

Windermere Real Estate/SV, LLC180 N. Main Street
Ketchum, ID 83340
208.622.2700100 N. Main Street
Hailey, ID 83333
208.788.1700

Real Estate Market Update

Rolling 12 Month Comparison Sept. 1, 2022-August 31, 2023 and Sept. 1, 2023-August 31, 2024

SINGLE-FAMILY HOMES

Area	# Sold		Active	Pending	Median Sold \$ / SqFt		Median Sold Price	
	22/23	23/24			2024	2024	22/23	23/24
North Ketchum	5	12	4	5	\$1,180	\$1,161	\$6,600,000	\$5,250,000
Warm Springs	13	16	13	1	\$1,101	\$1,157	\$2,410,000	\$3,912,500
Ketchum	8	23	21	3	\$1,577	\$1,344	\$5,435,000	\$4,175,000
Elkhorn	9	15	6	4	\$887	\$950	\$3,125,000	\$4,000,000
Sun Valley	4	13	5	0	\$1,175	\$1,015	\$4,707,500	\$4,000,000
Mid-Valley	29	40	31	5	\$769	\$808	\$2,250,000	\$2,975,000
Hailey	70	81	31	15	\$447	\$454	\$857,500	\$790,000
Bellevue	22	22	7	8	\$401	\$335	\$693,500	\$590,000
South Blaine Co.	17	14	14	2	\$307	\$333	\$850,000	\$664,500

CONDOS/TOWNHOUSES

Area	# Sold		Active	Pending	Median Sold \$ / SqFt		Median Sold Price	
	22/23	23/24			2024	2024	22/23	23/24
Warm Springs	24	20	14	4	\$827	\$841	\$905,000	\$768,750
Ketchum	52	59	55	5	\$897	\$961	\$1,155,000	\$1,500,000
Elkhorn	46	41	37	10	\$760	\$773	\$977,500	\$785,000
Sun Valley	25	15	21	3	\$947	\$1,053	\$1,195,000	\$1,100,000
Hailey	43	28	24	8	\$408	\$398	\$530,000	\$494,500

YEAR TO DATE REVIEW for the WOOD RIVER VALLEY

Price Range	Active Listings as of 8/31/2024	Pending 8/31/2024	Sales 12 months 22/23	Sales 12 months 23/24
\$1 to \$299,999	9	1	16	17
\$300,000 to \$599,999	40	11	93	93
\$600,000 to \$999,999	63	28	116	106
\$1,000,000 to \$1,999,999	57	14	86	90
\$2,000,000 to \$4,999,999	86	17	68	88
\$5,000,000 to \$9,999,999	37	7	17	33
Over \$10,000,000	20	0	6	7