

Return Service Requested

Postal Customer

**Residential Vacant Lots** - This segment of the market had its best performance ever in 2004, and the burning question is; "Are we about to run out of inventory?" The number of lots sold more than doubled from last year (up 104%), as did the dollar volume (up 174%). The average and median sales prices also had strong showings with \$81,860 for the average price and \$38,500 for the median sales price. Why the big surge in this segment of the Star Valley market? See: [www.starvalleyreport.com](http://www.starvalleyreport.com) for details.

**Northern Star Valley** had 130 lot sales with an average sales price of \$67,384 and a median sales price of \$47,500.

**Star Valley Ranch** (*The Hot Spot*) had 85 lot sales with an average of \$17,938 and a median sales price of \$14,500.

**Southern Star Valley** had 16 lot sales with an average sales price of \$106,207 and a median sale of \$62,000.

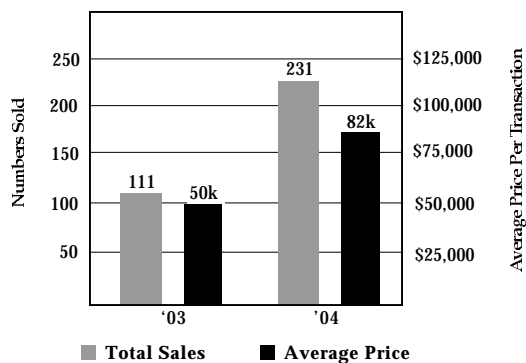
**Under Contract:** 11 (9 in Northern Star Valley & 2 in Southern Star Valley) with an average list price of \$47,500.

**Least expensive listing at year-end:** \$6,600 - a .4-acre lot in Star Valley Ranch, a golfing and resort community.

**Most expensive sale in 2004:** \$485,000 - a 20+ acre lot north of Alpine with highway frontage. This property, while not currently sub-divided, will probably be divided up for a small residential or commercial project.

**Active listings:** 188 vacant lots with an average list price of \$123,537 and a median list price of \$56,000.

← **Vacant Lot Sales**



**Southern Star Valley** has a total of 2,660 deeds.  
**Northern Star Valley** has a total of 4,751 deeds.  
**Star Valley Ranch** has a total of 1,921 deeds.

**News That May Affect You:**

**Jackson Hole Commuters** - Did you know that over 950 Star Valley residents currently commute to Jackson Hole every day to work? And, with the Snake River Canyon project nearing completion this number could double over the next five years. How far south in Star Valley is this commuter willing to drive? To find the answers to these and other questions go to: [www.starvalleyreport.com](http://www.starvalleyreport.com)

**Moratorium** - Did you know that Lincoln County has imposed a moratorium on all new development in Star Valley? Runaway growth, septic, water, roads, zoning and highway access are some of the issues being addressed. Is history about to repeat itself? For more on the moratorium go to: [www.starvalleyreport.com](http://www.starvalleyreport.com)



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\*All statistics are supplied by sources that have been deemed reliable, but are not guaranteed.

\*All statistics quoted in this newsletter are based on sales in 2003 compared to sales in 2004.

\*Median sale price is the cost of a home that has an equal number of homes above and below it on the price scale.

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