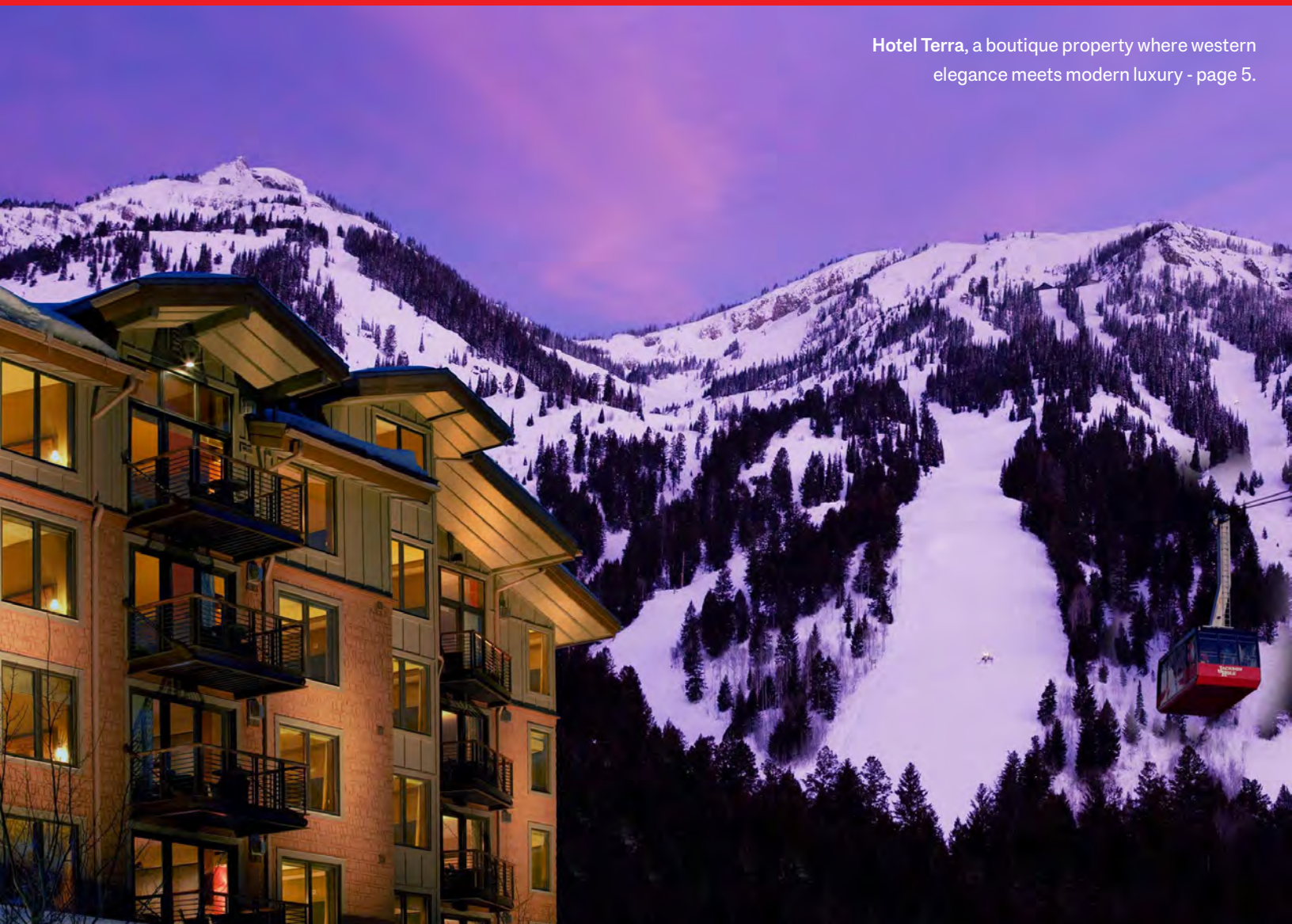


JACKSONHOLE REPORT 30TH ANNIVERSARY

DAVID VIEHMAN DEVON VIEHMAN LUKE SMITH

Hotel Terra, a boutique property where western elegance meets modern luxury - page 5.



Q4 2024

THE YEAR IN REVIEW 2024 Sales and Trends

Data-Driven Real Estate Report for 2024

A Letter from the Founders



Dear Friends,

As we celebrate the 30th anniversary of the Jackson Hole Report, we want to take a moment to reflect on this incredible journey and express our deepest gratitude to you—our readers, clients, and community members. This milestone wouldn't be possible without your trust and support over the years.

When we first launched the Jackson Hole Report three decades ago, we had a simple but ambitious goal: to bring clarity to a complex and often opaque real estate market. Wyoming's strict non-disclosure laws meant that accurate data was hard to come by, and we wanted to fill that gap by providing insights that people could rely on. Little did we know that this mission would evolve into a resource that so many people, from locals to national investors, would come to depend on.

Over the years, we've tracked every sale, every trend, and every shift in the market, but more importantly, we've watched Jackson Hole itself evolve. From a small mountain town to a globally recognized destination, Jackson Hole has seen remarkable change. Through it all, our love for this valley has remained constant. We've had the privilege of watching families grow, businesses thrive, and neighborhoods transform—all while helping clients find their own place in this extraordinary community.

Looking back, we're proud of how the Jackson Hole Report has grown to become not just a newsletter, but a trusted guide for navigating one of the most unique real estate markets in the country. Whether it's being quoted in national publications or providing in-depth analysis for local buyers and sellers, our commitment has always been to you and the valley we call home.

As we move forward, we're as committed as ever to providing the most accurate, insightful, and actionable information about Jackson Hole real estate. We're also excited to keep growing, learning, and finding new ways to serve you better—whether through podcasts, special reports, or community initiatives like the Community Housing Fund.

Thank you for being part of this journey with us. Whether you've been a reader since the very beginning or are just discovering the Jackson Hole Report, we are deeply grateful for your trust and support. Here's to another 30 years of stories, milestones, and shared success in this extraordinary place we all love.

With gratitude,

Two handwritten signatures in black ink. The first signature is 'David' and the second is 'Devon'.

David and Devon Viehman
Founders, *Jackson Hole Report*

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.

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.

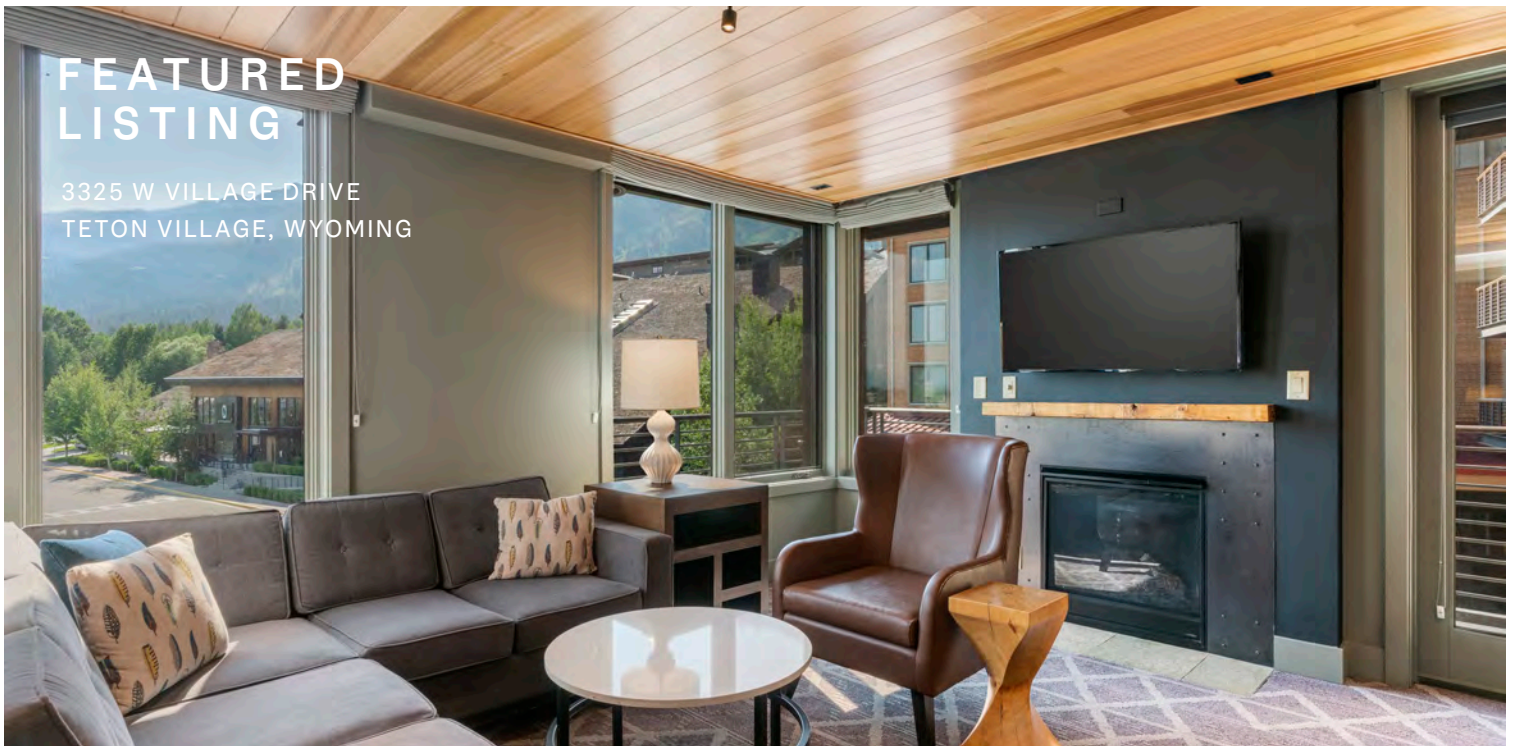
Devon Viehman brings a legacy of service and leadership to her work, from creating the Community Housing Fund, which has raised over \$750,000 for affordable housing, to serving on the Jackson Town Council and Teton County Planning Commission. Her work is rooted in a deep commitment to sustainable solutions 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](#)

FEATURED LISTING

3325 W VILLAGE DRIVE
TETON VILLAGE, WYOMING



Hotel Terra, a boutique property where western elegance meets modern luxury, is a AAA Four Diamond condo-hotel situated in the heart of Teton Village. Unit 359/361, a recently remodeled 2-key residence, boasts 1,259 square feet of beautifully designed space. It features two bedrooms, a living area with a Murphy bed, a fully-equipped kitchen, and two full ensuite baths, along with an additional $\frac{3}{4}$ bath. For added flexibility, Unit 361 can be locked off and used as a single hotel room. Fully furnished for the owner's enjoyment and with an excellent rental history, this condotel serves as an ideal income-producing retreat in Jackson Hole. Located just steps away from the iconic Jackson Hole Mountain Resort and aerial tram, the hotel offers an array of amenities, including fine dining, a spa, an infinity pool, a fitness center, and full concierge services.

MLS# 24-1705

LIST PRICE: \$2,229,000

Listed by David & Devon Viehman
(307) 690-4004
david@jacksonholereport.com

Overall Market

The year closed with the overall market—including all home, lot, condo, and commercial transactions or listings—reporting 7% more closings than 2023 for a total of 357 in 2024. This uptick reversed the 4-yr. downward trend in # of sales. The dollar volume was up also 6% to \$1.43 billion.

The Luxury Market (homes \$10+ million and condo/townhome and single-family lots \$5+ million) reported 12% fewer closings in 2024. On the flip side, the number of luxury properties under contract as of January 1, 2025, is up 40%. This increase in properties under contract can be directly attributed to the increase of overall Luxury inventory (up 46%).



The hotspot in 2024 sat between \$1 and \$3 million, where 171 transactions (48%) occurred. With only 20 homes listed in this price range (21%), we predict prices will continue to creep up in 2025. NOTE: In 2024, 70 homes sold in this price range (41%). Zoom Town Buyers and Baby Boomers will continue to flock to our market, but our underlying question remains: How much inventory will be available for Buyers?



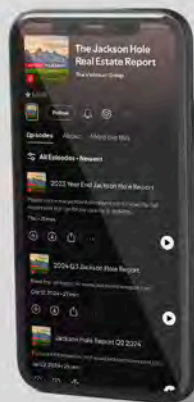
Overall real estate currently under contract: At year's end, there were 38 properties under contract (up 27%) with an average list price of \$5.86 million (down 7%) and a median list price of \$2.995 million (at par with 2023). The increase in the number of overall properties under contract is the direct result of the increased available inventory—up 11% from 2023. Of the 38 properties under contract, 12 are on the Westbank with a combined list price of \$80.6 million.

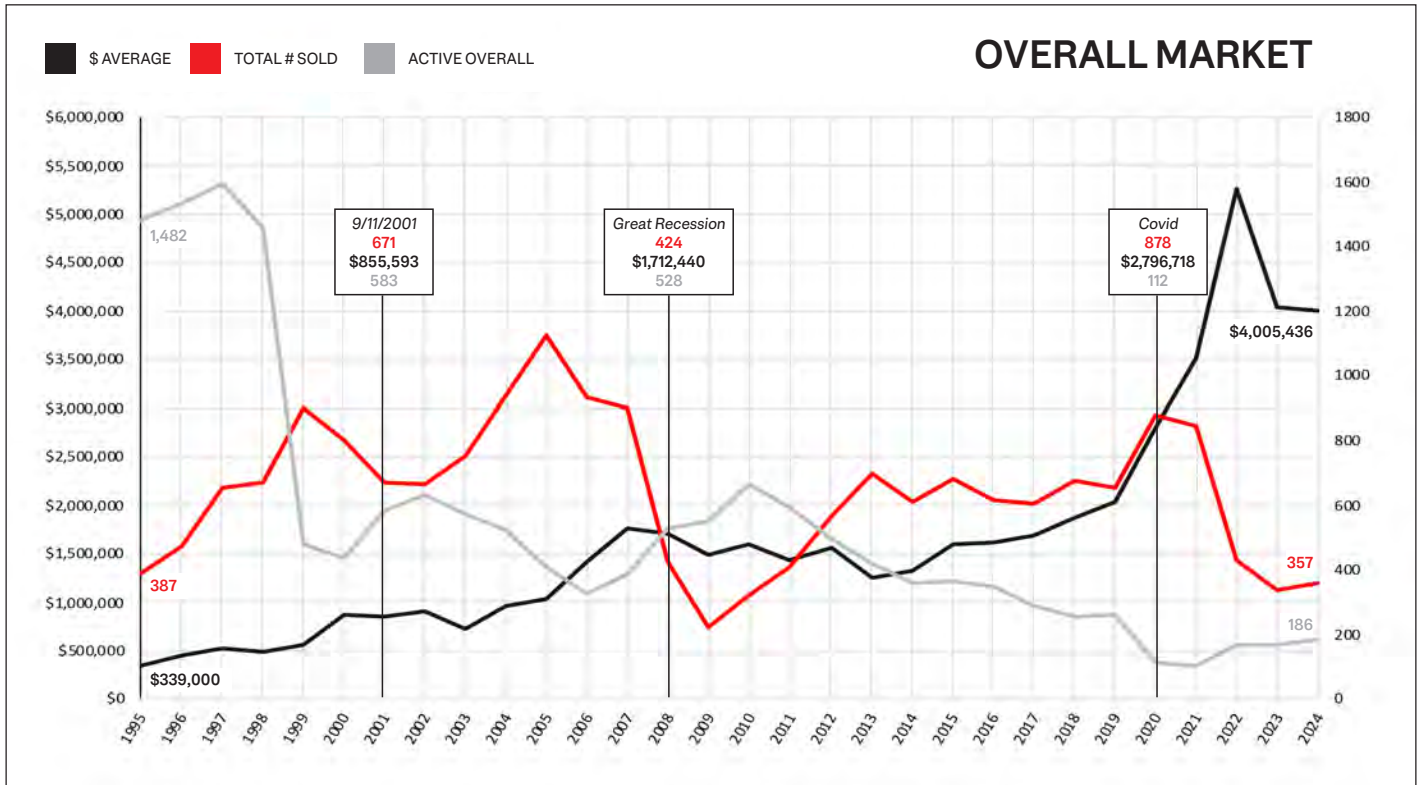


Current overall available inventory is up 11% when compared to 2023. Single-family homes were the only segment with additional inventory at years-end. Following suit, the average and median list prices are up 28% and 40% respectively. NOTE: The \$1 to \$3 million segment reported the most current active listings with 58. The under \$1 million segment only logged in 9 active listings at the end of 2024. Also, do not expect overall inventory to increase until late spring 2025.

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.





Single Family Homes

When compared to 2023, the number of sales was at par with 2023 (169 sales). **Meanwhile**, the average sale price was up 5%, breaking yet another record at \$5.298 million. **NOTE:** Twenty homes sold for over \$10 million in 2024, down 20%.

The under \$1 million market continues to slip away, representing only **one** home sales in 2024. The least expensive single-family home listed as of January 1st was \$1.595 million. Between \$1 and \$2 million there are currently three listed. These segments continue to reflect brisk activity and the ever-intensifying appetite for properties priced below \$2 million. When a well-priced home hits the market in this segment, expect bidding wars continue to ensue.



Single-family home hotspot: Town of Jackson was the hotspot. Forty-eight homes sold in the Town of Jackson in 2024 (at par with 2023). This represents 37% of all homes sold in 2024. The area reporting the highest increase in home sales was the Gros Ventre Buttes to Sagebrush Drive where 15 sales occurred (up 67%).

Within the single-family home market, the \$1+ million segment reported 169 transactions in 2024. All told, in 2024 there were 98 single-family home sales above \$3 million (down 2%), 55 above \$5 million (at par with 2023), 20 above \$10 million (down 20%) and four above \$20 million. **NOTE:** Only one home sold for less than \$1 million in 2024 (\$990,000).



MOST EXPENSIVE SINGLE-FAMILY HOME SALE IN 2024

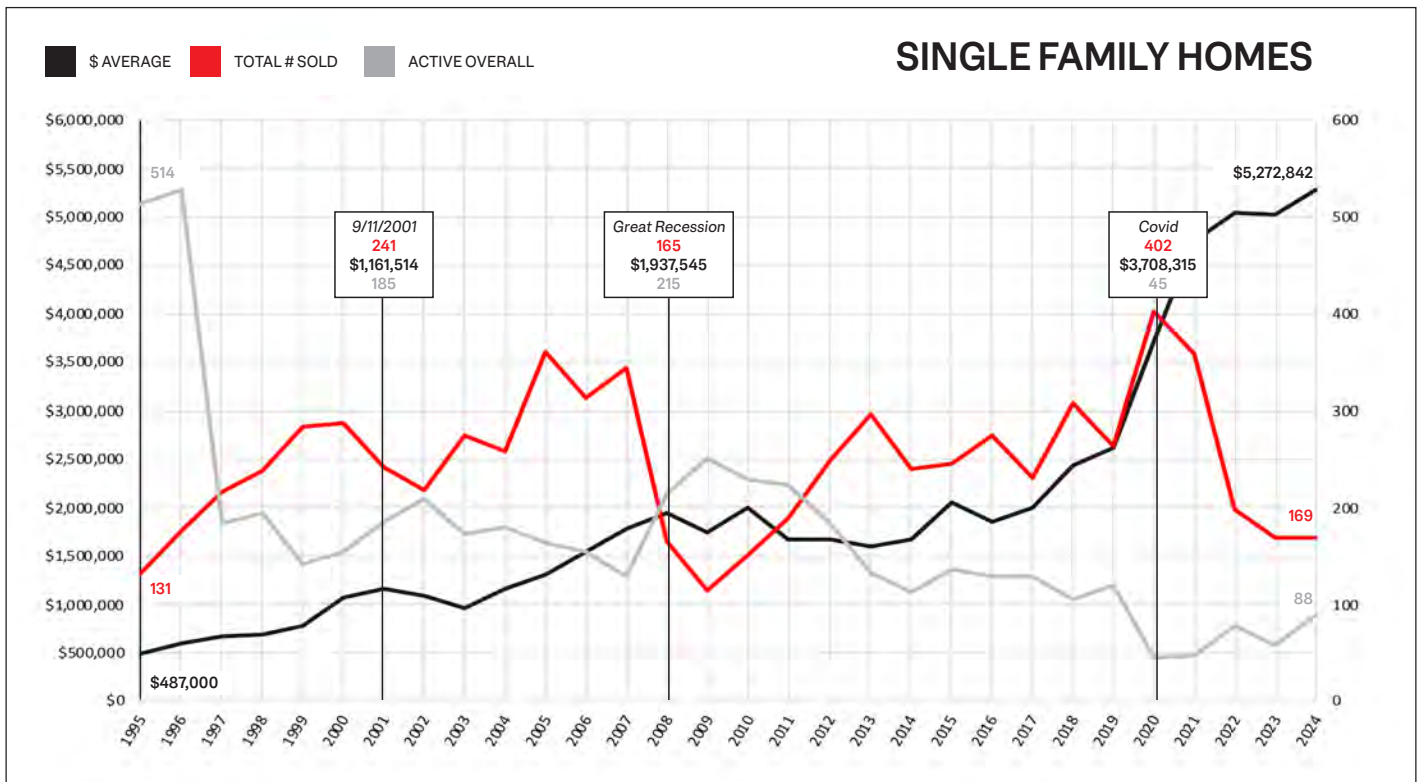
Sold for \$37 million, this 73-acre private estate located North of Jackson and on the Snake River, had a 7,984 sq. ft. home (5-bedrooms, 7-baths), six indoor fireplaces, a 1,621 sq. ft. 4-car garage and multiple spring creeks/ponds. Listed by Brenda Wylie /Todd Domenico Real Estate, LLC.



Homes currently under contract: As of year's end, 12 homes were under contract (no change from 2023), while the average and median list prices are breaking records, \$10.1 million (up 55%) and \$6.1 million (up 22%) respectively. The increase in the average and median list price of homes under contract is the direct result of eight (69%) being listed for over \$5 million.



Homes currently on the market: The open market currently has 88 homes (up 52%) listed with an average list price of \$10.41 million and a median list price of \$7.75 million, both record breaking. Of the 88 single-family homes currently on the market, zero are listed for under \$1 million, and three listed between \$1 and \$2 million valley wide. The other 85 break out as follows: 11 between \$2 and \$3 million, 17 between \$3 and \$5 million; 26 between \$5 and \$10 million; 19 between \$10 and \$20 million and 12 over \$20 million.





Least expensive single-family zoned home listing at year's end: A 3-bedroom, 2-bath, 1,188 sq. ft. home built in 1984 on a .23-acre lot in the J-W Subdivision listed for \$1,595,000. Listed by Trinity Real Estate/Andria Clancy.

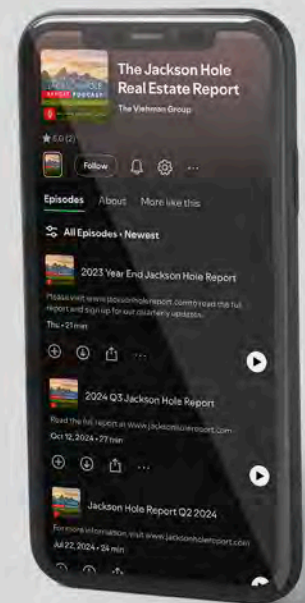


Most expensive single-family home listing at year's end: \$40 million for a 40.65-acre private estate in Riva Ridge on the East Gros Ventre Butte. Norwegian architecture in a compound of six structures featuring over 9,000 sq. ft. (6 bedrooms, 7 baths) with elevated acres overlooking panoramic views of the Grand Teton, the Teton Range and the Spring Gulch valley. Listed by Sothebys/Tom Evans & Ashley DiPrisco.

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 Report** has made us **Your Local Luxury Experts.**

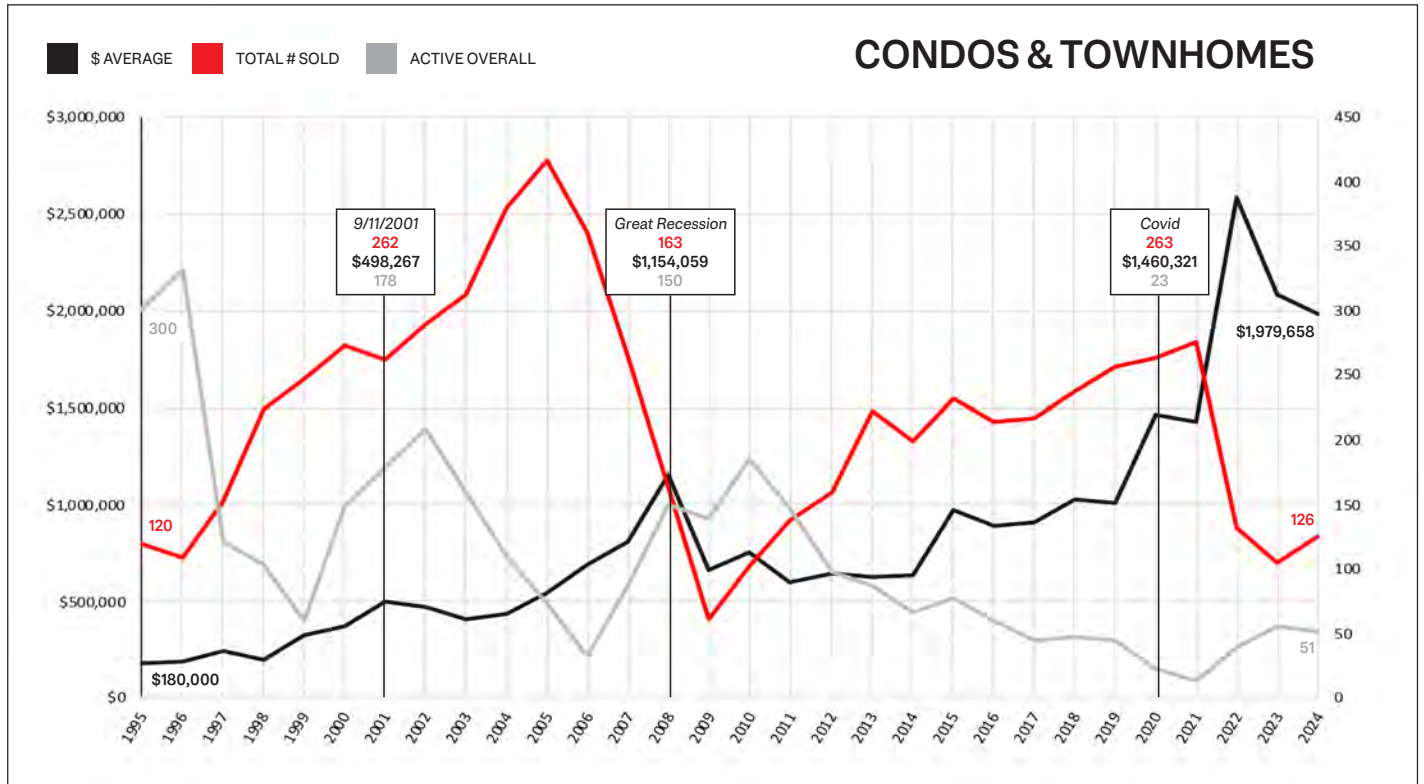
Jackson Hole Report Podcast

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. 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.



Condos & Townhomes

When compared to 2023, the number of sales increased 20%. In contrast, the average and median sale prices both decreased 5%. Of the 126 sales, 34 sold for under \$1 million (down 5%). With only ten condos currently on the market for under \$1 million and 54 overall listings (five months of inventory), expect this segment of the market to continue to increase in value in 2025. NOTE: The under \$1 million segment accounted for 27% of all condo sales in 2024.



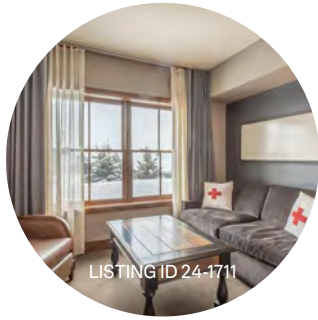
Condo/townhome hotspot: Town of Jackson had the highest number of condo sales in 2024 with 68. The average sale price was \$1.65 million (down 12%) in the TOJ, and the median sale price was \$1.375 million (up 38%).



Condo/townhomes currently under contract: The number of condo/townhomes currently under contract increased 67%. Following suit, the average and median list prices increased 87%, and 70%, respectively (**both record breaking**). The increase in the average and median list prices can be directly attributed to the lack of inventory under \$1 million in 2024.



Current condo/townhome market inventory is down 9% when compared to the same period in 2023 with 51 available units. Meanwhile, the average list price broke another record \$3.193 million (up 20%). Of the 51 condo/townhomes currently on the market, nine are listed for between \$690,000 and \$1 million, 14 between \$1 million and \$2 million, 17 between \$2 million and \$5 million, and eleven over \$5 million.



Least expensive condo/townhome listing at year's-end: \$698,000, which buys you a 441 sq. ft., studio with 1-bath condo in Teton Mtn. Lodge (Teton Village).
Listed by Sothebys/Pam Renner.



Most expensive condo/townhome listed in MLS at year's-end: \$13.295 million, which buys you a 4,074 sq. ft. 4-bedroom, 3.5-bath townhome in Shooting Star Resort. Listed by Clear Creek Group/John Resor.

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 wars.

Single-Family Vacant Land

When compared to 2023, the number of lot sales were up 14%. In contrast, the **average sale price is down 33%**. The increase in the number of sales in 2024 can be directly attributed to the increase of inventory under \$2 million. Out of the 50 sales, only seven sold for under \$1 million, and none currently listed for under \$1 million. The least expensive lot listing, as of January 1, 2025, is \$1.145 million for a 2.92-acre lot South of Wilson.

Historically, the 41 current listings are the fourth lowest number of listings in over 40 years. In contrast, at the end of 1996, there were 551 active vacant residential land listings.

For those still looking for post-recession bargains, there are currently no single-family lots for sale under \$1.1 million. With only seven selling in for under \$1 million in 2024, and only one single-family homes selling for under \$1 million in 2024, expect to see the under \$1 million vacant land segment vanish in 2025. NOTE: 86% of the vacant land sales in 2024 were purchased with cash.

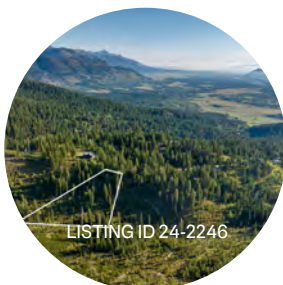
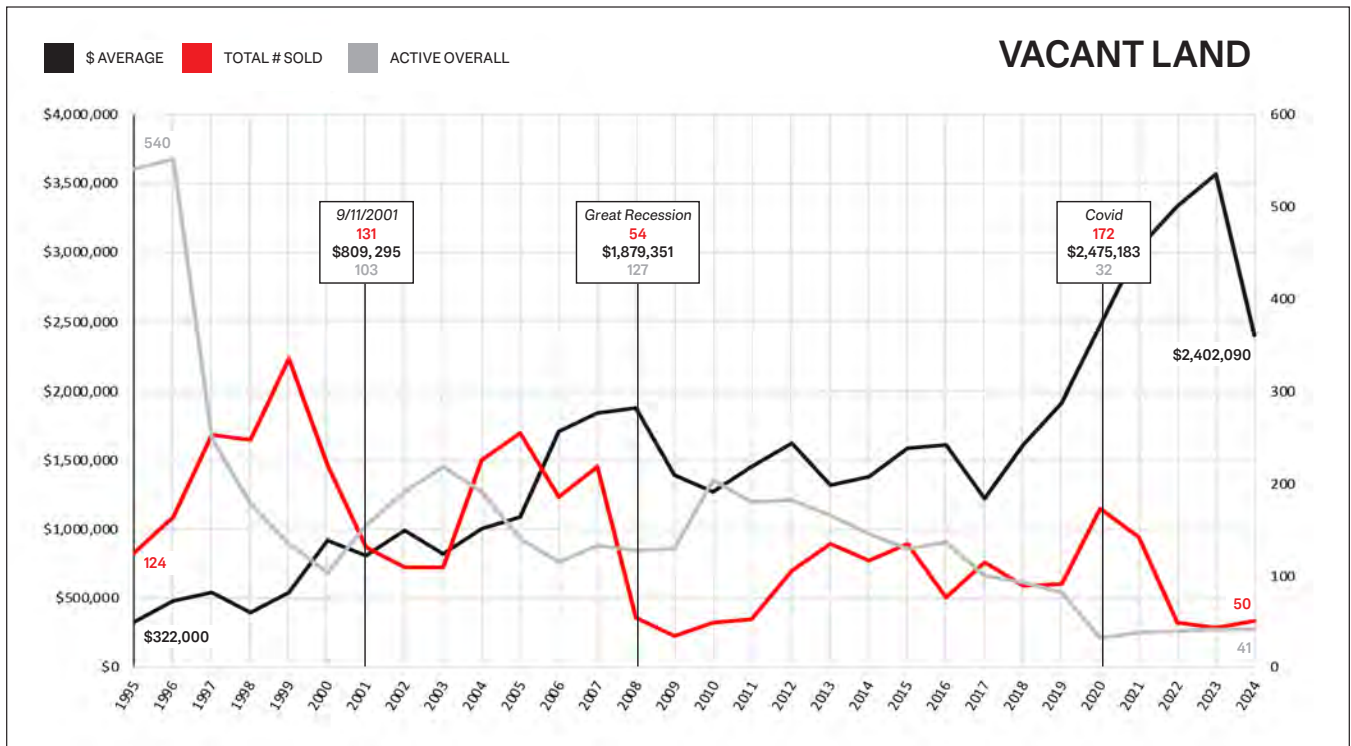
The \$5+ million segment of residential lot sales is down 43% (4 sales) when compared to 2023. NOTE: Currently 31% of the available residential vacant land inventory is listed for more than \$5 million.



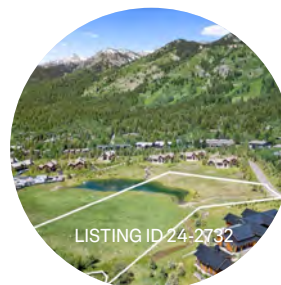
Residential lots currently under contract: Compared to 2023, four lots are currently under contract (down 43%). In contrast, the average and median list prices increased 45% and 5%, respectively (**both record breaking**). This dramatic increase in both average and median list prices reflects one of the four being listed for over \$17 million. **NOTE:** Residential vacant lots have about twelve months of inventory, based on the 2024 performance.



Available vacant land listings: Available inventory did not change when compared to 2023 with 41 available single-family home sites. The average listing price was \$6.03 million (up 30%), and the median listing price was \$2.69 million (down 13%). Residential vacant lot values continue to strengthen with land bargains few and far between. Available inventory breaks down as follows: Zero under \$1 million; 15 listings between \$1 and \$2 million; 12 between \$2 and \$5 million; eight between \$5 and \$10 million; and four over \$10 million. **NOTE:** Of the 41 listings, only six (15%) have more than 35 acres.



Least expensive lot listing at year's end: \$1.145 million for a 2.92-acre single-family lot in the Indian Paintbrush subdivision, South of Wilson. Listed by Sotheby's/Bruce Simon.



Most expensive single-family lot listing at year's end: \$15.5 million for 3.11 acres in the Shooting Star Resort. Listed by Sotheby's/Huff-Vaughn-Sassi.

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.

Sneak Peak 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

Looking Ahead

While no one knows exactly what the future has in store for Jackson Hole, we predict prices will continue to increase until we see more available inventory. Those hoping competition will slow in 2025 are out of luck. We believe in 2025 Buyers can expect trends like the past four years: elevated prices, low inventory, and bidding wars on well-priced listings. Also, expect inventory levels to decrease continuously until Spring 2025.

Work With Us

Call us today if you are considering purchasing real estate this year in Jackson Hole. We are the Realtors you want on your team. But, don't take our word for it. Read what two of our recent Buyers had to say about their experience:

Luke was a pleasure for us to work with. With a genuine balance of professionalism and kindness, he prepared a timeline to guide us through the smooth stretches as well as the rough rapids that are all part of selling a house. Most importantly, he understood what selling a house means to a couple who've called it home for many decades. He worked at our pace, which provided us time to make decisions we were comfortable with.

Thanks for sharing your real estate knowledge and your compassion for people with us. We enjoyed the ride. Cheers.

DEBBIE & JERRY VASSAR CHICAGO, IL

Wonderful! And congrats to the Viehman Group for making everything work out so smoothly. Nothing but positives for you guys. We hope to see you around town, and if you need a reference, please let us know — we'd be happy to provide, though your work and coordination speak for themselves. Barb

Thank you, David, Devon and Luke, for making this work out so perfectly. You are a great team to work with — consistent, accurate, honest and candid. We would not hesitate to recommend you to any of our friends.

DAN & BARB EASTERLIN



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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+1 307-201-8800

jacksonhole@evrealstate.com



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 the upcoming winter season or weighing the right time to buy, rest assured 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. **If you are planning to sell this winter** please call for a free comparative market analysis 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, we track every single transaction in Teton County. Consider, for instance, in 2024: **only 67% of sales prices valley-wide were 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@jacksonholereport.com. You can also find the Jackson Hole Report online at JacksonHoleReport.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
"2013 Wyoming Realtor of the Year"
"2018 President - Wyoming Association of Realtors"
Luke Smith, Associate Broker, WY & ID
Jackson Hole Report | Engel & Volkers Jackson Hole
Testimonials
www.jacksonholereport.com
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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 2024 compared to sales in 2023.*

**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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