

REAL ESTATE

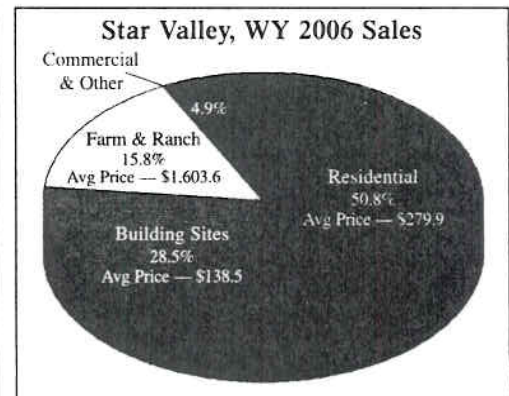
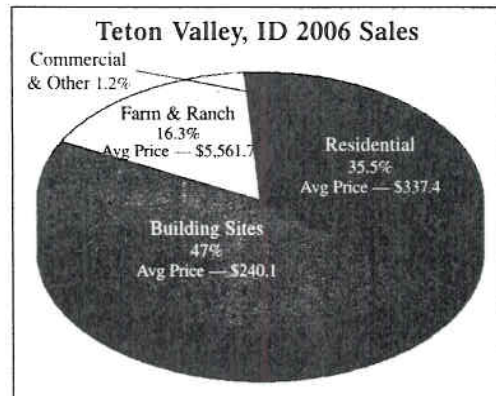
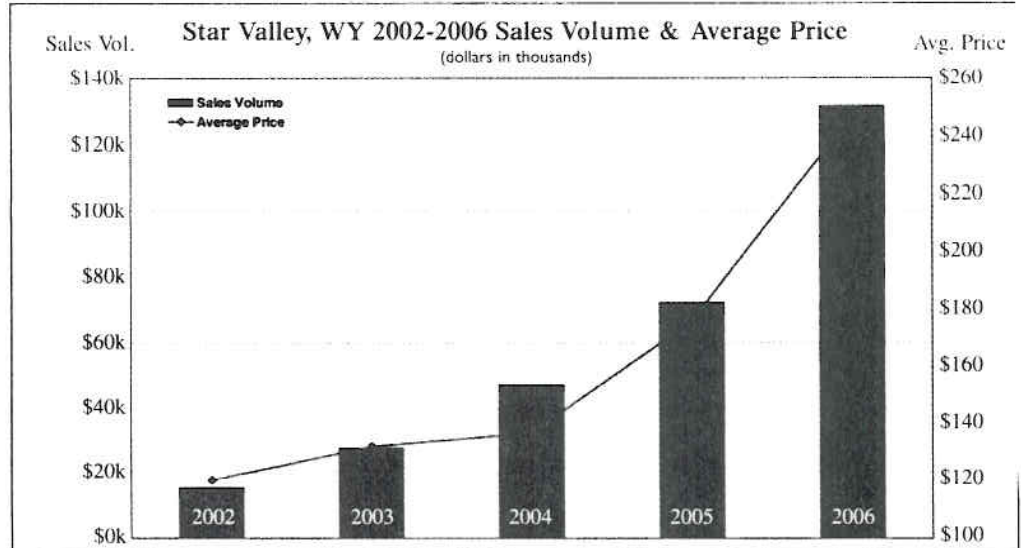
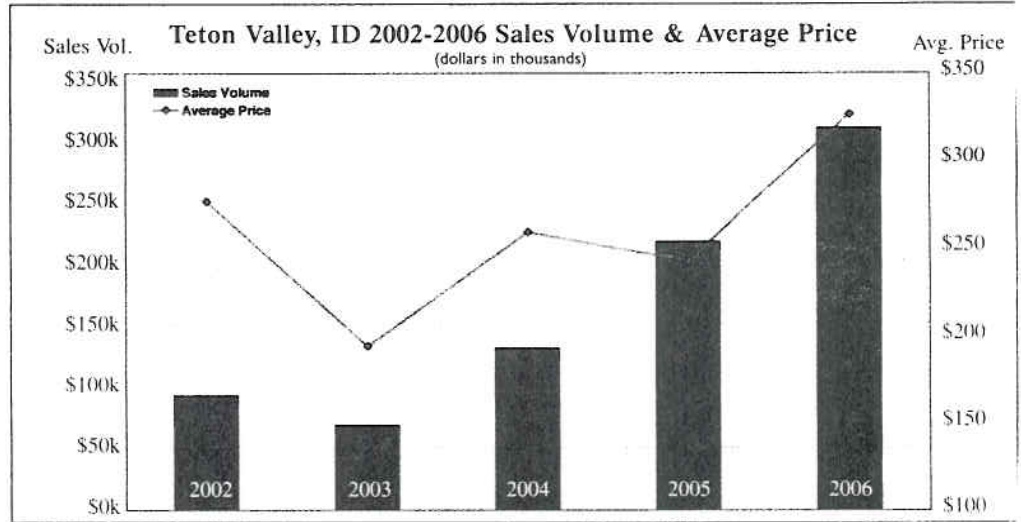
Relative affordability of satellite communities drives thriving market conditions

Teton Valley, Idaho, Alta and Star Valley, Wyoming continue to surpass previous year's numbers

Teton Valley, Idaho, and Star Valley, Wyoming, experienced a new threshold in sheer dollar volume and transactions, but in Teton Valley, Idaho, the trend is toward a higher average selling price. For instance, in 2005 the number of units sold powered sales volume. In 2006 however, the average price jumped 31% from the average 2004-2005 selling price of \$248,000 to \$326,400 in 2006. This increase suggests that the desirability of Teton Valley, Idaho, continues to rise, as these areas become less of a "bedroom community" to Jackson Hole and more of a self-sustaining market area. Building lots and raw land made up nearly half of the total sales volume in Teton Valley, Idaho, with an average selling price of over \$240,000. This is indicative of the increase in brand new developments in the area. Both the number of listings and average selling price of land are up more than 60% over last year.

Star Valley, Wyoming, is experiencing the same trend. A steady rise in both unit sales and average price has increased sales volume in Star Valley by more than 300% in three years. In 2006 the average price jumped 56% from the average 2004-2005 selling price of \$158,400 to \$247,000 in 2006. In Star Valley, residential sales made up nearly half of the total sales volume with an average selling price of nearly \$280,000. Building lots and raw land were 28.5% of the total sales volume with an average selling price of \$138,500.

MarketWatch



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