



SUN VALLEY

Real Estate Market Report
November 2024



**BERKSHIRE
HATHAWAY**
HOMESERVICES

SUN VALLEY
PROPERTIES

SUN VALLEY MLS THROUGH NOVEMBER 2024

Entire Market—All Properties in our MLS

	Sales	Sold \$ Volume	New Listings	Median List
November	46 (-27%)*	\$75M (-21%)	69 (+5%)	\$735,000 (-14%)
2024 YTD	578 (+2%)**	\$1.01B (+22%)	1109 (+8%)	\$895,000 (0%)

* % Change figures are compared to November 2023

** % Change figures are compared to the same point in 2023

Residential Homes in Entire Market

	Sales	Sold \$ Volume	New Listings	Median List
November	22 (-15%)	\$33M (-43%)	27 (-16%)	\$1.0M (-29%)
2024 YTD	239 (+10%)	\$585M (+22%)	405 (+10%)	\$1.5M (-7%)

Condos/Townhomes/Duplexes in Entire Market

	Sales	Sold \$ Volume	New Listings	Median List
November	16 (-30%)	\$36M (+41%)	19 (+36%)	\$835,000 (+34%)
2024 YTD	157 (-22%)	\$231M (-3%)	311 (+17%)	\$845,000 (-1%)



SUN VALLEY MLS THROUGH NOVEMBER 2024

Vacant Land in Entire Market

	Sales	Sold \$ Volume	New Listings	Median List Price
November	6 (-46%)	\$3.5M (-33%)	5 (-58%)	\$595,000 (+236%)
2024 YTD	120 (+35%)	\$100M (+153%)	246 (-6%)	\$467,000 (+17%)

Commercial (Figures do not include Commercial Leases)

	Sales	Sold \$ Volume	New Listings	Median List Price
November	2 (+100%)	\$3.1M (+100%)	16 (+220%)	\$220,000 (-71%)
2024 YTD	27 (+29%)	\$27M (+47%)	84 (+29%)	\$762,000 (-34%)

Luxury Residential (\$3.5M+ List Price Homes, Condos & TH)

	Sales	Sold \$ Volume	New Listings	Median List Price
November	5 (-44%)	\$32M (-30%)	4 (-64%)	\$6.2M (+19%)
2024 YTD	74 (+35%)	\$467M (+42%)	142 (+2%)	\$6.0M (+15%)



225 Eagle Creek Loop, North of Ketchum

RESORT CORE MARKETS THROUGH NOVEMBER 2024

Ketchum Market (includes all property types except Commercial Leases)

	Sales	Sold \$ Volume	New Listings	Median List Price
November	8 (-33%)	\$14M (-51%)	6 (-33%)	\$1.0M (-45%)
2024 YTD	83 (+14%)	\$203M (+12%)	172 (+24%)	\$2.2M (-5%)

Warm Springs Market

	Sales	Sold \$ Volume	New Listings	Median List Price
November	4 (-33%)	\$6.8M (-62%)	4 (+100%)	\$1.1M (-58%)
2024 YTD	44 (+22%)	\$97M (+22%)	69 (+19%)	\$1.4M (-28%)

Sun Valley Market

	Sales	Sold \$ Volume	New Listings	Median List Price
November	3 (0%)	\$20M (+279%)	2 (0%)	\$783,000 (-73%)
2024 YTD	35 (+6%)	\$107M (+11%)	62 (+35%)	\$1.3M (-55%)

Elkhorn Market

	Sales	Sold \$ Volume	New Listings	Median List Price
November	5 (+400%)	\$6.3M (+310%)	4 (-20%)	\$1.4M (+1%)
2024 YTD	62 (-14%)	\$121M (+8%)	97 (+1%)	\$895,000 (-36%)



OTHER MARKETS THROUGH NOVEMBER 2024

North of Ketchum Market (includes all property types)

	Sales	Sold \$ Volume	New Listings	Median List Price
November	1 (0%)	\$350,000 (-22%)	2 (-50%)	\$3.3M (-54%)
2024 YTD	24 (+243%)	\$128M (+286%)	26 (-4%)	\$3.9M (+26%)

South of Ketchum Market

	Sales	Sold \$ Volume	New Listings	Median List Price
November	4 (0%)	\$10M (-30%)	6 (-33%)	\$3.9M (+132%)
2024 YTD	55 (+15%)	\$138M (+36%)	117 (-8%)	\$2.0M (-2%)

Hailey Market

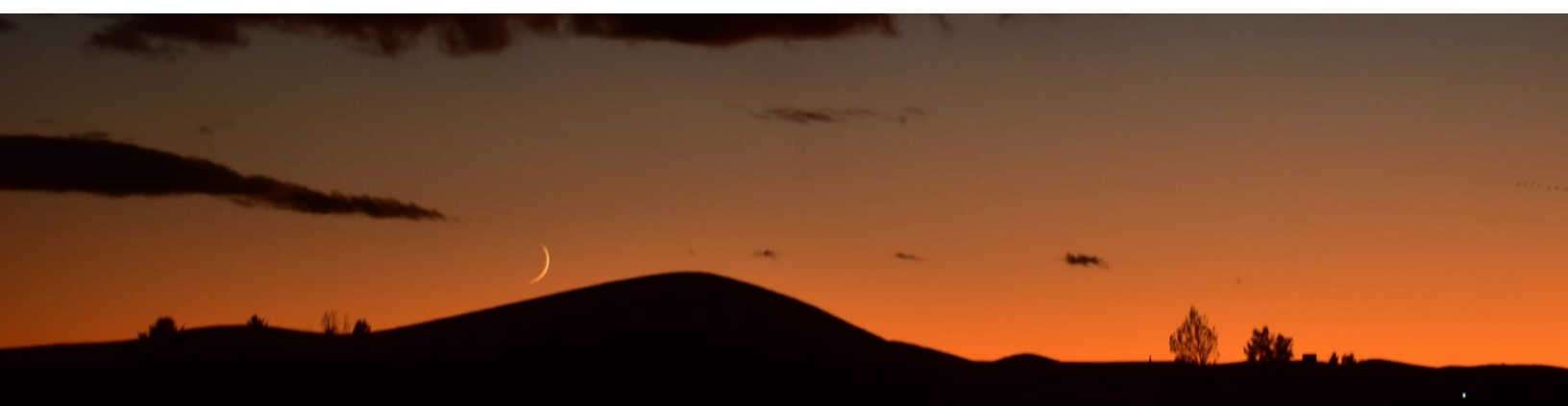
	Sales	Sold \$ Volume	New Listings	Median List Price
November	11 (-35%)	\$12M (-2%)	19 (+36%)	\$895,000 (+39%)
2024 YTD	130 (-16%)	\$114M (-4%)	240 (+1%)	\$695,000 (+11%)

Bellevue & Beyond Market (includes Carey, Gannett, Magic, Picabo)

	Sales	Sold \$ Volume	New Listings	Median List Price
November	6 (+50%)	\$4.2M (+10%)	19 (+111%)	\$220,000 (-52%)
2024 YTD	79 (+8%)	\$66M (+14%)	155 (+17%)	\$638,000 (+14%)

Custer County (Stanley, Challis, Mackay, Sawtooth City)

	Sales	Sold \$ Volume	New Listings	Median List Price
November	1 (-50%)	\$85,000 (-91%)	1 (-67%)	\$180,000 (+541%)
2024 YTD	14 (+40%)	\$15M (+11%)	38 (0%)	\$660,000 (+11%)



AVAILABLE INVENTORY AS OF DECEMBER 1

Market Area	Residential	Vacant Land	Pending Activity
North of Ketchum	4	3	2
Avg List Price	\$12.6M	\$3.2M	\$1.5M
Ketchum / Warm Springs	66	6	6
Avg List Price	\$4.0M	\$3.3M	\$2.5M
Sun Valley / Elkhorn	41	6	10
Avg List Price	\$1.9M	\$5.6M	\$1.9M
South of Ketchum	16	26	3
Avg List Price	\$6.2M	\$1.9M	\$2.8M
Hailey	340	25	12
Avg List Price	\$1.2M	\$748,000	\$2.5M
Bellevue & South	13	30	9
Avg List Price	\$2.0M	\$502,000	\$394,000
Custer County	10	12	2
Avg List Price	\$1.1M	\$549,000	\$730,000
TOTALS*	204	167**	48
Avg List Price	\$3.0M	\$1.1M	\$1.9M

* Numbers and totals do not account for duplicate listings shared by multiple agents or listings that are outside our area but represented in our MLS (listings in Twin Falls, Buhl, Gooding, and beyond)..

** Many of the Vacant Land listings are in our MLS but outside of the area, in Gooding, Buhl, and beyond.

NOVEMBER ACTIVITY BY PRICE RANGE

Price Range (List)	Active Listings	Under Contract	Sales
\$1 to \$499,999	149	14	11
\$500,000 to \$999,999	92	24	17
\$1M to \$1,999,999	67	9	7
\$2M to \$2,999,999	41	3	5
\$3M to \$3,999,999	24	3	1
\$4M to \$4,999,999	18	2	2
\$5M to \$7,499,999	29	1	1
\$7.5M to \$9,999,999	14	0	1
\$10M and Above	20	2	1

SELECTED LISTINGS FROM OUR INVENTORY



101 Coeur d'Alene, Indian Creek
\$2,700,000



225 Eagle Creek, North of Ketchum
\$5,995,000



2452 Shenandoah, Hailey
\$695,000



195 S Bigwood Dr, Ketchum
\$12,698,000



12694 State Hwy 75, S of Ketchum
\$3,150,000



1233 Villager Condo Dr, Sun Valley
\$1,450,000



106 Dandelion East, Elkhorn
\$1,695,000



600 Northwood Way, Ketchum
\$9,950,000



140 Eagle Lake, Golden Eagle
\$6,495,000



View all
active
properties
in the MLS



106 Chestnut Lane, Bellevue
\$2,475,000



321 Georginia Rd 2, Warm Springs
\$3,500,000

SUN VALLEY AREA CALENDAR FOR DECEMBER 2024

- 4 Ketchum Tree Lighting | Town Square (K)
- 4 Bellevue Tree Lighting | Downtown Bellevue
- 4 Bikes & Beers Workshop | Trailhead Bicycles (H)
- 5 Wild Rye Holiday Sip & Shop | Wild Rye (K)
- 6-8 SV Film Festival Winter Screening Series | The Argyros (K)
- 6 Hailey Tree Lighting | Town Center West (H)
- 6-8 Alice in Wonderland | The Liberty Theater (H)
- 7-31 Sun Valley Resort's Winter Wonderland (SV)
- 7-8 Annual Papoose Club Holiday Bazaar | Hemingway Sch (K)
- 7 Earth-Friendly Holiday Crafts | Town Center West (H)
- 7 12 Bars of Christmas Pub Crawl | Ketchum Watering Holes
- 12 "Salmon Moon" Book Launch | ComLib (K)
- 14-15 Sun Valley Holiday Market | Sun Valley Village
- 14 Sun Valley Tree Lighting | Sun Valley Village
- 15 WR Orchestra Holiday Concert | The Argyros (K)
- 15 Full Moon Fat Bike Ride | Trailhead Bicycles (H)
- 17 Blind Boys of Alabama Christmas Show | The Argyros (K)
- 21 Intro to Avalanches Field Day | SNRA HQ
- 24 Christmas Eve Ice Show | Sun Valley Village
- 27 Gallery Walk | Ketchum Art Galleries
- 27 & 28 Charlie Worsham with Axel Diehl (music) | The Argyros (K)
- 30 Dark Sky Dinner | Sawtooth Botanical Garden (K)
- 31 New Year's Eve Night Skiing | Dollar Mountain
- 31 Glitter, Glitz & Glam NYE Event | Whiskey's on Main (K)

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