

The Windermere Report



Photo Credit: Josh Wells

A special report on residential real estate sales in the Wood River Valley for 2017

Ketchum

180 North Main | 208.622.2700

Hailey

100 North Main | 208.788.1700



Market Review HOMES & CONDOMINIUMS

An almanac chronicling Wood River Valley life will remember 2017 as a year with abundant snowfall, flood waters that raged for weeks and a full solar eclipse which left everyone in awe of the natural world. In Blaine County real estate, 2017 will be remembered as a robust year for sales, with steep increases in the dollar volume of listings sold and sizeable leap in median sold prices. There were over 950 closings in 2017, a 22 percent increase over 2016. Moreover, the dollar volume increased by \$218 million and the median sales price rose by 17 percent.

Windermere Real Estate always has the latest data on the Sun Valley real estate market so we can help you make informed decisions and realize your real estate dreams. 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. We are here to help. We are here to serve you. You'll find a complete list of Windermere agents on the back cover, along with contact information.



Photo Credit: Wyatt Caldwell

SINGLE FAMILY HOMES

AREA	NUMBER SOLD		MEDIAN SOLD \$/SQ.FT.		MEDIAN SOLD PRICE	
	2016	2017	2016	2017	2016	2017
North Ketchum	11	11	\$333	\$408	\$912,500	\$1,262,500
Warm Springs	15	26	\$407	\$372	\$1,050,000	\$777,500
Ketchum	20	33	\$478	\$457	\$1,052,500	\$1,400,000
Elkhorn	20	18	\$314	\$381	\$901,500	\$1,282,500
Sun Valley	11	23	\$352	\$449	\$1,362,500	\$1,750,000
Mid-Valley	33	44	\$271	\$296	\$830,000	\$925,000
Hailey	137	139	\$182	\$212	\$330,000	\$359,000
Bellevue	41	47	\$168	\$169	\$245,000	\$317,500
South Blaine Co.	15	18	\$87	\$127	\$140,000	\$208,000
TOTAL	303	359				

RESORT CONDOS / TOWNHOUSES

AREA	NUMBER SOLD		MEDIAN SOLD \$/SQ.FT.		MEDIAN SOLD PRICE	
	2016	2017	2016	2017	2016	2017
Warm Springs	26	40	\$294	\$347	\$322,500	\$397,250
Ketchum	85	101	\$319	\$375	\$360,000	\$564,000
Elkhorn	57	73	\$252	\$257	\$287,000	\$305,000
Sun Valley	29	32	\$369	\$377	\$405,000	\$415,000
TOTAL	197	246				



Photo Credit: Amanda Nagy

HAILEY SINGLE FAMILY HOMES BY YEAR

YEAR	NUMBER SOLD	MEDIAN PRICE PER SQ. FT.	MEDIAN SOLD PRICE
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
2017	139	\$212	\$359,000



Photo Credit: Jordan Baker Dark to Light Productions

HISTORICAL PERSPECTIVE

YEAR	SOLD UNITS	DOLLAR VOLUME	MEDIAN PRICE
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
2017	959	\$627,569,444	\$337,000

HAILEY SINGLE FAMILY HOMES BY NEIGHBORHOOD

AREA	NUMBER SOLD	MEDIAN PRICE PER SQ. FT.	MEDIAN SOLD PRICE
China Gardens	1	\$235	\$305,000
Croy Canyon	7	\$224	\$799,000
Deerfield	7	\$228	\$415,000
Della View	3	\$169	\$350,000
Hailey Replat	3	\$195	\$409,000
Hailey Townsite	15	\$205	\$370,000
Hiawatha Estates	5	\$223	\$330,000
Northridge	9	\$226	\$577,000
Woodside	46	\$203	\$278,700
Other	44	\$127	\$205,500
TOTAL	140		

For more stats and information, please visit WindermereSunValley.com

INVENTORY COMPARED TO SALES RESIDENTIAL AND CONDOS/TOWNHOUSES

PRICE RANGE	CURRENT LISTINGS	SALES 2016	SALES 2017
\$1 to \$149,999	9	69	51
\$150,000 to \$299,999	79	205	185
\$300,000 to \$599,999	126	171	223
\$600,000 to \$999,999	93	75	126
\$1,000,000 to \$1,999,999	116	60	77
\$2,000,000 to \$4,999,999	89	13	42
Over \$5,000,000	30	3	8
TOTAL	542	596	712



Photo Credit: Josh Wells

We're Here to Help You

Just as you would never determine what clothing to wear outside based on a national weather report, it is critically important to get local information when you are assessing the value of your real estate holdings. Our agents can provide detailed information regarding the value of your home or land based on values of property sold in your specific area in the Wood River Valley. These comprehensive Comparative Market Analysis reports, along with the agent's in-depth knowledge of the area will give you the information necessary to make the best possible decision about your real estate investments.

Ketchum Agents

Alan Reynolds	208-720-4216	Nick Maricich	208-720-2545
Barb Burnell Syrdal	208-863-7074	Rachel Wolfe	208-720-0010
Carson Johnston	208-720-6566	Rex Robinson	208-450-9438
Cheryl Concannon	208-720-4806	Rod Jones	208-720-6245
Chris Grathwohl	208-720-5690	Russ Porter	208-720-2603
Danny Sundali	208-721-2523	Sara Gorham	208-720-3797
Jim Carkonen	208-727-1570	Scott Mary	208-720-0888
Joanne Zwingenberg	208-309-1107	Shane Harris	208-867-9316
Lance Cole	208-870-1818	Shannon Flavin	208-450-9273
Lindi Lewallen	208-720-3252	Suzanne Hausner	208-720-2147
MB Davis	208-721-2877	Thad Farnham	208-720-1104
Nancy Gilbert	208-309-2014	Wendy Carter	208-720-4388

Hailey Agents

Anna Mathieu	208-309-1329
Gail Norgren	208-721-0494
Kathy Morell	208-481-0330
Kris Halle	208-720-7319
Linda Johnston	208-720-2579
Michelle Sabina	503-758-9163
Monica Hebert	208-720-5675
Randy Flood	208-720-0776
Robbie Cowan	208-720-3504
Sharon Dohse	208-309-1161

Broker/Owner: Dan Gorham 208-720-4077

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.



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REAL ESTATE

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