

INCOME PRODUCING TOWNHOME  
IN TETON VILLAGE  
OFFERED AT \$5,650,000

Q4 2025

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## Defying the National Narrative: Jackson Hole's Market Accelerates Into Year-End

Data-Driven Real Estate Report for Quarter 4, 2025

# What's Driving the Jackson Hole Real Estate Market?

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Each year, we revisit this question, and after more than 30 years of observing market cycles, the conclusion remains consistent: **Jackson Hole operates under a set of dynamics unlike any other market in the country.**

With over 97% of Teton County held in public trust, **limited developable land defines the market.** This structural scarcity is reinforced by **exceptional lifestyle attributes**, iconic Teton views, abundant wildlife and outdoor recreation, more than 100 local restaurants, a regional hospital, direct air service to major U.S. cities, and a close-knit community, **creating enduring demand that transcends traditional housing cycles.**

Historically, Buyers have included **corporate executives, investment professionals, and friends and family of local residents.** From the 1990s through 2007, however, **speculation played a significant role, with widespread spec construction** (buildings constructed without a specific Buyer or tenant already in mind, but rather built while speculating that the property will be bought at a profit) and short-term rental condo flipping. That era **ended with the Great Recession**, which reduced the local construction workforce by roughly half and **effectively eliminated speculative building.**

Sales activity peaked between **2004 and 2007**, averaging 973 transactions annually, with **average home prices near \$1.5 million.** Although the market began recovering in 2011, it has never returned to those peak transaction levels, reflecting both supply constraints and a more disciplined development environment.

The most **recent market shift** occurred during **2020–2021, when COVID** accelerated in-migration from virtual workers and early retirees. At the same time, active inventory fell to a 40-year low of just 102 listings by the end of 2021. With demand surging and supply contracting, prices in many segments doubled over a two-year period, pushing affordability further out of reach for many Buyers.

While the immediate COVID surge has moderated, its effects continue to shape today's market. Virtual workers, early retirees, and capital from an all-time-high stock market remain active drivers of demand. In 2025, **47% of Buyers originated from outside Jackson Hole**, led by the Midwest (36%), followed by the Northeast (23%), Southeast (18%), Southwest and Rockies (19%), and the West (15%).

Looking ahead, the defining question for the Jackson Hole market remains unchanged: not whether **demand will persist**, but whether inventory can expand meaningfully in a market where land, labor, and entitlement constraints continue to limit supply.

We hope you enjoy the report and invite you to reach out to learn how **we use this data to help you in the purchase or sale of property** in Jackson Hole, giving you a **competitive edge.**

**The Viehman Group**  
**David Viehman, Devon Viehman & Luke Smith**

# Overall Market

**The year closed with the overall market—** including all home, lot, condo, and commercial transactions or listings—reporting 27% more closings than 2024 for a total of 453 in 2025. This strong showing represents an upward trend started in 2024. **The dollar volume was also up 52% to \$2.17 billion.**

The Luxury Market (homes selling for \$10+ million and condo/townhome and single-family lots selling for \$5+ million) reported **131% more closings in 2025**. On the flip side, the number of Luxury properties under contract as of January 1, 2026, is at par with last year. This increase in closed properties is driven by the **22 condo sales** in the new **Hoback Club in Teton Village**.



**The number of properties under contract:** At year’s end, there were 35 properties under contract (down 8%). In contrast, the average and median list prices are up 23% and 32%, respectively—both record breaking. The increase in the number of overall properties under contract is the direct result of the increased available inventory—up 11% from 2024. Of the 38 properties under contract, 19 are in the Town of Jackson with a combined list price of \$109 million.



**Current overall available inventory is down 9%** when compared to 2024. Condo/Townhomes were the only segment with additional inventory at year's end. Following suit, the average and median list prices are down 3% and 8%, respectively. NOTE: The \$1 to \$3 million segment reported the most current active listings with 62. The under \$1 million segment logged in 21 active listings at the end of 2025. Also, do not expect overall inventory to increase until late spring 2026.

## DATA-DRIVEN REAL ESTATE REPORT FOR 2025

The Jackson Hole Report is the oldest, most accurate, and comprehensive real estate market report in Teton County, WY. Our statistics are derived from a privately maintained database that tracks every single sale—not just those reported through Multiple Listing Service (MLS). Notably, in 2025, only 63% of sale prices valley-wide were reported to MLS, highlighting the value of our complete, data-driven reporting.

## 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](mailto:devon@jacksonholereport.com).



[jacksonholeluxuryreport.com](http://jacksonholeluxuryreport.com)

# Overall Market Hotspot

**Hotspot in 2025:** The \$1 million to \$3 million price segment generated 198 transactions and accounted for 44% of total sales volume.

Despite this level of demand, inventory remained constrained, with only 16 active listings in this range—just 20% of available supply—creating continued upward pressure on pricing.

Within this segment, 67 homes closed in 2025, representing 36% of all transactions. Demand continues to be driven by inbound Zoom Town Buyers and Baby Boomers relocating or right-sizing, raising an important forward-looking consideration for 2026: whether new inventory will materialize at a pace sufficient to meet sustained Buyer demand.

**MEDIAN SALE PRICE VS AVERAGE SALE PRICE**

The **average sale price** is calculated by adding all the sale prices for homes sold in a specific area within a specified time frame and dividing that total by the number of properties sold.

The **median sale price**, on the other hand, is the sale price in the middle of the data set after arranging all the sale prices from low to high.

The median sale price, then, represents the figure at which half of the properties in the area sell at a higher price and the other half at a lower price.

## 30 YEAR TRENDS

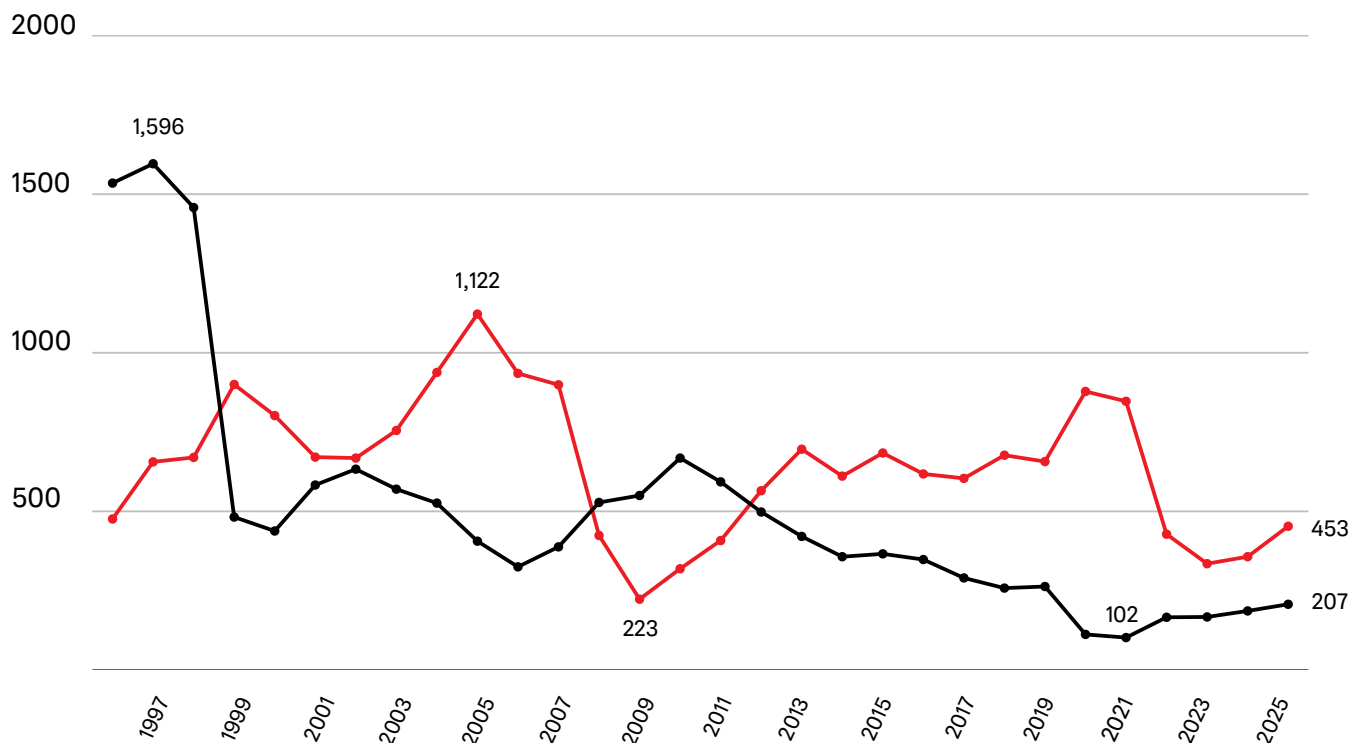
### Overall Market Record Breaking Transactions

	1997	2005	2022	2025
Average Sale Price	\$519,817	\$1,029,038	\$5,255,890	\$4,792,250
Total # Sold	656	1,122	428	453
Active Listings	1,596	406	166	207

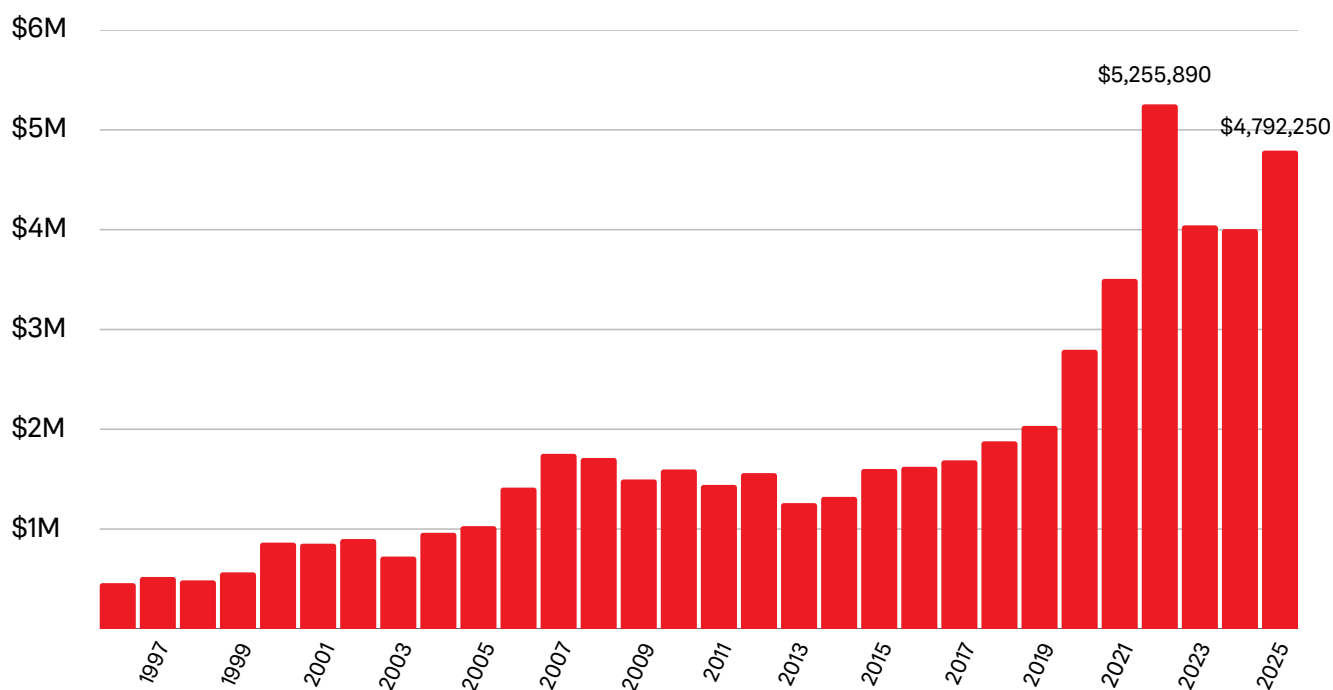
Record Low Inventory: 2021 / 102 Active Listings

# Overall Market

● Total # Sold ● Active Overall Listings



● Average Sale Price



# Jackson Hole Luxury Report



## Luxury Market

Fourteen 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.

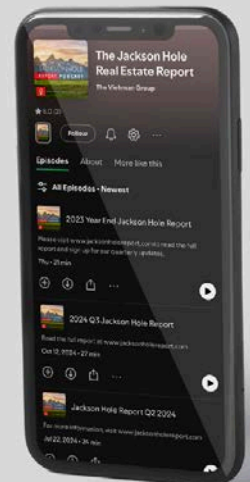
The purpose of this limited-edition report is to provide high-end Buyers and Sellers with a clear understanding of the Luxury landscape in which they find themselves.

To sign up for The Luxury Report go to [jacksonholereport.com](http://jacksonholereport.com) or shoot us an email – [devon@jacksonholereport.com](mailto:devon@jacksonholereport.com)

Looking Ahead: While the future of the Jackson Hole market is always evolving, current trends point to continued strength. Prices are expected to remain supported by steady demand, though Buyers may see more predictability as the market normalizes compared to the past few years. Competition for well-priced homes is likely to continue into 2026, but opportunities may emerge for prepared Buyers as inventory ebbs and flows. Inventory levels are expected to remain limited through Spring 2026, reinforcing long-term value for Sellers while rewarding Buyers who are patient, informed, and ready to act.

## Jackson Hole Report Podcast

Tune into our podcast at [JacksonHoleReport.com](http://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.



# FEATURED LISTING

SNOW RIDGE #6  
TETON VILLAGE, WY



Welcome to Snow Ridge #6, a stunning 2,289-square-foot, high income-producing end unit in the heart of Teton Village. With 5-bedrooms, 3-bathrooms, and sleeping arrangements for up to 13 guests, this spacious mountain retreat is the perfect fit for large families, groups of friends, or savvy investors seeking a high-performing (225k annually) short-term rental.

Enjoy breathtaking views of the mountains, valley, and iconic Sleeping Indian from the comfort of your living and dining spaces. After a day on the slopes, curl up by the large stone fireplace or relax in the Swedish dry sauna. The bedrooms are thoughtfully configured with multiple sleeping arrangements, including queen beds, a bunk room, and twin beds that can convert to a king on request.

Snow Ridge #6 is a couple hundred yard walk to the Resort Tram, shops, restaurants, and all the adventure Teton Village offers year-round, from world-class skiing and snowboarding in winter to mountain biking and hiking in summer. As a guest or owner, you'll also enjoy complimentary access to the exclusive Sundance Swim and Tennis Club, featuring two outdoor hot tubs, a heated pool, tennis and pickleball courts, changing rooms, and an outdoor grill.

Plus, during the winter season, take advantage of the free ski shuttle running daily between 7:30 AM and 11 PM, connecting you directly to the Tram base without the hassle of parking. Whether you're looking for a full-time residence, a second home getaway, or a turnkey rental investment (sold fully furnished!), Snow Ridge #6 offers unmatched flexibility, comfort, and income potential.

Call us for details. Offered at \$5,650,000

# Single Family Homes



**Single-family home hotspot:** The Town of Jackson was the hotspot. Fifty-four homes sold in the Town of Jackson in 2025 (up 13%). This represents 30% of all homes sold in 2025. The area reporting the highest increase in home sales was South of Wilson where 21 sales occurred (up 133%).

Within the single-family home market, the \$1+ million segment reported 186 transactions in 2025. All told, in 2025 there were 117 single-family home sales above \$3 million (up 19%), 76 above \$5 million (up 38%), 33 above \$10 million (up 65%) and seven above \$20 million. NOTE: The two homes priced at \$895k and \$910k were the only ones sold for less than \$1 million in 2025.

When compared to 2024, the **number of sales was up 10% (186 sales)**. Following suit, the average and median sale prices were up **17% (\$6.15 million)** and **12% (\$3.865 million)**, respectively—both record breaking.

The under \$1 million market continues to slip away, representing only two home sales in 2025.

The least expensive single-family home listed as of January 1<sup>st</sup> was \$1.095 million. There are currently five listings between \$1 and \$2 million.

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 to ensue.

AVERAGE SALE PRICE <b>\$6.15M</b>	MEDIAN SALE PRICE <b>\$3.86M</b>
TOTAL SOLD <b>186</b>	ACTIVE LISTINGS <b>80</b>

## 30 YEAR TRENDS

### Single Family Homes Record Breaking Transactions

	1996	2020	2025
Average Sale Price	\$487,000	\$3,708,315	\$6,148,803
Total # Sold	131	402	186
Active Listings	528	45	80

Record Low Inventory

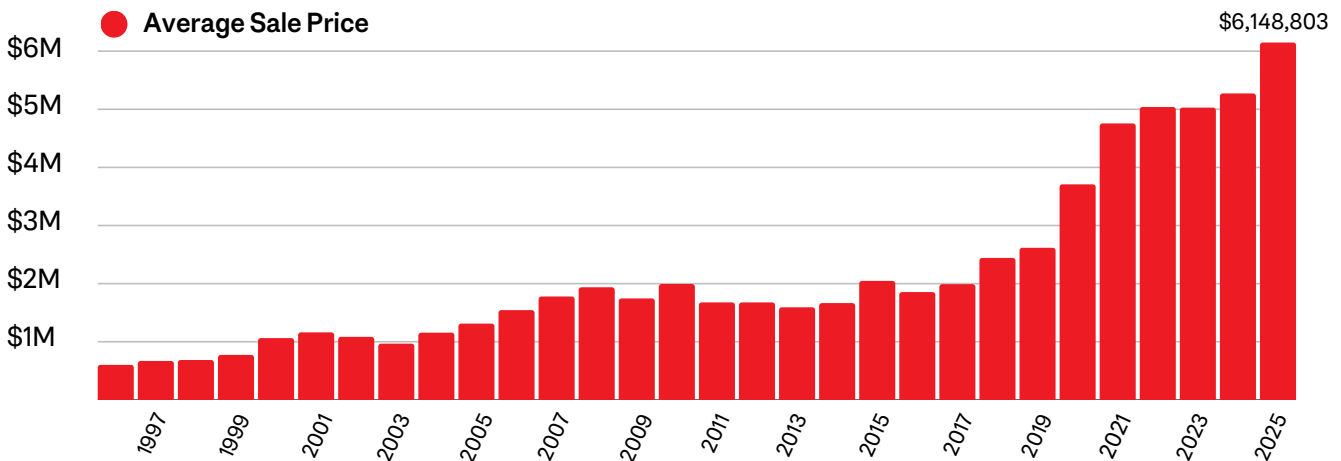
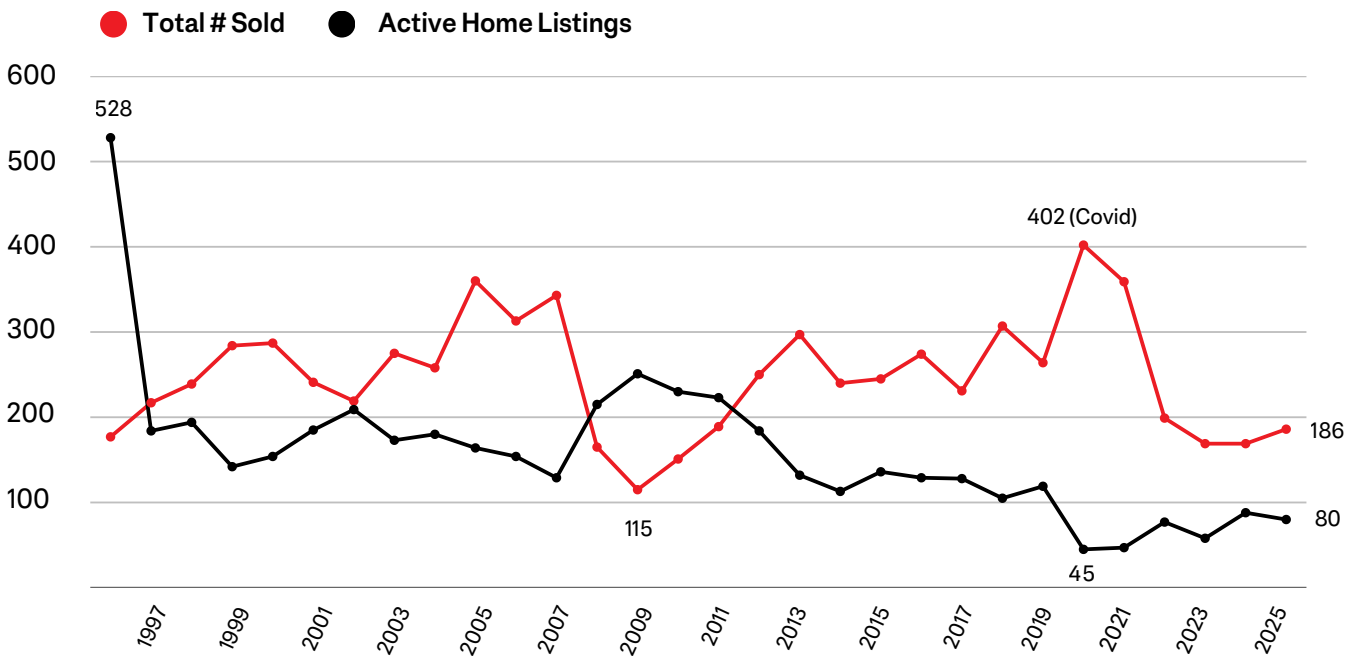
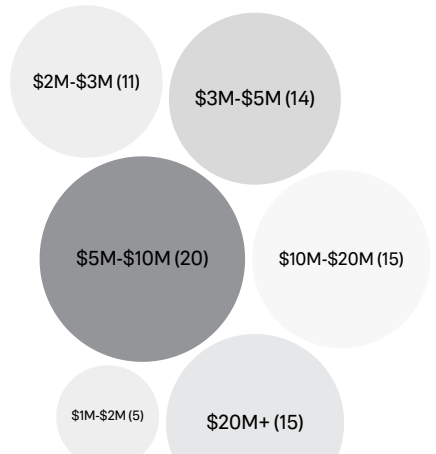
# Single Family Homes Under Contract

Homes currently under contract: As of year's end, 20 homes were under contract (up 54% from 2024), while the average and median list prices are down 35% and 10%, respectively. The decrease in the average and median list price of homes under contract is the direct result of nine (45%) being listed for under \$5 million.

# Single Family Homes Active Listings

Homes currently on the market: The open market currently has 80 homes (down 9%) listed with an average list price of \$11.55 million (record breaking).

Of the 80 single-family homes currently on the market, zero are listed for under \$1 million, and five are listed between \$1 and \$2 million valley wide. The other 75 break down as follows: 11 between \$2 and \$3 million; 14 between \$3 and \$5 million; 20 between \$5 and \$10 million; 15 between \$10 and \$20 million; and 15 over \$20 million.



## Most expensive single-family home sale in 2025

Sold for \$42 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), 6 indoor fireplaces, a 1,621 sq. ft. 4-car garage and multiple spring creeks/ponds (Compass).



**Currently, the least expensive single-family home,** located in Moran, is listed for **\$1.095 million**. The .66-acre parcel features a 2,606 sq. ft., three-bedroom, three-and-a-half-bath home built in 1992 (Keller Williams JH).



**The most expensive home,** located South of Wilson, is listed for **\$60 million**. The main home, built in 2023, has 10,440 sq. ft. with six bedrooms and seven baths. Designed by renowned architect Wallace Cunningham, this living sculpture sits on 36.14 acres with Fish Creek and the Snake River running through (Sotheby's JH).



The Jackson Hole Report is the most widely distributed and anticipated quarterly newsletter in Jackson Hole. To guarantee the most successful outcome in your next real estate transaction, call us today.

# Condos & Townhomes

When compared to 2024, the number of sales increased 37%. Following suit, the average and median sale prices both increased 75% and 28%, respectively. Of the 173 sales, 38 sold for under \$1 million. With only eleven condos currently on the market for under \$1 million and 68 overall listings (five months of inventory), expect this segment of the market to continue to increase in value in 2026.

**NOTE:** The under \$1 million segment accounted for 22% of all condo sales in 2025.



**Condo/townhome hotspot:** The Town of Jackson had the highest number of condo sales in 2025 with 78. The average and median sale prices both broke records, up 14% to \$3.55 million and up 2% to \$2.65 million, respectively.

**NOTE:** Teton Village also had a stellar year with 48 sales (up 140%) and a record breaking \$7.4 million average sale price.



**Condo/townhomes currently under contract:** The number of condo/townhomes currently under contract decreased 73%. The average and median list prices were virtually unchanged. The decrease in the number of condos under contract can be directly attributed to the lack of inventory under \$1 million in 2025.



Current condo/townhome market inventory is up 33% when compared to the same period in 2024 with 68 available units.

Following suit and breaking records, the dollar volume, average, and median listing prices are up 49%, 11%, and 36%, respectively.

Of the 68 condo/townhomes currently on the market, 11 are listed for between \$625,000 and \$1 million, 13 between \$1 million and \$2 million, 25 between \$2 million and \$5 million, and 19 over \$5 million.

## 30 YEAR TRENDS

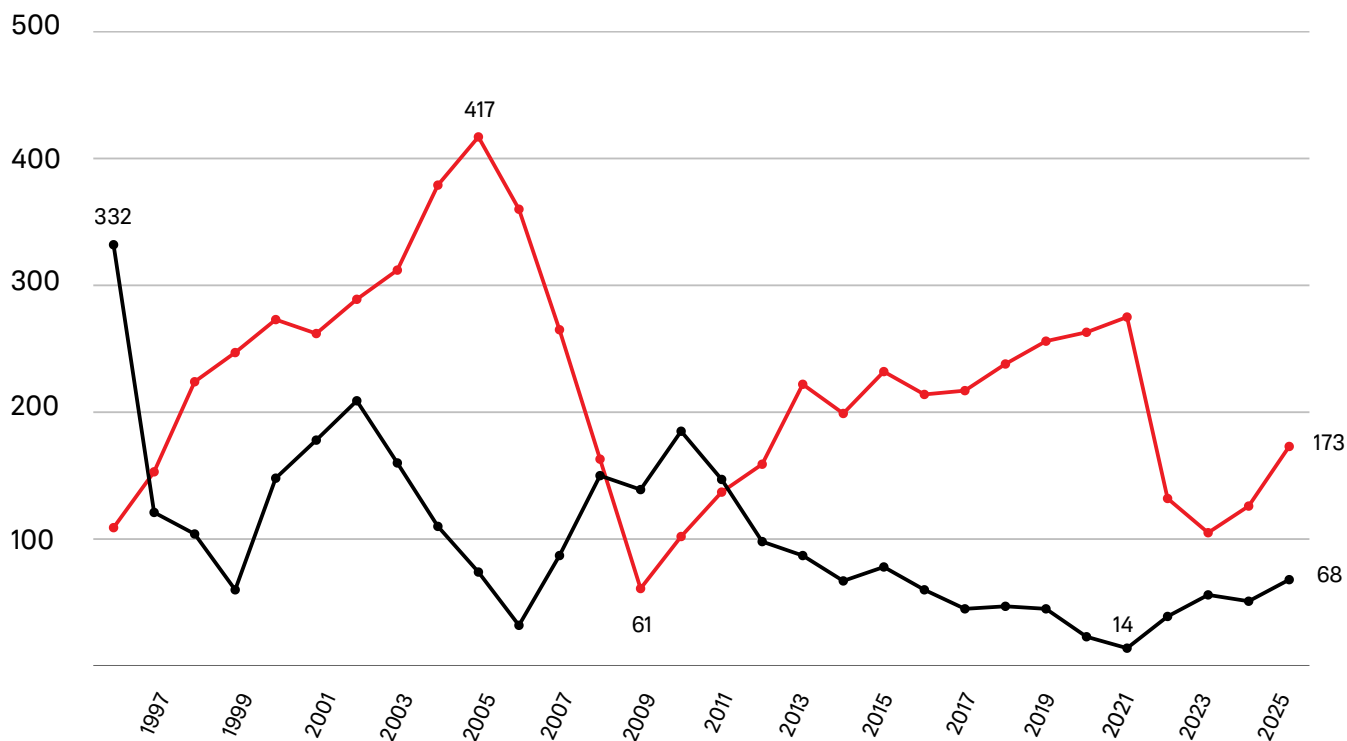
### Condos & Townhomes Record Breaking Transactions

	1996	2005	2025
Average Sale Price	\$192,500	\$540,000	\$3,459,554
Total # Sold	109	417	173
Active Listings	332	74	68

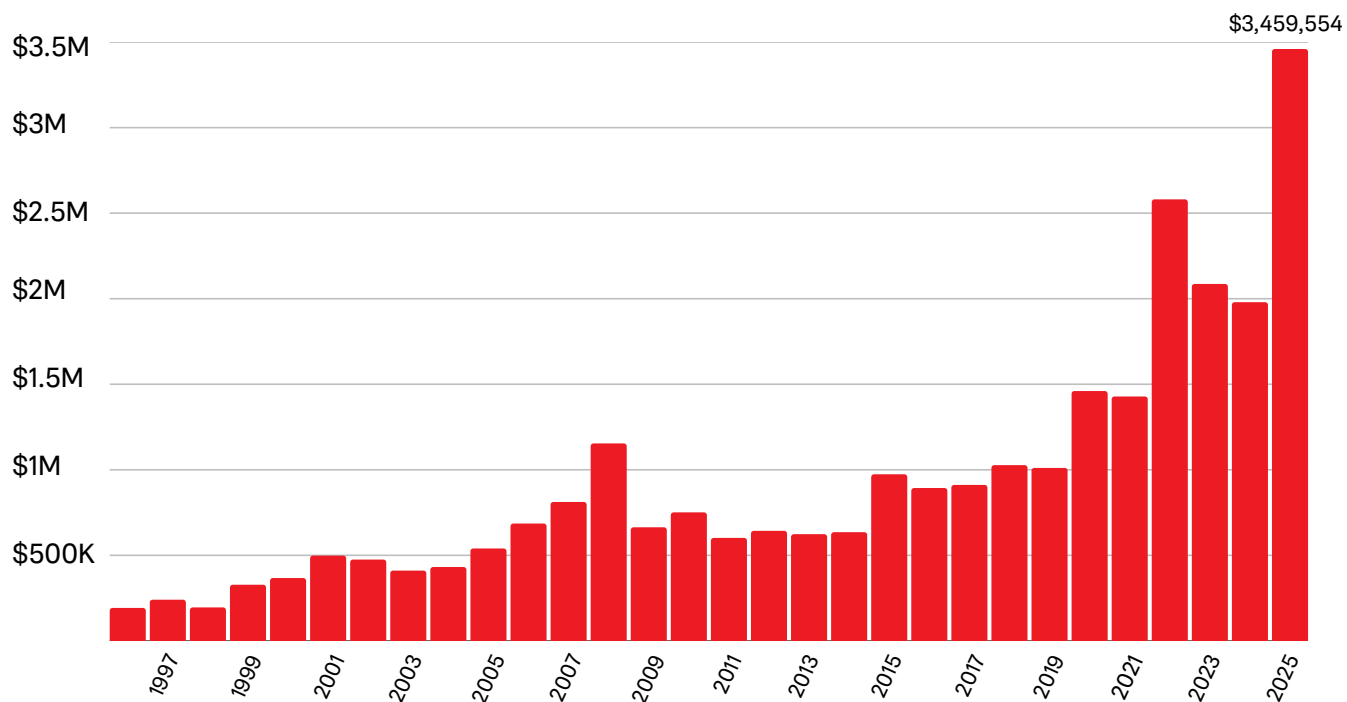
Record Low Inventory: 2021 / 14 Active Listings

# Condos & Townhomes

● Total # Sold ● Active Condo & Townhome Listings



● Average Sale Price



# Vacant Land

When compared to 2024, the number of lot sales were up 18%. Following suit, the average and median sale prices are up 45% and 33%, respectively. The increase in the number of sales in 2025 can be directly attributed to the **increase of inventory under \$2 million**. Out of the 59 sales, only seven sold for under \$1 million, and only seven are currently listed for under \$1 million. The least expensive lot listing, as of January 1, 2026, is \$750,000 for a .28-acre lot in South Park.

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



## Residential lots currently under contract:

Compared to 2024, five lots are currently under contract (up 25%). In contrast, the average and median list prices decreased 43% and 29%, respectively. This dramatic decrease in both average and median list prices reflects four of the five properties being listed for under \$5 million. NOTE: Residential vacant lots have about eight months of inventory, based on the 2025 performance.



For those still looking for post-recession bargains, there are currently eight single-family lots for sale under \$1 million. With seven selling for under \$1 million in 2025, and only two single-family homes selling for under \$1 million in 2025, expect to see the under \$1 million vacant land segment vanish in 2026. NOTE: 74% of the vacant land sales in 2025 were purchased with cash.

The \$5+ million segment of residential lot sales is up 267% (19 sales) when compared to 2024.

**NOTE: Currently 31% of the available residential vacant land inventory is listed for more than \$5 million.**

## 30 YEAR TRENDS Vacant Land Record Breaking Transactions

	1996	1999	2023	2025
Average Sale Price	\$482,000	\$549,085	\$3,560,000	\$3,489,136
Total # Sold	163	335	44	59
Active Listings	551	135	42	40

Record Low Inventory: 2020 / 32 Active Listings

## HIRE US AS YOUR ADVOCATES.

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

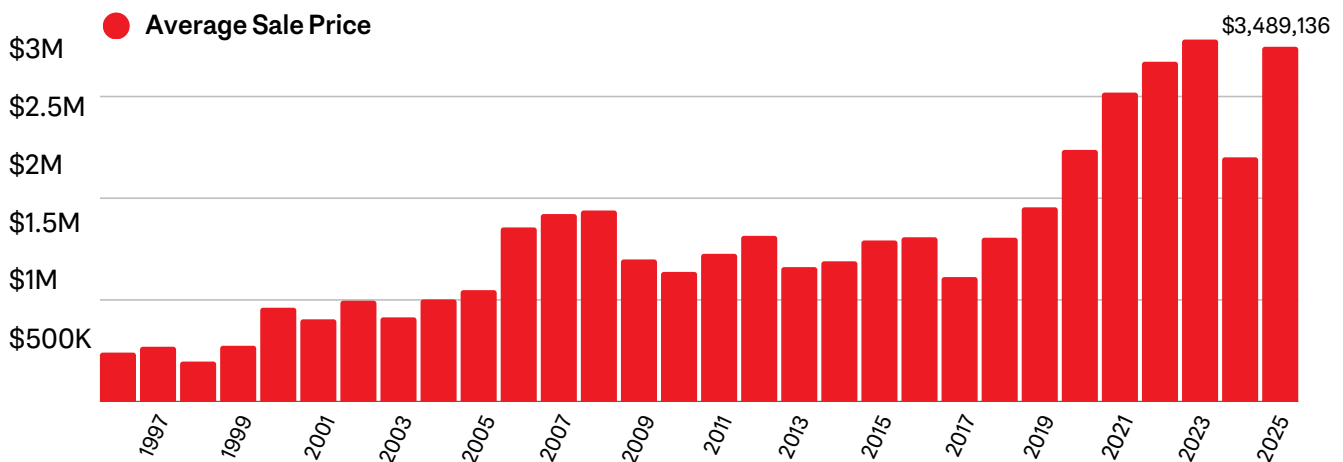
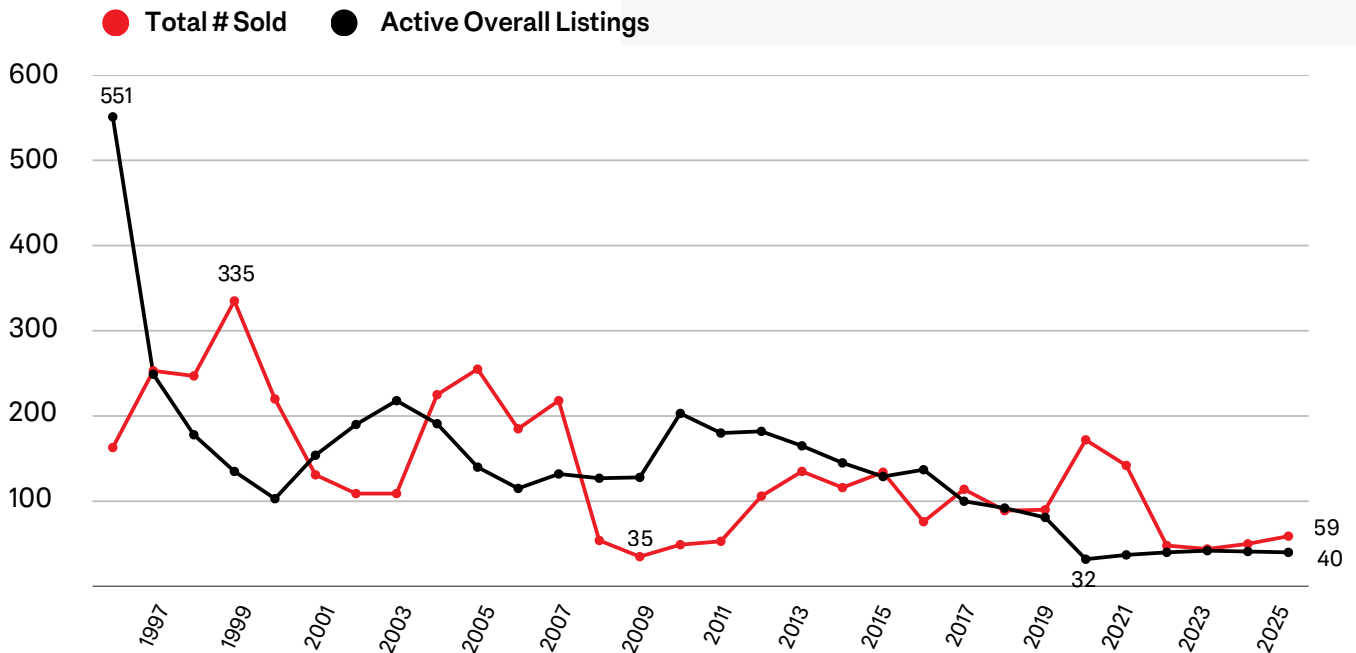
# Vacant Land

**Available inventory of listed lots:** Available inventory saw little change when compared to 2024 with 40 available single-family home sites. The **average listing price** was **\$4.1 million (down 32%)**, and the **median listing price** was **\$1.65 million (down 39%)**.

Residential vacant lot values continue to strengthen with land bargains few and far between. **Available inventory** breaks down as follows: eight under \$1 million; 13 listings between \$1 and \$2 million; eight between \$2 and \$5 million; four between \$5 and \$10 million; and five over \$10 million. **NOTE:** Of the 40 listings, only five (13%) have more than 35 acres.



120 ACRES IN SOUTH PARK RANCH  
OFFERED AT \$33,500,000  
LISTED BY ENGEL & VOLKERS JH



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 one of our recent Buyers had to say about their experience:

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 E.

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Devon has helped me with several real estate transactions over the years and she is by far the best broker we have used in our experience procuring and selling real estate all over the country. Differentiation comes from unbiased advice, tough negotiation skills, and integrity. She has helped me walking away from deals more often than closing them.

Trevor A.

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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.

Deb & Jerry V.

## OUR TEAM

# Deep Roots & Commitment to Jackson Hole

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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 \$800,000 for affordable housing, to serving on the Jackson Town Council and Teton County Planning Commission. Her work is rooted in a deep commitment to sustainable solutions and community-driven policies. As the author of the Jackson Hole Report, David Viehman has tracked the valley's real estate trends for decades, offering unparalleled insight to clients while contributing his expertise to legal cases and community preservation efforts. Luke Smith, a Jackson native, exemplifies the town's spirit of giving back as a youth hockey coach and Lions Club member, fostering teamwork and connection in the next generation.

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

[MEET OUR TEAM](#)

## Our Expertise & Services

### TRUSTED BY NATIONAL MEDIA

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

### COMPLIMENTARY CMA UPDATES

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

### TAILORED PROPERTY SALES STRATEGIES

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

### EXCLUSIVE INSIGHTS

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

### MARKET ANALYSIS ON THE GO

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

### UNIQUE DATA ON DEVELOPED AND UNDEVELOPED INVENTORY

We track developed and undeveloped inventory daily and publish the results annually. Visit [jacksonholerealestatereport.com/overall-deeded-parcels](http://jacksonholerealestatereport.com/overall-deeded-parcels).

### LOOKING AHEAD OPPORTUNITIES FOR

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

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

## What Sets Us Apart

### DECADES OF COMMUNITY COMMITMENT

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

### COMPREHENSIVE MARKET TRACKING

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

### UNPARALLELED LOCAL CONNECTIONS

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

### NEGOTIATION SKILLS

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

### 365 DAYS A YEAR

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

### MARKETING EXPERTS

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

### COMMUNICATION AND TIMELINE EXPERTS

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



**ENGEL & VÖLKERS**<sup>®</sup>  
— PRIVATE OFFICE —

## Devon Viehman is an E&V Private Office Advisor



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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.

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**DEVON VIEHMAN, ASSOCIATE BROKER | (307) 690-0621 | [DEVON@JACKSONHOLEREPORT.COM](mailto:DEVON@JACKSONHOLEREPORT.COM)**

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# Affordable Housing in East Jackson – With Your Support

## ABOUT THE PROJECT

The Nelson Drive Affordable Housing Project is a groundbreaking public-private partnership between the Jackson Hole Community Housing Trust and the Bridger-Teton National Forest.

- A 3.15-acre administrative parcel managed by the Forest Service
- One-third of the homes reserved for BTNF employees
- A variety of one- and two-bedroom residences, designed by CLB
- Groundbreaking scheduled for 2026, with completion expected by Fall 2027

The homes we build are made possible through generous private donations and partnerships with essential employers. These contributions help make homes truly Affordable for our valued workforce in Jackson Hole.

To support Nelson Drive and the Jackson Hole Community Housing Trust, visit: [housingtrustjh.org/donate/](https://housingtrustjh.org/donate/)



# 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.

Please join us in giving back at every transaction.  
Learn more at [communityhousingfund.com](https://communityhousingfund.com).

\$791,048

RAISED TO DATE





## 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](http://jacksonhole.evrealstate.com) | [starvalley.evrealstate.com](http://starvalley.evrealstate.com) | [sublette.evrealstate.com](http://sublette.evrealstate.com)



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

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

The JACKSON HOLE REPORT is published semi-annually with additional email updates for the first and third quarters. While other Realtors attempt to report on our local market with MLS statistics only (MLS historically tracks 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@jhreport.com](mailto:david@jhreport.com).

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

Sincerely,



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

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

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

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

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

\*In this report, “overall” refers to all sales in Teton County combined (homes, lots, condos, commercial, and ranch), not including Alta, WY.

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

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