

The Windermere Report



Photo Credit: Josh Wells

A special report on residential real estate sales in the Wood River Valley for 2016

Ketchum

180 North Main | 208.622.2700

Hailey

100 North Main | 208.788.1700



Market Review HOMES & CONDOMINIUMS

New Year. New Ownership.

Windermere Real Estate is proud to announce a new owner of the Wood River Valley offices. Long-time Managing Broker Dan Gorham assumed ownership of the Ketchum and Hailey brokerages in a transaction that closed in January 2017.

"I was thrilled when the opportunity arose to be able to buy the offices in Ketchum and Hailey," said Gorham. "Local ownership means we will be able to continue serving the residents and visitors of the Wood River Valley with the historic knowledge that is critical to making good real estate investments. I am also looking forward to growing the offices as we see economic expansion being experienced in the Wood River Valley, and the media attention Sun Valley has been receiving as a world-class resort."

You are receiving this report because of your relationship with a Windermere agent. Whether you are buying or selling, it's essential to work with a trained professional who has the market knowledge and business skills to facilitate a successful transaction.

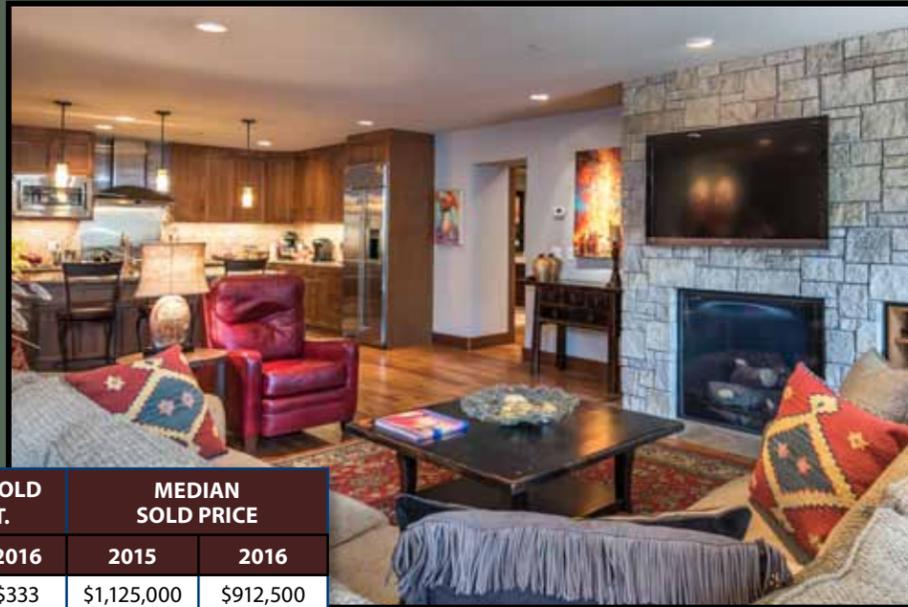


Photo Credit: Tony Taglio

SINGLE FAMILY HOMES

AREA	NUMBER SOLD		MEDIAN SOLD \$/SQ.FT.		MEDIAN SOLD PRICE	
	2015	2016	2015	2016	2015	2016
North Ketchum	21	11	\$394	\$333	\$1,125,000	\$912,500
Warm Springs	13	15	\$398	\$407	\$825,000	\$1,050,000
Ketchum	20	20	\$396	\$478	\$960,000	\$1,052,500
Elkhorn	16	20	\$397	\$314	\$1,510,000	\$901,500
Sun Valley	14	11	\$370	\$352	\$1,260,000	\$1,362,500
Mid-Valley	44	33	\$280	271	\$844,500	\$830,000
Hailey	129	136	\$181	\$181	\$303,500	\$332,500
Bellevue	44	41	\$135	\$168	\$247,500	\$245,000
South Blaine Co.	16	15	\$124	\$87	\$181,500	\$140,000
TOTAL	317	302			\$410,000	\$395,000

RESORT CONDOS / TOWNHOUSES

AREA	NUMBER SOLD		MEDIAN SOLD \$/SQ.FT.		MEDIAN SOLD PRICE	
	2015	2016	2015	2016	2015	2016
Warm Springs	33	26	\$282	\$294	\$387,500	\$322,500
Ketchum	72	85	\$334	\$319	\$507,500	\$360,000
Elkhorn	71	57	\$254	\$252	\$300,000	\$287,000
Sun Valley	22	29	\$375	\$369	\$382,250	\$335,000
TOTAL	198	197				



Photo Credit: Roland Lance

HAILEY SINGLE FAMILY HOMES BY YEAR

YEAR	NUMBER SOLD	MEDIAN PRICE PER SQ. FT.	MEDIAN SOLD PRICE
2006	85	\$258	\$475,000
2007	88	\$236	\$370,000
2008	62	\$207	\$375,000
2009	71	\$177	\$288,000
2010	78	\$149	\$240,088
2011	96	\$111	\$169,000
2012	170	\$108	\$185,000
2013	131	\$143	\$235,000
2014	92	\$171	\$312,500
2015	129	\$181	\$303,500
2016	136	\$181	\$332,500



Photo Credit: Josh Wells

HISTORICAL PERSPECTIVE

YEAR	SOLD UNITS	DOLLAR VOLUME	MEDIAN PRICE
2006	773	\$623,595,061	\$465,000
2007	672	\$593,303,311	\$475,000
2008	404	\$326,090,713	\$427,000
2009	346	\$230,441,059	\$350,000
2010	427	\$327,386,608	\$381,100
2011	524	\$288,882,486	\$240,000
2012	754	\$397,921,750	\$225,000
2013	732	\$329,825,157	\$269,000
2014	672	\$415,941,772	\$302,000
2015	739	\$435,310,834	\$313,750
2016	782	\$404,282,993	\$291,000

HAILEY SINGLE FAMILY HOMES BY NEIGHBORHOOD

AREA	NUMBER SOLD	MEDIAN PRICE PER SQ. FT.	MEDIAN SOLD PRICE
China Gardens	3	\$146	\$220,000
Croy Canyon	3	\$199	\$550,000
Deerfield	8	\$211	\$389,000
Della View	7	\$183	\$390,000
Hailey Replat	6	\$168	\$373,500
Hailey Townsite	8	\$163	\$358,000
Hiawatha Estates	5	\$190	\$259,000
Northridge	15	\$204	\$575,000
Old Cutters	3	\$230	\$509,000
Woodside	52	\$177	\$244,000
Other	26	\$187	\$494,162
TOTAL	136	\$181	\$362,000

INVENTORY COMPARED TO SALES RESIDENTIAL AND CONDOS/TOWNHOUSES

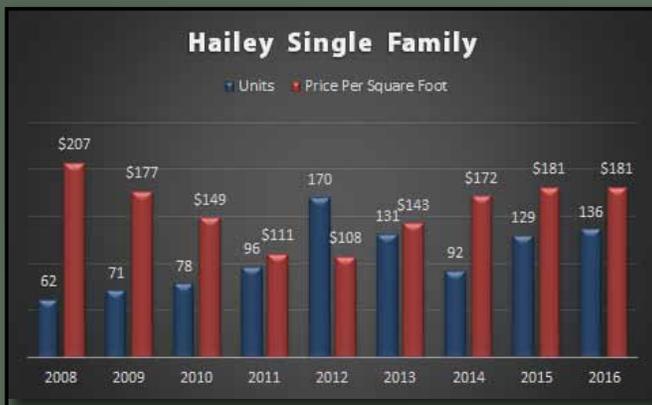
PRICE RANGE	CURRENT LISTINGS	SALES 2015	SALES 2016
\$1 to \$149,999	27	66	69
\$150,000 to \$299,999	83	178	204
\$300,000 to \$599,999	146	176	171
\$600,000 to \$999,999	112	85	75
\$1,000,000 to \$1,999,999	119	56	60
\$2,000,000 to \$4,999,999	95	26	13
Over \$5,000,000	28	3	3
TOTAL	610	590	595



Photo Credit: Amanda Rene

Predicting a stellar 2017 for Sun Valley

We expect 2017 to be a dynamic year in Sun Valley real estate, with low interest rates, healthy inventory and a growing awareness that this area offers Buyers a tremendous value compared to the housing prices in other major resort destinations. Additionally better direct air service, coupled with the opening of the new Limelight Hotel on Ketchum's Main Street, should further polish the Sun Valley brand as a world class resort.



Thank You

We understand our clients are the basis of our success and the foundation of our reputation. We guide the home buying and selling process by solving people's needs and fulfilling their wants.



Ketchum
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208.622.2700



Hailey
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Overlooking Starbucks
491 Sun Valley Road
Ketchum