

SUN VALLEY

Real Estate Market Report
February 2025

**BERKSHIRE
HATHAWAY**
HOMESERVICES

SUN VALLEY
PROPERTIES



SUN VALLEY MLS THROUGH FEBRUARY 2025

Entire Market—All Properties in Blaine & Custer Counties

	Sales	Sold \$ Volume	New Listings	Median List
February	27 (-40%)*	\$44M (-61%)	82 (-10%)	\$1.57M (+110%)
2025 YTD	73 (-12%)*	\$97M (-46%)	137 (-13%)	\$1.45M (+45%)

* % Change figures are compared to February 2024

** % Change figures are compared to the same point in 2024

Residential Homes

	Sales	Sold \$ Volume	New Listings	Median List
February	8 (-62%)	\$13M (-85%)	23 (-4%)	\$4.25M (+400%)
2025 YTD	26 (-16%)	\$34M (-72%)	41 (-5%)	\$4.2M (+148%)

Condos/Townhomes/Duplexes/Triplexes/Multi-Family

	Sales	Sold \$ Volume	New Listings	Median List
February	17 (+42%)	\$30M (+68%)	36 (+16%)	\$1.4M (+12%)
2025 YTD	34 (+70%)	\$51M (+110%)	56 (+12%)	\$1.2M (+39%)



110 Adams Rib, North of Ketchum

SUN VALLEY MLS THROUGH FEBRUARY 2025

Vacant Land in Entire Market

	Sales	Sold \$ Volume	New Listings	Median List Price
February	2 (-75%)	\$1.1M (-84%)	20 (-5%)	\$410,000 (-26%)
2025 YTD	9 (-57%)	\$3.7M (-79%)	28 (-28%)	\$500,000 (-14%)

Commercial (Figures do not include Commercial Leases)

	Sales	Sold \$ Volume	New Listings	Median List Price
February	0 (-100%)	\$0 (-100%)	2 (-80%)	\$3.8M (+467%)
2025 YTD	0 (-100%)	\$0 (-100%)	7 (-53%)	\$1.15M (+37%)

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

	Sales	Sold \$ Volume	New Listings	Median List Price
February	4 (-64%)	\$16M (-74%)	19 (+73%)	\$5.8M (-3%)
2025 YTD	6 (-60%)	\$23M (-76%)	31 (+82%)	\$5.8M (-3%)



RESORT CORE MARKETS THROUGH FEBRUARY 2025

Ketchum Market (includes all property types except Commercial Leases)

	Sales	Sold \$ Volume	New Listings	Median List Price
February	7 (0%)	\$11.5M (-22%)	21 (+62%)	\$3.6M (+3%)
2025 YTD	15 (+25%)	\$23M (+4%)	36 (+44%)	\$2.7M (+24%)

Warm Springs Market

	Sales	Sold \$ Volume	New Listings	Median List Price
February	2 (-67%)	\$3.9M (-71%)	5 (-38%)	\$1.4M (-51%)
2025 YTD	6 (-40%)	\$15M (-31%)	11 (-15%)	\$1.4M (-11%)

Sun Valley Village Market

	Sales	Sold \$ Volume	New Listings	Median List Price
February	4 (+33%)	\$13M (-157%)	8 (+33%)	\$3.25M (+153%)
2025 YTD	6 (+20%)	\$15M (-30%)	13 (+86%)	\$1.44M (+13%)

Elkhorn Market

	Sales	Sold \$ Volume	New Listings	Median List Price
February	5 (-29%)	\$7.4M (-69%)	13 (+63%)	\$975,000 (+20%)
2025 YTD	13 (+63%)	\$19M (-28%)	15 (0%)	\$975,000 (+1%)



OTHER MARKETS THROUGH FEBRUARY 2025

North of Ketchum Market (includes all property types)

	Sales	Sold \$ Volume	New Listings	Median List Price
February	0 (-100%)	\$0 (0%)	4 (+300%)	\$5.9M (-10%)
2025 YTD	1 (-75%)	\$2.1M (-90%)	7 (+75%)	\$6.25M (+40%)

South of Ketchum Market

	Sales	Sold \$ Volume	New Listings	Median List Price
February	2 (-60%)	\$1.1M (-93%)	10 (+233%)	\$1.8M (+92%)
2025 YTD	3 (-70%)	\$2.1M (-94%)	12 (+100%)	\$2.1M (+9%)

Hailey Market

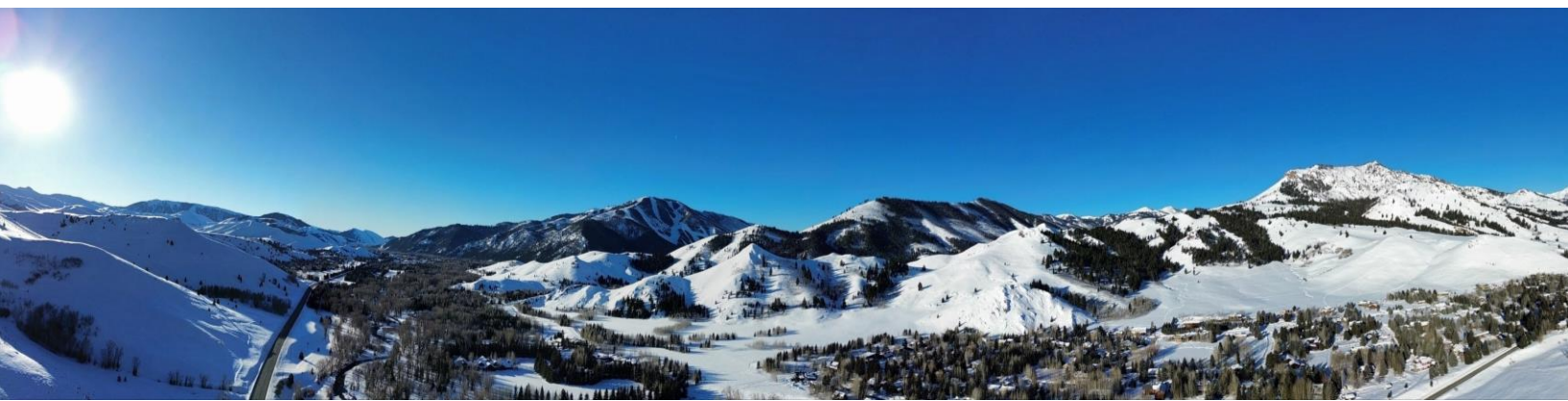
	Sales	Sold \$ Volume	New Listings	Median List Price
February	5 (-17%)	\$4.5M (-65%)	9 (-76%)	\$960,000 (+42%)
2025 YTD	19 (+27%)	\$14M (-25%)	23 (-56%)	\$950,000 (+37%)

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

	Sales	Sold \$ Volume	New Listings	Median List Price
February	1 (-83%)	\$577,000 (-65%)	9 (-25%)	\$200,000 (-59%)
2025 YTD	8 (-47%)	\$5.9M (+25%)	16 (-43%)	\$285,000 (-55%)

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

	Sales	Sold \$ Volume	New Listings	Median List Price
February	1 (00%)	\$1.4M (-53%)	0 (-100%)	\$0 (-100%)
2025 YTD	2 (-33%)	\$1.9M (-82%)	1 (-80%)	\$1.4M (+94%)



NORTH VALLEY BREAKDOWN (North of Ketchum, Resort Core, South of Ketchum)

Residential (Year over year % difference is not computable)

	Sales	Sold \$ Volume	Active Listings	Median List Price	Pending Activity
February	18	\$36M	192	\$2.7M	22
2025 YTD	37	\$65M	228	\$2.5M	43

Vacant Land (Year over year % difference is not computable)

	Sales	Sold \$ Volume	Active Listings	Median List Price	Pending Activity
February	2	\$1.1M	37	\$1.75M	1
2025 YTD	4	\$2.2M	45	\$1.25M	3

SOUTH VALLEY BREAKDOWN (Hailey, Bellevue & Beyond)

Residential

	Sales	Sold \$ Volume	Active Listings	Median List Price	Pending Activity
February	6	\$5.1M	62	\$836,000	14
2025 YTD	21	\$18M	73	\$870,000	21

Vacant Land

	Sales	Sold \$ Volume	Active Listings	Median List Price	Pending Activity
February	0	\$0	54	\$375,000	3
2025 YTD	5	\$1.6M	60	\$365,000	6

FEBRUARY RESIDENTIAL ACTIVITY BY PRICE RANGE

Price Range (List Price)	Active Listings	Under Contract	Sales	SP/OLP
\$1 to \$499,999	32	6	5	97%
\$500,000 to \$999,999	66	14	5	96%
\$1M to \$1,999,999	43	8	8	94%
\$2M to \$2,999,999	27	4	2	91%
\$3M to \$3,999,999	21	1	3	96%
\$4M to \$4,999,999	15	2	2	90%
\$5M to \$7,499,999	29	0	0	0%
\$7.5M to \$9,999,999	12	1	0	0%
\$10M and Above	19	2	0	0%

AVAILABLE INVENTORY AS OF MARCH 1

Market Area	Residential	Vacant Land
North of Ketchum	7	2
Avg List Price	\$15.9M	\$4.6M
Ketchum & Warm Springs	80	9
Avg List Price	\$4.3M	\$3.3M
Sun Valley & Elkhorn	55	2
Avg List Price	\$2.3M	\$13.5M
South of Ketchum	16	21
Avg List Price	\$5.7M	\$1.9M
Hailey	19	25
Avg List Price	\$1.8M	\$755,000
Bellevue & South	7	24
Avg List Price	\$2.2M	\$514,000
Custer County	7	8
Avg List Price	\$1.6M	\$719,000
TOTALS (Blaine & Custer)	201	94
Avg List Price	\$3.8M	\$1.5M

SELECTED LISTINGS FROM OUR INVENTORY



75 S Club View Dr, Valley Club
\$8,750,000



321 Georgia, Warm Springs
\$3,500,000



13460/64 Hwy 75, N of Ketchum
\$29,500,000



2752 Sunburst, Elkhorn
\$1,625,000



15 Buck Lane, Elkhorn
\$1,455,000



600 Northwood Way, Ketchum
\$9,750,000



View all active properties
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103 Snowbrush, Sun Valley
\$17,250,000



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

FOR A BETTER REAL ESTATE EXPERIENCE, CALL BERKSHIRE HATHAWAY.

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