

East Idaho Real Estate Information



Interesting Facts

When comparing units sold in 2011 vs 2010 the market was down 3% in 2011. The market is leveling off which is a sign that the bottom has been reached.

The distressed sales were significantly higher in 2011 with the numbers peaking mid-year. Bank owned properties made up 31% of our total sales in 2011 vs 15% in 2010

The current inventory of distressed property has dropped to 13% of our current listings. Bank owned properties make up only 7% of our total inventory

***Median Sale Price** refers to the middle of a group; half are greater and half are smaller. In homes sales the median sold price is more constant and less

Residential Sale by County 2010 vs 2011

	1/1/2010– 12/31/2010	1/1/2011– 12/31/2011	% Change
Fremont - Island Park, Ashton, St. Anthony			
Number Sold	123	131	▲ 6%
Median Sales Price*	\$139,900	\$150,000	▲ 7%
Average Sold/List Price	93.11%	93.65%	▲ 1%
Average Days on Market	189	187	▼ 1%
Madison - Rexburg, Sugar City			
Number Sold	129	160	▲ 19%
Median Sales Price*	\$158,000	\$145,000	▼ 8%
Average Sold/List Price	96.15%	96.21%	▼ %
Average Days on Market	141	131	▼ 7%
Jefferson - Rigby, Menan, Terreton, Ririe			
Number Sold	204	198	▼ 3%
Median Sales Price*	159,900	\$142,500	▼ 11%
Average Sold/List Price	95.96%	96.37%	▲ 0%
Average Days on Market	124	109	▼ 12%
Bonneville - Ucon, Iona, Idaho Falls, Ammon, Swan Valley			
Number Sold	1092	1026	▼ 6%
Median Sales Price*	\$140,000	\$133,225	▼ 5%
Average Sold/List Price	96.27%	96.32%	▲ <1%
Average Days on Market	114	121	▲ 6%
Bingham - Blackfoot, Shelley, Firth			
Number Sold	246	216	▼ 6%
Median Sales Price*	\$129,825	\$105,000	▼ 19%
Average Sold/List Price	96.55%	95.57%	▼ 1%
Average Days on Market	119	141	▼ 16%

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