

Knowledge Is Power

“The best advice I ever got was that knowledge is power and to keep reading.” David Bailey.

Our goal with the Jackson Hole Report has always been to provide our clients with market knowledge that will empower their real estate decisions. Supply and demand remains the most powerful dynamic in our real estate market. Demand has never been an issue in Teton County; supply is the problem. With 97% of Teton County barred from development as public or conserved land, tracking the remaining 3% should be relatively straight-forward. Not so: Our analysis requires monitoring the MLS on a daily basis—recording every single deed documented in Teton County—and then filling in the gaps through the Teton County Geographic Information System. Our meticulous process, for example, recently yielded a startling discovery regarding the overall development potential of Teton County: The county, by deeds, could support 2,169 (38%) more homes than currently exist. This includes the existing 1,292 platted residential single-family lots. NOTE: This does not include future affordable housing or the potential transfer of development credits from other parts of the valley. Based on the five-year average of new single-family home permits (45 per year), it will take almost 29 years to realize the current development potential.

We have spent the past 15 months inventorying every free-market deed in the entire valley, an exhaustive process that allows us to say, with complete confidence: **We have the most comprehensive real estate database in the valley.** Or simply put: We know this market better than anyone else. Our in-depth, unparalleled knowledge make us the most thorough and trusted advisors to buyers and sellers alike. So whether you are a buyer or seller, let our knowledge empower you in your next real estate transaction.

With far more data available than digestible in this report, we have included a snapshot of the total existing deeds and future potential development. This first foray into the numbers has convinced us that this is a crucial exercise, therefore we will continue to update our stats annually. All of our analysis is available online at jacksonholerealestatereport.com/inventory/. To subscribe to our Jackson Hole Report, please email us at david@jacksonholereport.com or visit our website at jacksonholerealestatereport.com/contact.

To guarantee the most successful outcome in your next real estate transaction, call us today.

The Jackson Hole Report is the most widely distributed and anticipated quarterly newsletter in Jackson Hole.

THE YEAR IN REVIEW: 2016 SALES AND TRENDS

The year closed with the overall market—all home, lot, condo and commercial transactions or listings—reporting 10% less sales than 2015, for a total of 618 properties sold in 2016 in Teton County. The **overall dollar volume** followed suit, down 8% to **\$1.005 billion**. The **Luxury Market** (over \$3 million) also followed suit with an 8% decrease in sales. The decrease in overall sales can be attributed to two main factors; the sluggish vacant residential lot market, where sales slumped 43%, and the **overall available inventory, which is at the second lowest level in 30 years.**

The **hot spot in 2016 was under \$1 million**, where 54% of all transactions occurred. The steady surge of sales in this segment—in tandem with the dearth of homes listed under \$1 million (only 14 are available valley-wide)—suggests prices will continue to climb in 2017. We predict buyers will continue to flock to our market, but our underlying concern remains: How much well-priced inventory will be available for buyers?

Overall real estate currently under contract: At year-end, there were 63 properties under contract (**up 43%**) with an average list price of \$3.8 million (up 42%) and a median list price of \$3.2 million (up 224%). This across-the-board

spike can be traced to the 23 Shooting Star properties under contract—a medley of homes, cabins and lots with an average list price of \$4.4 million.

Current overall available inventory has decreased 5% when compared to the close of 2015, making year-end 2016 the **second lowest level** of overall available inventory **in more than 30 years**. The average and median list prices have jumped, up 12% and 5% respectively, and dollar volume is up 6% to \$1.07 billion. NOTE: Even though the under \$1 million segment reported the greatest amount of currently active listings (105), the \$1-\$2 million segment comes in a close second with 93 listings. The \$1-\$2 million segment logged 156 sales in 2016.

SINGLE FAMILY HOME SALES

When compared to 2015, the **number of sales rose 13%** and the dollar volume remained relatively unchanged, totaling \$505 million. In contrast, the average and median sale prices both dipped, 9% and 10% respectively. The drop in prices is the result of a 10% decrease in sales over \$5 million and the 14% increase in sales below \$1 million in 2016.

The under \$1 million market continued to be robust, representing 41% of all home sales. Even though the year ended with 113 **home sales under \$1 million (up 14%)**, the current inventory represents a slim 14 homes in this price range, with only 3 listed under \$750,000. This segment continues to reflect brisk activity and the ever-intensifying appetite for properties priced below \$1 million: When a well-priced home hits the market in this segment, a bidding war is sure to ensue within 72 hours.

Single-family home hot spot: The **Town of Jackson** and the **Westbank** shared the spotlight. In town, 77 homes sold (up 15%) and on the Westbank, 77 homes sold (up 17%), the latter of which represents 52% of all homes sold in 2016. The area reporting the greatest increase in home sales was south of WYDOT, where 19 sales occurred, a spike of 90%.

Within the single-family home market, **the \$1 million-plus segment** reported 163 transactions in 2016 (**up 13%**). Meanwhile, the average and median sale prices slipped 9% and 10% respectively. All told in 2016, there were 45 single-family home sales above \$3 million (up 15%) and 18 above \$5 million (down 10%). If you are a property owner in Jackson Hole and would like a free comparative market analysis, please email David or Devon at david@jacksonholereport.com or call 307-690-4004. Our in-depth local knowledge gleaned from producing the **Jackson Hole Luxury Report** has made us **Your Local Luxury Experts**.

Homes currently under contract: As of year's end, there were 18 homes under contract with an average listing price of \$1.85 million (down 43%) and a median list price of \$1.125 million (up 14%). The decrease in the average list price is the result of decreased activity in the upper-end segment, where only 1 home under contract is listed for more than \$3.5 million.

Homes currently on the market: The open market currently lists 129 homes (down 5%), with an average list price of \$4.04 million (up 19%) and a median list price of \$2.495 million—**the highest median ever logged in JH**. Of the 129 single-family homes currently on the market, 14 are listed for under \$1 million (down 42%), while 35 are listed for over \$5 million, which means 62% of the existing inventory falls between \$1 and \$5 million. **Current demand continues to outpace supply** for homes **under \$1 million**. At the 2016 absorption rate, we have 1.5 months of available inventory under \$1 million. Even more alarming: Only three homes are listed for under \$750,000. NOTE: At the end of 2011, there were 40 homes on the market for under \$750,000. *Also noteworthy: At press time, there were only 5 single-family homes listed for under \$1 million in the Town of Jackson.*

Least expensive single-family home listing at year-end: A 2-bedroom, 1-bath, 1,016 sq. ft. home built in 1988 on a .14-acre lot in Cottonwood (Town of Jackson) listed for \$565,000.

Most expensive single-family home listing at year-end: \$28 million for a private estate north of Jackson with an 11,500 sq. ft. home (4 bedrooms, 5 baths), ¾ mile of trout-filled spring creeks, and a private golf course on 40 acres.

Single-Family Home Sales by Area:

1. **Jackson Hole Mountain Resort (Teton Village):** 7 sold for an average sale price of \$4.88 million (down 28%) and a median sale price of \$3.53 million (down 18%). Total dollar volume: \$34.1million.
2. **Jackson Hole Racquet Club (The Aspens):** 6 homes sold (up 100%) for an average sale price of \$1.56 million (down 29%) and a median sale price of \$1.365 million (down 12%). Total dollar volume: \$9.3 million
- 2a. **Teton Pines:** 9 homes sold (down 36%) for an average sale price of \$2.6 million (down 7%) and a median sale price of \$2.25 million (up 3.5%). Total dollar volume: \$23.3 million.
3. **Westbank, North of Wilson** (excluding resort areas zoned vacation rentals): 34 homes sold (up 31%) for an average sale price of \$2.2 million (down 23%) and a median sale price of \$1.55 million (down 5%). Total dollar volume: \$74.9 million.
4. **Westbank, South of Wilson:** 21 homes sold (up 16%) for an average sale price of \$1.87 million (down 24%) and a median sale price of \$1.475 million. Total dollar volume: \$39.3 million.
5. **Skyline Ranch, North of Hwy. 22 to Sagebrush Drive/West of Spring Gulch:** 16 homes sold for an average sale price of \$3.08 million (up 59%) and a median sale price of \$2.35 million (up 74%). Total dollar volume: \$49.3 million.
6. **North of Jackson, South of Gros Ventre Junction and East of Spring Gulch:** 6 homes sold for an average sale price of \$4.6 million (up 75%) and a median sale price of \$3.2 million (up 135%). Total dollar volume: \$27.6 million.
7. **North of Gros Ventre Junction/Kelly/Moran:** 24 homes sold for an average sale price of \$1.92 million (down 22%) and a median sale price of \$1.28 million (down 15%). Total dollar volume: \$46.1 million.
8. **Town of Jackson:** 77 homes sold (**up 15%**) for an average sale price of \$1.03 million and a **median sale price of \$901,000 – the highest median ever reported** in the Town of Jackson.
9. **South of Jackson to the Snake River Bridge:** 56 homes sold for an average sale price of \$1.84 million and a median sale price of \$998,000 (up 16%). Total dollar volume: \$102.9 million.
10. **South of the Snake River Bridge to County Line:** 19 homes sold (up 90%) for an average sale price of \$1.2 million (up 16%) and a median sale price of \$799,000 (up 18%). Total dollar volume: \$22.7 million.

CONDO/TOWNHOUSE SALES

When compared to 2015, the **number of sales dipped 8%**, and the dollar volume dropped 15%. Bucking the trend, the **median sale price rose 11%**. Why? Supply and demand! This segment was the first segment to rebound after the recession, especially under \$500,000. Consider 2013: 137 condo/townhomes sold for under \$500,000 versus 77 in 2016. Today, there are only 13 units currently available for under \$500,000 (1 under \$300K). NOTE: The sub-\$500,000 segment accounted for 36% of all condo sales activity in 2016.

Condo/townhouse hot spot: JH Racquet Club/The Aspens boasted the highest increase in the number of **condo sales in 2016, up 36%**. Following suit, the average sale price rose to \$553,196 (up 4%) and the **median sale price** was \$550,000 (**up 11%**).

Condo/townhouses currently under contract: The number of condo/townhomes currently **under contract spiked 130%** with the **average list price up 223%**. This spike is due mainly to the release of more Shooting Star townhomes, pushing the average and median list prices under contract to an all-time high at year-end.

Current condo/townhouse market inventory is down 23% when compared to the same period in 2015, with 60 available units. The average listing price rose 66% to \$1.48 million, whereas the median listing price remains relatively flat at \$725,000. NOTE: With current interest rates holding at all-time lows, mortgage payments can still be less than monthly rent. If you can afford a 10% down payment and have a good credit score, you should buy a condo and start building equity.

Least expensive condo/townhouse listing at year-end: \$299,000, which buys you a 744 sq. ft. 2 bedroom 1-bath condo built in 1979 in the Town of Jackson.

Most expensive condo/townhouse listing at year-end: \$7.85 million, which buys you a new 5,179 sq. ft. 5-bedroom, 5.5-bath townhouse in Shooting Star (Teton Village).

Condo/Townhouse Sales by Area:

- 1. Jackson Hole Mountain Resort (Teton Village):** 54 sold (**down 13%**) with an average sale price of \$1.73 million (down 19%) and a median sale price of \$965,000 (down 55%). The dramatic decrease in the average and median sale prices are due to the lack of Shooting Star townhomes sales in 2016. NOTE: In 2015, 16 Shooting Star townhomes sold for an average of more than \$3 million.
- 2. Jackson Hole Racquet Club/The Aspens:** 34 sold (up 36%) with an average sale price of \$553,196 (up 4%) and a median sale price of \$550,000 (up 11%). The most expensive sale was \$990,000 for a remodeled 1,867 sq. ft. townhouse with 3 bedrooms and 3 baths, built in 1972 with a one car attached garage.
- 3. Teton Pines:** No sales in 2016.
- 4. Town of Jackson:** 110 units sold with an average sale price of \$604,124 (down 6%) and a median sale price of \$491,500 (up 6%). NOTE: The Town of Jackson claimed **52% of all condo sales** in Jackson Hole.
- 5. Jackson Hole Golf & Tennis:** 2 condos sold with an average sale price of \$655,000 (up 12%).
- 6. Rafter J Ranch:** 7 sold with an average sale price of \$623,607 (up 24%) and a median sale price of \$644,250 (up 30%).
- 7. Spring Creek Resort:** 6 sold in 2016 with an average sale price of \$1,073,667 and a median sale price of \$748,000. Total dollar volume: \$6.44 million.

RESIDENTIAL LAND SALES

When compared to 2015, the number of **lot sales and dollar volume dropped 43% and 42%** respectively in 2016. In contrast, the average and the median sales price tipped up 2%. As this segment of the market continues to struggle, expect little appreciation in 2017 valley-wide. The decrease in vacant land sales reflects the current construction environment, where remodel and new home construction demand remains unfulfilled. For those still interested in wading into these uncertain waters, there are currently 45 single-family lots for sale under \$1 million, providing a variety of options.

Unlike the diminishing supply of single-family homes, the current sales pace for vacant lots will take 21 months to deplete existing inventory. That said, some signs bode well for an acceleration in lot sales: Because half of the current home inventory was built 20+ years ago, and available home inventory stands at the second lowest level

in 25 years, we predict that demand for vacant land may pick up in 2017. NOTE: 82% of the vacant land sales in 2016 were purchased with cash.

The million dollar-plus segment of residential lot sales and volume both slumped, 37% and 38% respectively, when compared to 2015. NOTE: Currently 67% of the available residential vacant land inventory is listed for more than \$1 million. If you are a property owner in Jackson Hole and would like a free comparative market analysis, please email David at david@jacksonholereport.com or call 307-690-4004. Our in-depth local knowledge gleaned from producing the **Jackson Hole Luxury Report** and from dealing with our luxury clients has made us **Your Local Luxury Experts**.

Residential lots currently under contract: The number of lots currently under contract rose **60%**. Following suit, the average and median list prices brightened by 63% and 10% respectively. NOTE: Residential lot inventory continues to register more supply than demand.

Available vacant land listings: Available inventory **tipped up 6%** when compared to 2015, with 137 available single-family home sites. The average listing price was \$2.65 million (up 15%) and the median listing price was \$1.295 million (up 4%). While residential vacant lot values continue to strengthen, land bargains can still be found in Jackson Hole. Available inventory breaks down as follows: 9 properties between \$350K and \$500K; 36 between \$500K and \$1 million; 43 listings between \$1 and \$2 million; 31 between \$2 and \$5 million; 12 between \$5 and \$10 million; and 5 over \$10 million. **NOTE: Of the 137 listings, 98 (71%) have been on the market for more than 12 months.**

Least expensive lot listing at year's end: \$350,000 for a 2.49-acre single-family lot in Hoback Junction.

Most expensive single-family lot listing at year-end: \$17.9 million for 72 acres (two 35+ acre parcels) on the Snake River, north of Jackson.

Residential Vacant Land Sales by Area:

1. Jackson Hole Mountain Resort (Teton Village): 18 lots sold (down 36%) with an average sale price of \$2.5 million (up 2%) and a median sale price of \$2.5 million (no change). NOTE: 11 of the sales were in Shooting Star.

2. Jackson Hole Racquet Club and Teton Pines: 4 lots sold in Teton Pines, however none sold in JH Racquet Club. The average sale price in Teton Pines was \$618,750 (down 44%).

3. Westbank, North of Wilson (excluding resort areas): 8 lots sold (down 27%) with an average sale price of \$2.47 million (up 175%) and a median sale price of \$1.4 million (up 30%). Total dollar volume: \$19.7 million.

4. Westbank, South of Wilson: 4 lots sold with an average sale price of \$3.63 million. The least expensive sale was \$555,000 for a 4.99-acre lot. Total dollar volume: \$14.52 million.

5. Skyline Ranch, North of Hwy. 22 to Sagebrush Drive/West of Spring Gulch: 8 lots sold (down 53%) with an average sale price of \$1.76 million (down 11%) and a median sale price of \$890,000 (down 21%).

6. North of Jackson, South of Gros Ventre Junction and East of Spring Gulch: 6 lots sold (up 20%) with an average sale price of \$1.06 million (up 25%) and a median sale price of \$695,000 (up 61%).

7. North of Gros Ventre Junction/Kelly/Moran: 6 lots sold (down 57%) with an average sale price of \$949,500 (down 31%) and a median sale price of \$1 million (down 9%). Total dollar volume: \$5.7 million.

8. Town of Jackson: 9 lots sold (up 13%) with an average sale price of \$641,889 (up 27%) and a median sale price of \$550,000 (up 14%).

9. South of Jackson to the Snake River Bridge: 10 lots sold (down 57%) with an average sale price of \$970,500 and a median sale price of \$685,000 (down 38%).

10. South of the Snake River Bridge to Co. Line: 5 lots sold (down 58%) with an average sale price of \$1.08 million (up 85%) and a median sale price of \$885,000 (up 103%).

JACKSON HOLE LUXURY REPORT

The market dynamics have changed drastically during the 22 years we have published the Jackson Hole Report. During our tenure tracking real estate, we marveled at the growth of the high-end market and came to realize this elite segment warranted special attention. For this reason, we launched the Jackson Hole Luxury Report nearly four years ago, a limited-edition newsletter focused exclusively on high-end properties, which we define as \$3 million and above.

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. Building upon the analysis of the Jackson Hole Report, we delve deeper into the dynamics of the market above \$3 million. Since 2013, each semi-annual edition has garnered great response and feedback from our readers. Some clients request our property valuations for estate planning, or when considering to sell, and others simply seek more information about the overall luxury market. Many existing and future property owners also want more information about real estate-related services such as a Property Manager, Interior Decorator, Homebuilder, Architect, or Estate Planner.

For these reasons, the upcoming 2016 year-end Luxury Report is expanding to a 52-page luxury real estate magazine. We will be providing twice the luxury data, in addition to editorials focused on real-life experiences when buying and selling in Jackson Hole, helpful real estate tips, and a list of real estate-related services for quick reference.

The singular nature of luxury listings in Jackson Hole requires that each sale be examined in great detail and truly special properties must be considered incomparable. When pricing this type of property, you need a luxury data specialist to ensure success. As a courtesy to new clients, we provide a free confidential market analysis of their distinctive property, and continue to update the current value of the property for estate planning and/or trust revisions.

While the Luxury Report focuses on luxury homes, condos and single-family vacant parcels, our mailing list considers a wider lens inclusive of select commercial properties, large tracts of land, and ranches in Jackson Hole. Currently there are 1,526 properties worth \$3+ million in Jackson Hole—all of which we include on our mailing list.

If you are not currently receiving the Luxury Report, or if you would like to know what your luxury property is worth in today's market, please contact David Viehman at 307-690-4004 or david@jacksonholereport.com. To sign up for the digital version of the Luxury Report, visit www.JacksonHoleLuxuryReport.com

RE/MAX OBSIDIAN REAL ESTATE

A member of the RE/MAX Global Network, RE/MAX Obsidian Real Estate is a locally-owned and -managed boutique real estate sales brokerage. Our team of 38 seasoned realtors is supported by a powerful database that keeps daily track of every single real estate transaction in Jackson Hole. While the intimacy of our local firm guarantees personal service and attention, **the global reach of RE/MAX is unmatched in Jackson Hole.** When you combine the global presence of all other local brokerages, their collective reach does not equal half the number of worldwide offices and agents in the RE/MAX Global Network. Stateside, RE/MAX offers an equally impressive presence: **Our U.S. franchises' websites are visited by 10 times as many people as all the other local franchises or affiliate brokerages combined, which equated to more than 50 million visits in 2016. This marketing advantage is critical when selling a property; according to the National Association of Realtors, 95% of all buyers in the U.S. start their search online.** Global.REMAX.com even allows potential buyers to look for properties in 30 languages, translate currencies, and find the latest international real estate news.

With nearly 90,000 agents in 89 countries, RE/MAX Obsidian Real Estate and the RE/MAX Global Network connect your property to potential customers virtually anywhere. In Jackson Hole, RE/MAX Obsidian is a vital, contributing member of the community. As a participant in 1% for the Tetons, RE/MAX Obsidian Real Estate donates 1% of our real estate sales commission to local sustainability initiatives.

*Our decades-deep knowledge of the valley combined with the international reach of RE/MAX Global Network 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 through 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@jacksonholereport.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 (MLS historically tracks only 65-70% of the market), we track every single transaction in Teton County. This data-driven report is the oldest, most accurate and trusted real estate news source in Teton County, Wyoming. We are your "True North" of valley real estate reporting. If you would like to sign up for quarterly email updates, or need more detailed information about our local real estate market, please call 307-690-4004 or email david@jacksonholereport.com.

We hope this report has given you a snapshot of market trends. As always, we would be glad to discuss them further with you. Please contact us if you plan to list your property in 2017, would like a more detailed analysis of specific areas or back issues of **THE JACKSON HOLE REPORT**, or if you are scouting for a **professional Realtor to represent you in your next real estate transaction**. We look forward to working with you.

Sincerely,



David E. Viehman, Associate Broker
Devon Viehman, Associate Broker
"Wyoming Realtor of the Year 2013"
Luke Graham Smith, Sales Associate
The Jackson Hole Report
RE/MAX Obsidian Real Estate
Direct: 307-690-4004
Fax: 855-722-2023
www.jacksonholereport.com
david@jacksonholereport.com

JACKSONHOLE
DAVID VIEHMAN &
DEVON VIEHMAN
REPORT

David Viehman
Associate Broker

Cell: (307) 690-4004
Toll Free: (855) 690-4004
Website: www.jacksonholereport.com
Email: david@jacksonholereport.com
Address: 110 E. Broadway, Jackson, WY 83001

RE/MAX
OBSIDIAN
REAL ESTATE



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 Devon, Luke or David 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 2016 compared to sales in 2015.*

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

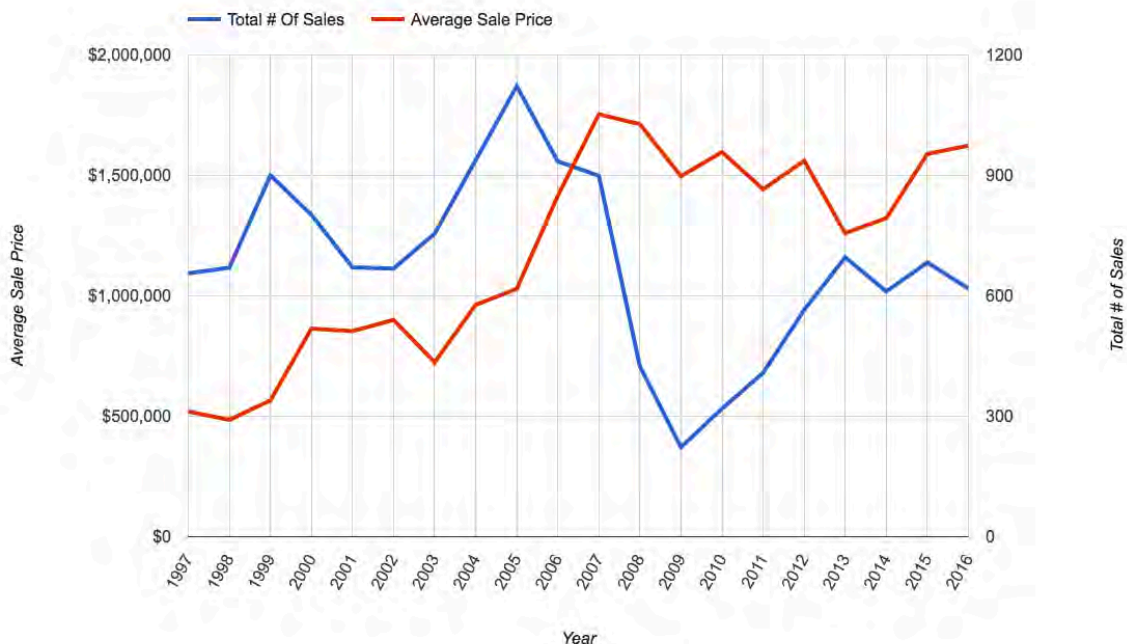
**Average sale price is the total combined dollar volume divided by the number of sales.*

**In this report, "overall" refers to all sales in Teton County combined (homes, lots, condos, commercial, ranch), minus Alta, WY.*

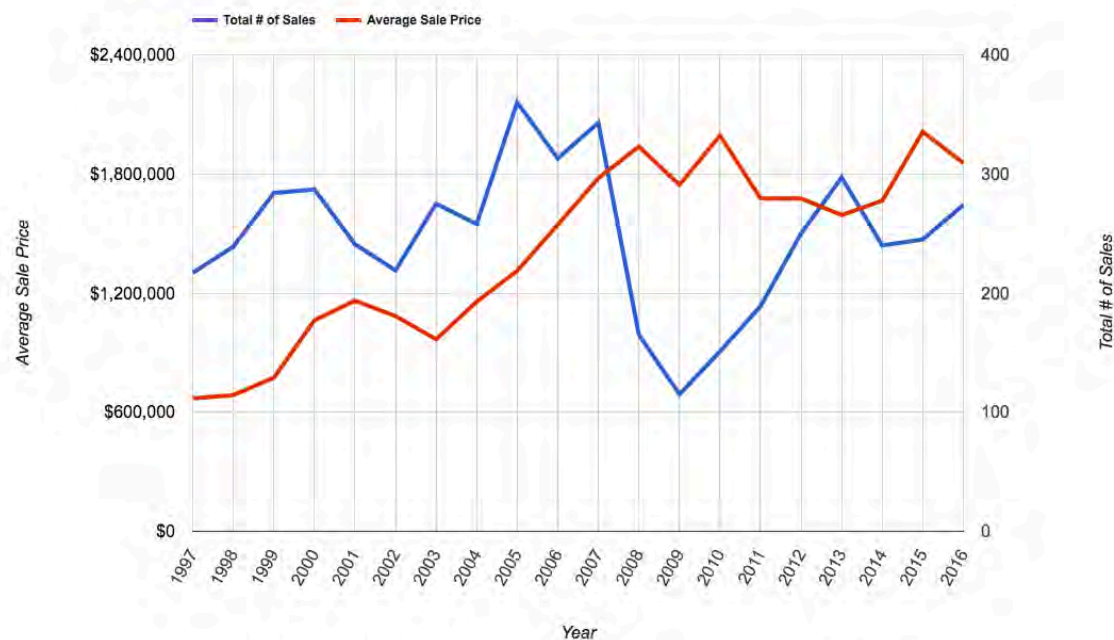
**The term "Market Value" means the value of property in terms of what it can be sold for on the open market; current value.*

© Copyright 1995 - 2017 by David E. Viehman and Devon Viehman. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means without explicitly written permission from David E. Viehman.

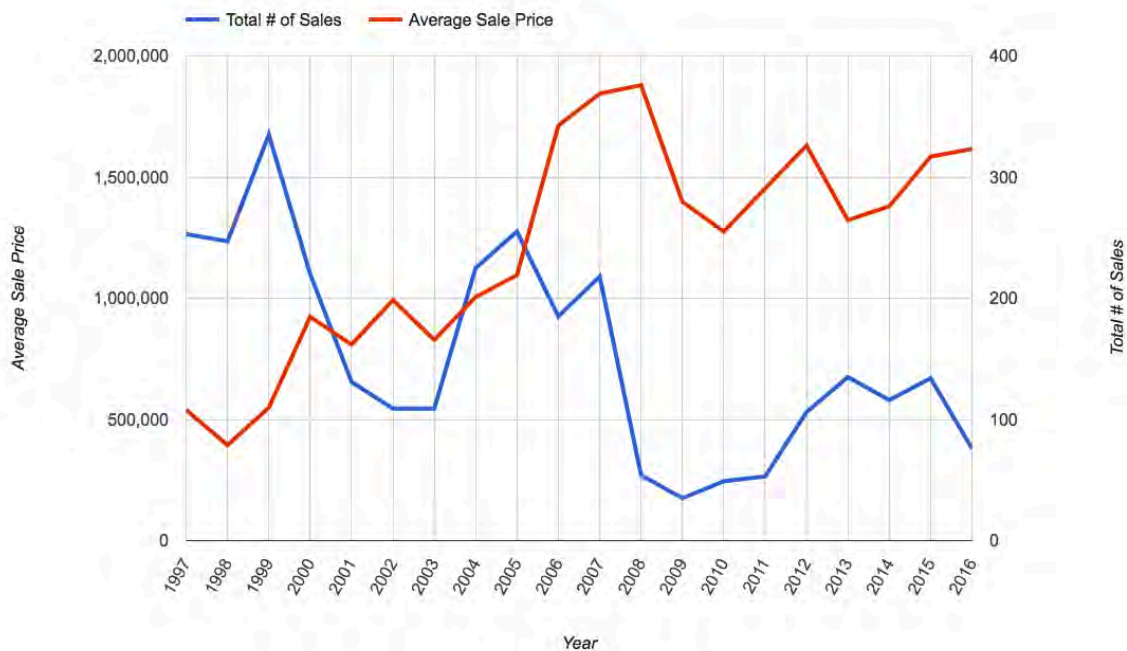
OVERALL MARKET



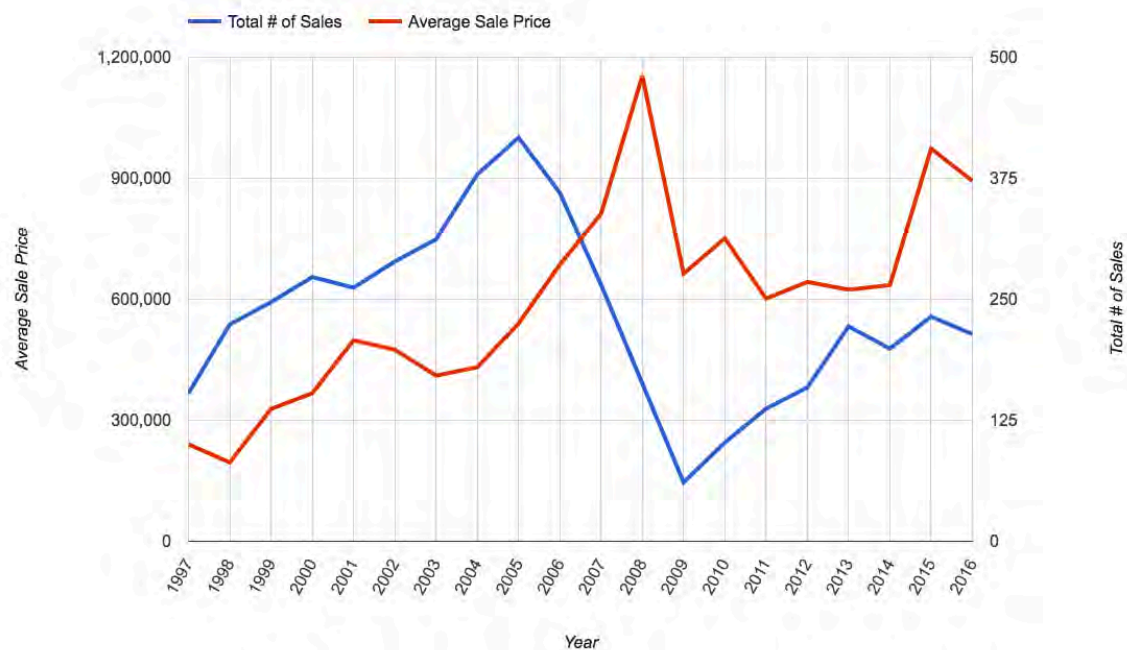
SINGLE FAMILY HOMES



SINGLE FAMILY LOTS



CONDOMINIUMS & TOWNHOMES



OVERALL VALLEY DEEDED PARCELS

SINGLE-FAMILY HOMES 5,666

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

Westbank – **1,677**
Town of Jackson (TOJ) - **1,379**
Gros Ventre River south to county line (not including TOJ) – **1,765**
Gros Ventre River north to county line – **845**

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) – **14** (5 ranches with homes) (2 Dude)
Gros Ventre River north to county line – **19** (9 ranches with homes) (8 Dude)

DEEDED TOWNHOME/CONDOS: 2,937

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

Westbank – **1,144**
Town of Jackson (TOJ) – **1,446**
Gros Ventre River south to county line (not including TOJ) – **255**
Gros Ventre River north to county line – **92**

SINGLE FAMILY VACANT LOTS **1,433** (215 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 – **413** (33 are 35+ acres)
Town of Jackson (TOJ) – **141**
Gros Ventre River south to county line (not including TOJ) - **476**
(119 are 35+ acres)
Gros Ventre River north to county line - **403** (63 are 35+ acres)

COMMERCIAL VACANT LOTS **56** *This represents commercial zoned vacant lots.*

Westbank - **7**
Town of Jackson (TOJ) - **33**
Gros Ventre River south to county line (not including TOJ) - **15**
Gros Ventre River north to county line - **1**

COMMERCIAL DEEDS **930** (developed)

This represents commercial zoned deeded parcels and condos.

Westbank - **106**
Town of Jackson (TOJ) - **638**
Gros Ventre River south to county line (not including TOJ) - **176**
Gros Ventre River north to county line - **10**

MULTI-FAMILY DEVELOPED **87**

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

Town of Jackson (TOJ) - all **87**

APARTMENT DEVELOPMENTS **28**

Town of Jackson (TOJ) – all **28** with a total of **705** 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).

5,666 deeded homes
 + 63 Farm / Ranch / Dude
 + 2,937 condo/townhomes
 + 1,222 vacant single-family lots (less than 35 acres)
 + 211 35+ acre vacant parcels
 + 56 commercial vacant parcels
 + 930 commercial developed properties
 + 87 Multi-family developed
 + 28 Apartments
 + 192 Conservation parcels with no improvements
 + 155 common
 + 23 Public
= Total deeds - 11,570 – 178 (common/public) = 11,392

TOTAL DEEDS: 11,570

Westbank – 3,515
 Town of Jackson (TOJ) – 3,789
 Gros Ventre River south to county line (not including TOJ) – 2,859
 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 **1,292**

These are the vacant parcels that cannot be further subdivided.

Westbank - 413
 Gros Ventre River south to county line (not including TOJ) - 476
 Gros Ventre River north to county line - 399

HOMES “OVERALL” WITH LESS THAN 1,000 SF **185**

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

Westbank - 106
 Gros Ventre River south to county line (not including TOJ) - 40
 Gros Ventre River north to County line - 38

HOMES IN THE TOWN OF JACKSON (TOJ) **156**

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

Total “Projected Overall” Additional Single-Family homes: **2,169 approx.**

Westbank - 852
 Town of Jackson (TOJ) - 156
 Gros Ventre River south to county line (not including TOJ) - 553
 Gros Ventre River north to county line - 613

** 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 2016.*

Imagine **a DEVELOPMENT on** **ANTELOPE FLATS.**



Photo: Henry Holdsworth/Wild by Nature

NOW, YOU DON'T HAVE TO.

On December 12, the National Park Service purchased the \$46 million Antelope Flats parcel in Grand Teton National Park from the State of Wyoming, injecting much needed funding into Wyoming's Permanent School Trust Fund and preserving critical wildlife habitat in the heart of the park. Gifts ranged from 1 dollar to 4 million dollars in this historic campaign that brought 5,421 donors who care about this special place together.

Thanks to everyone who helped us protect 640 acres in Grand Teton forever.

