

The Windermere Report



Photo Credit: Tory Taglio

A special report on residential real estate sales in the Wood River Valley for 2015

Ketchum

180 North Main | 208.622.2700

Hailey

100 North Main | 208.788.1700



Market Review HOMES & CONDOMINIUMS

Has the real estate market in the Wood River Valley fully recovered from the Great Recession? The simple answer is no. However, the trend in 2015 was much like the preceding few years where the number of real estate transactions climbed, the median selling prices increased and the total dollar volume was greater than any year since 2007.

You are receiving this report because of your relationship with a Windermere agent. Our brokerage 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 the business skills to facilitate a successful transaction.



Photo Credit: Tony Taglio

SINGLE FAMILY HOMES

AREA	NUMBER SOLD		AVERAGE SOLD \$/SQ.FT.		AVERAGE SOLD PRICE	
	2014	2015	2014	2015	2014	2015
North Ketchum	13	21	\$345	\$385	\$993,600	\$1,610,420
Warm Springs	12	13	\$350	\$385	\$1,043,000	\$909,030
Ketchum	25	20	\$450	\$450	\$2,040,200	\$1,442,175
Elkhorn	13	16	\$370	\$430	\$1,755,000	\$1,642,680
Sun Valley	9	14	\$470	\$420	\$1,944,280	\$1,878,475
Mid-Valley	54	44	\$315	\$290	\$1,261,900	\$1,186,775
Hailey	92	129	\$170	\$180	\$325,750	\$327,350
Bellevue	33	44	\$125	\$140	\$250,120	\$261,885
South Blaine Co.	4	16	\$65	\$130	\$91,500	\$277,860
TOTAL	255	317	\$296	\$312		
MEDIAN					\$449,500	\$410,000

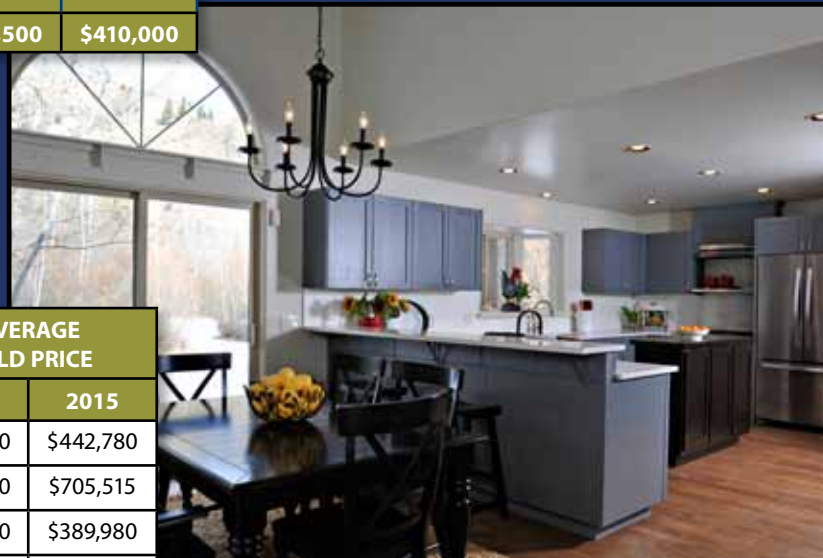


Photo Credit: Roland Lane

CONDOS / TOWNHOUSES

AREA	NUMBER SOLD		AVERAGE SOLD \$/SQ.FT.		AVERAGE SOLD PRICE	
	2014	2015	2014	2015	2014	2015
Warm Springs	28	33	\$275	\$280	\$299,360	\$442,780
Ketchum	65	72	\$365	\$375	\$670,000	\$705,515
Elkhorn	38	71	\$270	\$260	\$439,660	\$389,980
Sun Valley	27	22	\$375	\$385	\$461,900	\$495,330
TOTAL	158	198	\$321	\$325		
MEDIAN					\$372,000	\$382,250

HAILEY SINGLE FAMILY HOMES BY YEAR

YEAR	NUMBER SOLD	AVERAGE PRICE PER SQ. FT.	AVERAGE SOLD PRICE
2005	162	\$263	\$468,500
2006	85	\$276	\$497,480
2007	88	\$247	\$423,515
2008	62	\$210	\$419,628
2009	71	\$176	\$323,400
2010	78	\$160	\$314,522
2011	96	\$128	\$261,447
2012	170	\$114	\$235,220
2013	131	\$143	\$270,395
2014	92	\$172	\$325,730
2015	129	\$180	\$327,350



Photo Credit: Kat Smith

HISTORICAL PERSPECTIVE

YEAR	SOLD UNITS	DOLLAR VOLUME	MEDIAN PRICE
2004	1426	\$833,786,738	\$333,445
2005	1182	\$939,475,439	\$445,000
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	\$425,100,234	\$313,000

HAILEY SINGLE FAMILY HOMES BY NEIGHBORHOOD

AREA	NUMBER SOLD	AVERAGE PRICE PER SQ. FT.	AVERAGE SOLD PRICE
China Gardens	5	\$180	\$194,200
Croy Canyon	14	\$235	\$653,610
Deerfield	15	\$175	\$374,980
Della View	5	\$170	\$381,100
Hailey Replat	2	\$142	\$337,500
Hailey Townsite	10	\$175	\$301,200
Hiawatha Estates	4	\$180	\$288,395
Northridge	10	\$215	\$526,000
Other	21	\$190	\$272,485
Woodside	49	\$165	\$240,170
TOTAL	135	\$183	\$327,350
MEDIAN			\$305,000

INVENTORY COMPARED TO SALES (RESIDENTIAL AND CONDOS/TOWNHOUSES)

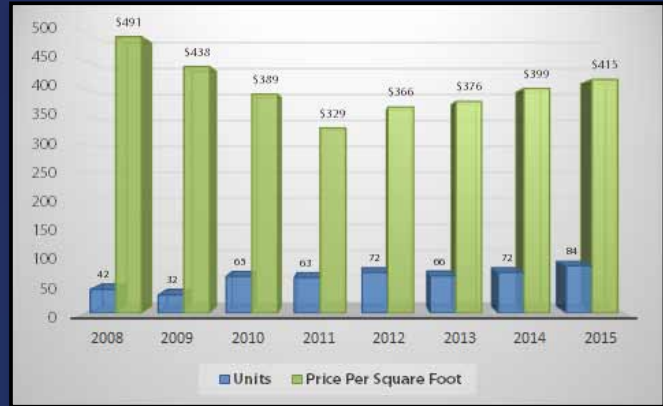
PRICE RANGE	CURRENT LISTINGS	SALES 2014	SALES 2015
\$1 to \$149,999	35	103	66
\$150,000 to \$299,999	103	121	178
\$300,000 to \$599,999	164	145	176
\$600,000 to \$999,999	103	48	85
\$1,000,000 to \$1,999,999	126	49	56
\$2,000,000 to \$4,999,999	91	36	26
Over \$5,000,000	24	3	3
TOTAL	646	505	590



Predicting a stellar 2016 for Sun Valley

We expect 2016 to be a dynamic year in Sun Valley real estate, with interest rates low, inventory falling and median selling prices increasing proportionately. Additionally, the new four-star Limelight Hotel will open later this year on Ketchum's Main Street. Coupled with better direct airline service, these additions should further polish the Sun Valley brand as a world-class resort.

RESORT AREA SINGLE FAMILY



HAILEY SINGLE FAMILY



RESORT AREA CONDO/TOWNHOMES



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.



Photo Credit: Tony Taglio

Ketchum
180 North Main
208.622.2700



Photo Credit: Tony Taglio

Hailey
100 North Main
208.788.1700



Photo Credit: Joshua Wells

Overlooking Starbucks
491 Sun Valley Road
Ketchum