulative years of public service by homeowners	**800+** hours of volunteer service contributed
11 homes occupied by frontline responders and care providers	**53** weeks from groundbreaking to project completion

The Jackson Hole Community Housing Trust is proud to announce the completion of 20 new Affordable homes at the Hansen Corner Project, located in the heart of East Jackson.

More than a construction milestone, Hansen Corner represents a remarkable collaboration across sectors, and the result is deeply personal: 20 households for valued, essential workers who now call Jackson home.

"These are not just buildings—they're homes for the people who protect, teach, heal, and serve our community," offers Anne Cresswell, Executive Director of the Housing Trust. "They are therapists, police officers, firefighters, counselors, and nonprofit professionals. Because of this project, they no longer commute long distances or live in unstable conditions. They are rooted here—where they belong." Hansen Corner is made possible by extraordinary philanthropic leadership and a groundswell of community vision, determination and generosity from 25 donors.

Thoughtful Design Meets Efficient Execution

Hansen Corner was designed in partnership with Northworks Architects, with a focus on affordability, durability, and beauty. The modular homes were constructed by Northstar Modular, with local construction management by New West Building Company. Their collective precision, passion and dedication delivered high-quality homes in record time capped off by the CHT's facilitation of the closing of 22 transactions in a noteworthy 30 days.

JOIN US IN SUPPORTING THE COMMUNITY HOUSING TRUST!

JACKSON HOLE
COMMUNITY HOUSING TRUST

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.

$791,048

RAISED TO DATE

TBOR COMMUNITY HOUSING FUND

JACKSON HOLE COMMUNITY HOUSING TRUST

TCSD HOUSING PROJECT

TCSD HOUSING PROJECT

TETON COUNTY IDAHO JOINT HOUSING AUTHORITY

ENGEL & VÖLKERS

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.evrealestate.com | starvalley.evrealestate.com | sublette.evrealestate.com

ENGEL & VÖLKERS JACKSON HOLE

155 W BROADWAY | JACKSON | WY | 83001

+1 307-201-8800

jacksonhole@evrealestate.com

We hope the Jackson Hole Luxury Report gave you a snapshot of the trends unique to our local Luxury market. To further discuss our research or to receive a digital copy, please contact us at (307) 690-0621 or devon@jacksonholereport.com. You also can write to us at: P.O. Box 2431, Jackson, WY 83001, Attn: Devon Viehman.

* All statistics quoted in the Jackson Hole Luxury Report have been supplied by sources that have been deemed reliable but are not guaranteed.
* All statistics are based on sales in 2026 compared to 2025.
* If your property is currently listed, this is not meant as a solicitation.

JACKSON HOLE LUXURY REPORT GLOSSARY

MLS: A multiple listing service (MLS) is a database established by cooperating real estate brokers to provide data about properties for sale. An MLS allows brokers to see one another's listings of properties for sale with the goal of connecting homebuyers to sellers.

Median sale price: the price of a property that falls in the exact middle of the price scale, as in there are the same number of sales above and below it.

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

Market value: the value of property in terms of what it can be sold for on the open market; current value.

Overall: All luxury sales in Teton County combined – homes, lots, condos, commercial and ranch.

JACKSONHOLE LUXURY REPORT

ENGEL&VÖLKERS®

JACKSONHOLE REPORT 30TH ANNIVERSARY

DAVID VIEHMAN DEVON VIEHMAN LUKE SMITH