



**prugh**  
real estate

---

**Q4 2015**

**JACKSON HOLE MARKET REPORT**

---

# INTRODUCTION

Q4 2015 JACKSON HOLE

## 2015 was a banner year for Jackson Hole real estate with reports of \$1.4B sold.

This could be tough to beat in 2016. We think the overall number of sales and volume will decrease based on:

- 1) Lower inventory
- 2) Few new projects on the market
- 3) Higher interest rates
- 4) An uncertain stock market

What does this mean for buyers and sellers? Low inventory means it's a great time to sell. With the market leveling off and returning back to a healthy, stable pace, it's also a great time to buy if you can find the right deal.

Looking to buy or sell a home? Call us at 307.733.9888. We provide an innovative approach, a broad network of buyers, sellers and investors, and have a proven track record representing over \$145M worth of transactions in the last 3 years.



# MARKET HIGHLIGHTS

## Q4 2015 JACKSON HOLE

TOTAL NUMBER OF  
TRANSACTIONS IN 2015

# 383



# 108

**CURRENT LISTINGS  
UNDER \$1M**

226 CLOSED IN 2015  
< 6MO INVENTORY

# 97

**CURRENT LISTINGS  
BETWEEN \$1-5M**

144 CLOSED IN 2015  
8MO INVENTORY

# 25

**CURRENT LISTINGS  
OVER \$5M**

24 CLOSED IN 2015  
1 YEAR INVENTORY

268 OF LISTED  
TRANSACTIONS SOLD

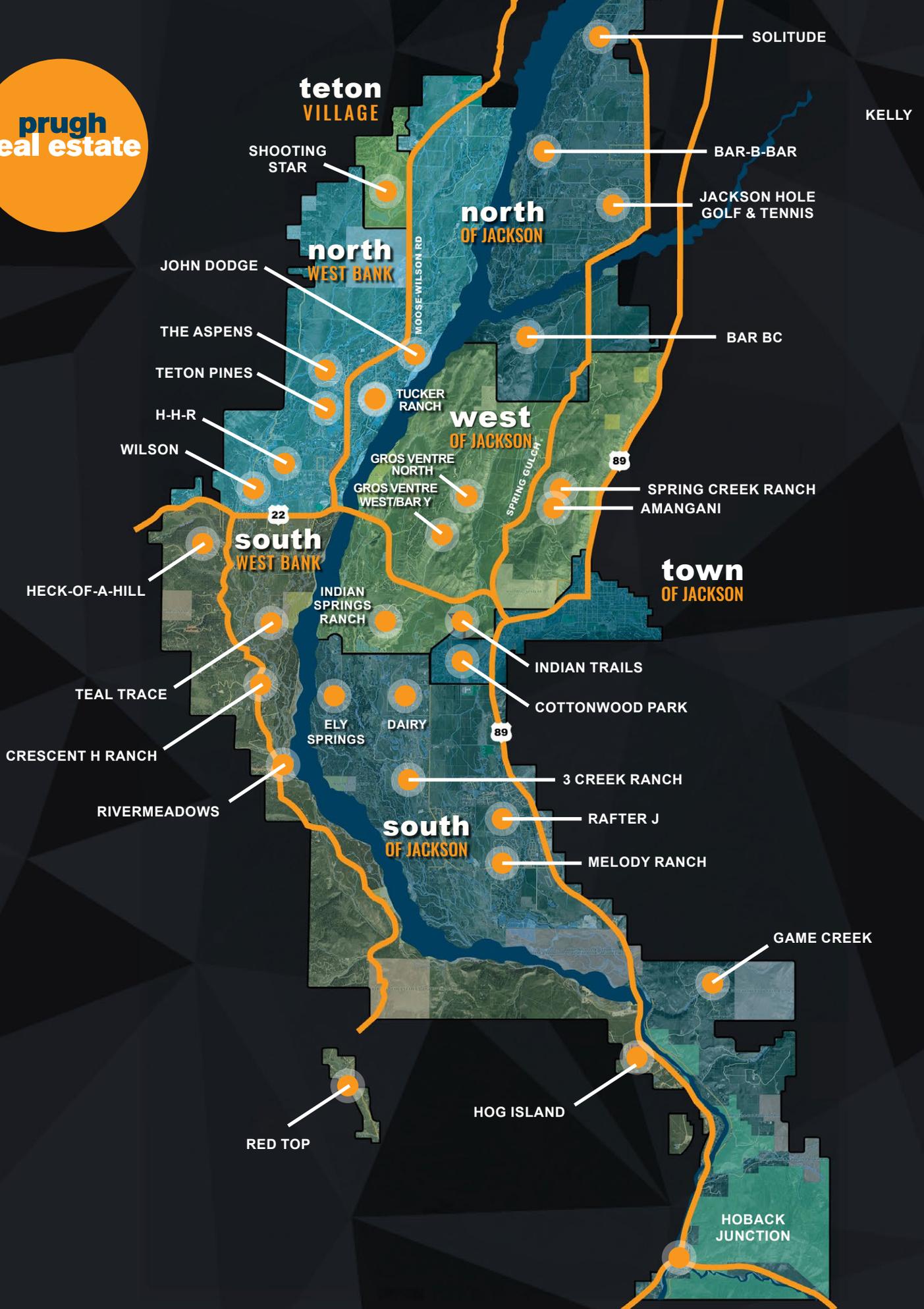
TOTAL NUMBER OF  
LISTINGS SHOWN ON  
MLS: 247

## **BIGGEST SALE: \$10,550,000**

7140 JENSEN CANYON RD, TETON VILLAGE  
LOT 46 AT SHOOTING STAR

## **SMALLEST SALE: \$400,500**

7140 N. RACHEL 8-4 8A, TETON VILLAGE



## A RETURN TO NORMALCY?

With growth leveling off in Jackson, we see this slowdown as a return to normalcy. Jonathan Smoke, Realtor.com®'s chief economist recently said that after living "through 15 years of truly abnormal trends, and after working off the devastating effects of the housing bust, we're finally seeing signs of more normal conditions." A balanced market is a positive marker for better sustainability.

## SLEEPER DEAL: \$310,000

### 755 HANSEN AVENUE, UNIT 105

Conveniently located in East Jackson, this condo is within walking distance to Town Square, the hospital, Cache Creek, the Putt Putt trails and Snow King. This 748 sqft unit features 2 bedrooms and 1 bath, an on-site laundry facility and available extra storage. Located on the first floor, the unit comes with 1 covered parking spot.

**MLS #: 16-110 Price: \$310,000**



# LATEST LISTINGS:



**3530 N MEADOW ROAD**  
KNOCKOUT VIEWS OF THE TETON RANGE  
MLS 15-1917, 4 BED/3 BATH, 3,686 SF, \$1,585,000



**690 NORTH BAR Y**  
RARE WEST GROS VENTRE BUTTE HOME  
MLS 15-1710, 4 BED/5 BATH, 4,813 SF, \$3,950,000



**220 CREEKSIDE COURT**  
BUTCH CASSIDY HIDEOUT AT THE DOUBLE L RANCH  
MLS 15-2066, 3 BED/4 BATH, 2,862 SF, \$1,575,000



**2775 S SILVER FOX LANE**  
STUNNING VIEWS IN 3 CREEK RANCH  
MLS 15-2522, 4 BED/5 BATH, 4,357 SF, \$3,350,000



**12390 E HOBACK VISTAS DRIVE**  
6 ACRES ADJACENT TO NATIONAL FOREST  
MLS 15-1599, 4 BED/5 BATH, 5,821 SF, \$2,650,000



**150 W HANSEN AVENUE**  
NEW DUPLEX IN DOWNTOWN JACKSON HOLE  
MLS 15-3054, 4 BED/3 BATH, 2,714 SF, \$1,595,000



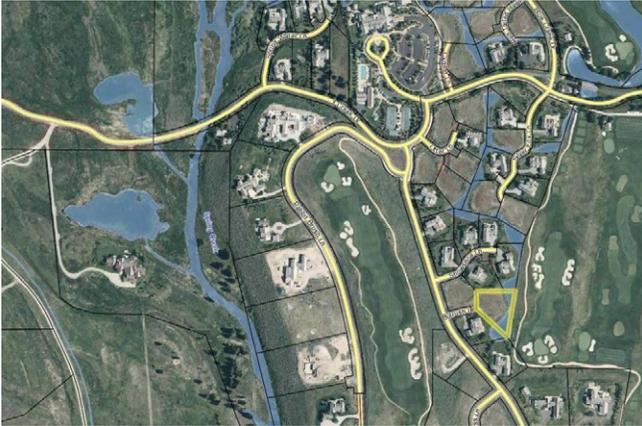
### **385 E BROADWAY AVENUE**

EAST JACKSON HOME PLUS ADDITIONAL HOMESITE  
MLS 15-3035, 4 BED/1 BATH, 0.42 ACRES, \$2,385,000



### **1875 MOOSE-WILSON ROAD**

NEW HOME CLOSE TO TETON VILLAGE  
MLS 15-3036, 2 BED/ 2 BATH, \$950,000



### **2705 W BULRUSH LANE**

CORNER DAISY BUSH HOME  
MLS 16-47, 0.76 ACRES, \$995,000



### **525 CACHE CREEK DRIVE**

EAST JACKSON HOME  
MLS 15-2456, 3 BED/1 BATH, \$795,000



### **701 RODEO DRIVE**

EXPANSIVE VIEWS FROM THIS HOMESITE, KARNS HILLSIDE  
MLS 15-2589, 0.46 ACRES, \$525,000



### **155 WOLF DRIVE**

TOP OF SPRING CREEK RANCH  
MLS 15-2086, 1 ACRE, \$1,300,000

# FEATURED LISTING:



## **NORTH COLTER LODGE**

The North Colter Lodge is one of the premier properties in Teton Village with end-of-cul-de-sac privacy and ski-in/ski-out access to Jackson Hole Mountain Resort. The 6,300 sqft floor plan is ideally suited for entertaining with 5 bedrooms, 6 baths, a gourmet kitchen, expansive great room, media room, and an 850 sqft outdoor entertainment area with hot tub.

Situated at the top of Morley Dr., North Colter Lodge offers deeded ski-in/ski-out access to the Union Pass chairlift located at the bottom of the famous Hoback's ski run. Inside, the great room has vaulted ceilings and abundant windows exposing views of the valley and the surrounding mountains. This space also has a large, wood-burning fireplace, adjacent dining area and gourmet kitchen with a large granite center island, custom cabinetry, and high-end Wolfe and Sub-Zero appliances.

The main level also includes an office, laundry room, guest bedroom, master suite with a wood-burning fireplace, and private master bath with dual vanities and powder rooms, as well as a jetted tub and steam shower. The first floor has a media room, 3 additional bedrooms, a sauna and a comfortable area to store your ski gear.

**MLS #: 15-3060 Price: \$5,495,000**

