



Real Estate Market Update

Rolling 12 Month Comparison

February 1, 2021-January 31, 2022 and February 1, 2022-January 31, 2023

SINGLE-FAMILY HOMES

Area	# Sold		Pending	Median Sold \$ / SqFt		Median Sold Price	
	21/22	22/23	2023	21/22	22/23	21/22	22/23
North Ketchum	12	6	1	\$869	\$1,326	\$2,575,000	\$7,175,000
Warm Springs	16	6	3	\$919	\$981	\$2,200,000	\$2,225,000
Ketchum	16	8	1	\$908	\$1,150	\$2,737,500	\$3,600,000
Elkhorn	13	13	3	\$704	\$1,026	\$2,995,000	\$3,600,000
Sun Valley	16	1	0	\$824	\$788	\$3,297,500	\$5,300,000
Mid-Valley	58	35	5	\$592	\$677	\$1,790,000	\$1,700,000
Hailey	139	95	5	\$382	\$461	\$715,000	\$800,000
Bellevue	46	29	4	\$325	\$397	\$591,250	\$689,000
South Blaine Co.	31	18	1	\$279	\$250	\$610,000	\$497,500
TOTAL	347	211	23				

CONDOS/TOWNHOUSES

Area	# Sold		Pending	Median Sold \$ / SqFt		Median Sold Price	
	21/22	22/23	2023	21/22	22/23	21/22	22/23
Warm Springs	47	23	4	\$660	\$815	\$700,000	\$850,000
Ketchum	115	68	4	\$708	\$920	\$855,000	\$1,177,500
Elkhorn	97	50	9	\$618	\$737	\$750,000	\$877,500
Sun Valley	40	25	5	\$816	\$965	\$1,025,000	\$1,175,000
TOTAL	299	166	22				

YEAR TO DATE REVIEW for the WOOD RIVER VALLEY

Price Range	Active Listings as of 1/31/2023	Pending 1/31/2023	Sales 12 months 21/22	Sales 12 months 22/23
\$1 to \$299,999	3	2	41	14
\$300,000 to \$599,999	34	7	225	124
\$600,000 to \$999,999	43	16	199	143
\$1,000,000 to \$1,999,999	34	15	158	96
\$2,000,000 to \$4,999,999	62	16	106	63
\$5,000,000 to \$9,999,999	29	3	13	18
Over \$10,000,000	11	0	1	4