

October 2018

East Idaho Real Estate Information



Residential Sale by County

January-September 2017 vs YTD 2018

2017 vs 2018

All counties:

The market activity decreased by 4.7% in 2018 when comparing the first 3 quarters of 2018 to 2017

The median sales price increased by 11.6% YTD 2018 over the same period in 2017

The average days on the market was 49 which is a 15.5% decrease over 2017

***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 influenced by erratic homes sales.

	2017	2018	% Change
Fremont - Island Park, Ashton, St. Anthony			
Number Sold	182	185	▲ 1.6%
Median Sales Price*	\$175,500	\$220,000	▲ 25%
Average Sold/List Price	96.20%	97.34%	▲ 1.2%
Average Days on Market	132	102	▼ 24%
Madison - Rexburg, Sugar City			
Number Sold	220	203	▼ 7.7%
Median Sales Price*	\$187,250	\$193,750	▲ 3.5%
Average Sold/List Price	98.75%	98.42%	▼ <1%
Average Days on Market	50	43	▼ 14%
Jefferson - Rigby, Menan, Terreton, Ririe			
Number Sold	283	276	▼ 2.5%
Median Sales Price*	\$224,900	\$240,750	▲ 7%
Average Sold/List Price	98.46%	99.06%	▲ <1%
Average Days on Market	54	47	▼ 13%
Bonneville - Ucon, Iona, Idaho Falls, Ammon, Swan Valley			
Number Sold	1615	1513	▼ 6.3%
Median Sales Price*	\$175,580	\$195,000	▲ 11%
Average Sold/List Price	99.19%	99.57%	▲ <1%
Average Days on Market	47	42	▼ 11%
Bingham - Blackfoot, Shelley, Firth			
Number Sold	357	356	▼ 0%
Median Sales Price*	\$142,000	\$159,000	▲ 12%
Average Sold/List Price	98.12%	98.00%	▼ <1%
Average Days on Market	76	56	▼ 26%

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Information gathered from the Snake River MLS