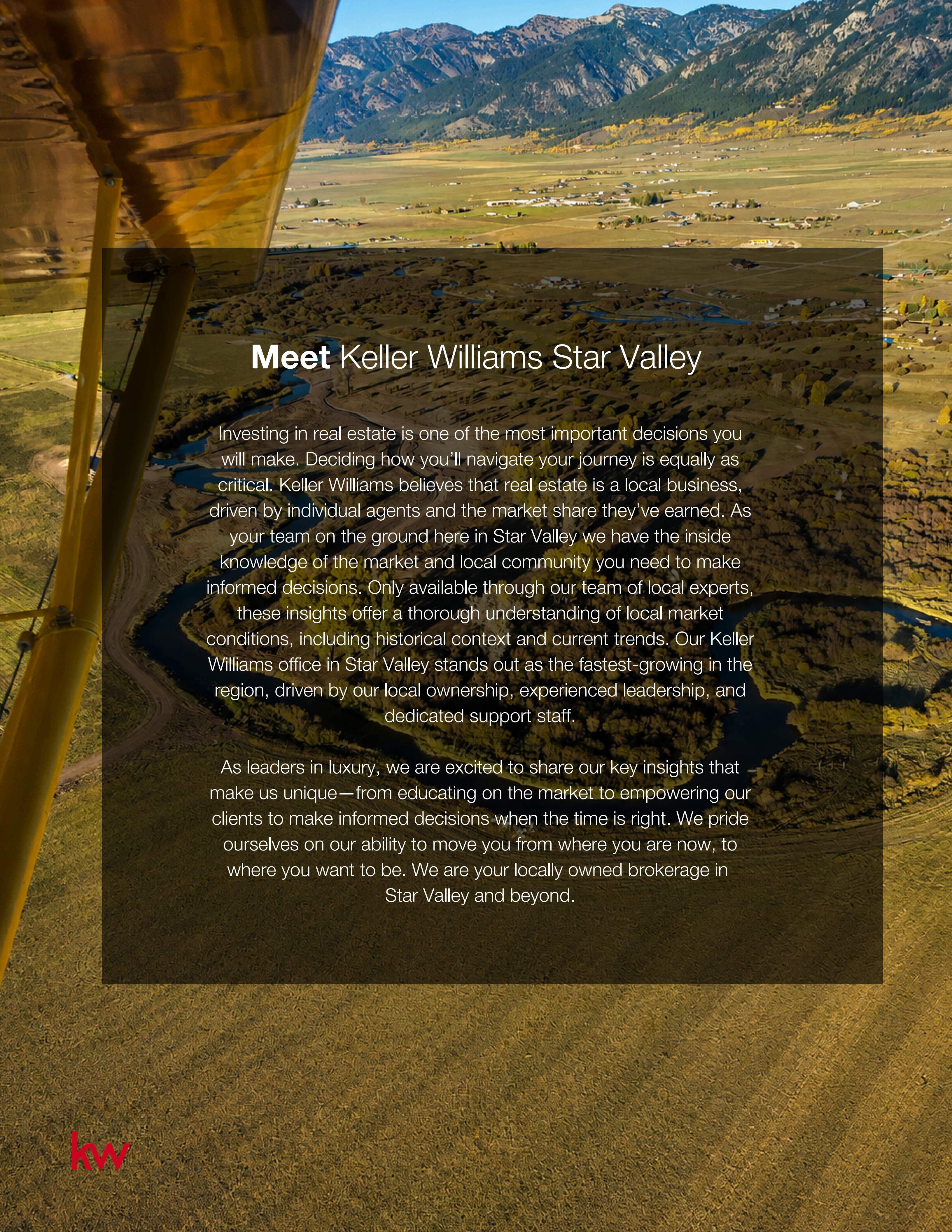
Star Valley 2026

Mid Year Market Report

KELLERWILLIAMS. JACKSON HOLE

KELLERWILLIAMS Luxury



Meet Keller Williams Star Valley

Investing in real estate is one of the most important decisions you will make. Deciding how you'll navigate your journey is equally as critical. Keller Williams believes that real estate is a local business, driven by individual agents and the market share they've earned. As your team on the ground here in Star Valley we have the inside knowledge of the market and local community you need to make informed decisions. Only available through our team of local experts, these insights offer a thorough understanding of local market conditions, including historical context and current trends. Our Keller Williams office in Star Valley stands out as the fastest-growing in the region, driven by our local ownership, experienced leadership, and dedicated support staff.

As leaders in luxury, we are excited to share our key insights that make us unique—from educating on the market to empowering our clients to make informed decisions when the time is right. We pride ourselves on our ability to move you from where you are now, to where you want to be. We are your locally owned brokerage in Star Valley and beyond.

Market Overview Mid Year 2026

The Star Valley real estate market experienced a strong first half of 2026, with overall sales activity accelerating across residential properties, vacant land, and other property types. Total closed transactions increased 41% compared to the same period in 2025, rising from 152 sales to 215 sales, while overall dollar volume grew 33%, surpassing $106.7 million. Although the average sale price declined slightly by 3%, the increase in transaction volume demonstrates continued buyer confidence and a healthy level of market activity.

One of the most significant trends has been the tightening of inventory. While the total number of active listings remained relatively unchanged overall, residential and vacant land inventory each declined by approximately 42%, creating fewer choices for buyers and helping support property values. Homes and land are also selling more efficiently, with the average days on market improving by 18% across all property types. These trends indicate a market that is becoming increasingly competitive, particularly for properties that are well-priced and properly marketed.

Looking ahead, the remainder of 2026 is expected to remain active as buyers continue to pursue opportunities in Star Valley's lifestyle-driven market. Demand remains strongest for move-in-ready homes, quality land offerings, and properties priced in line with current market conditions.

> Sellers who understand today's pricing environment and position their properties competitively are continuing to see strong buyer interest despite ongoing economic uncertainty and higher financing costs.
>
> Shea DeMello
> Associate Broker

YEAR OVER YEAR

Number of Sales	Average Sale Price	Avg. Days on Market	Total Dollar Volume
215	$496,652	149	$106,780,098
▲ 41%	▼ 3%	▼ 18%	▲ 33%

1968 Sunrise Mountain Place, List Price: $1,340,000

Residential

The Star Valley residential market has remained remarkably resilient through the first half of 2026, with buyer activity increasing despite higher interest rates and ongoing economic uncertainty. Residential sales climbed 36% year over year, increasing from 73 closed sales in Q2 2025 to 99 sales in Q2 2026, while total residential dollar volume rose 27% to nearly $78 million. At the same time, available residential inventory dropped dramatically by 42%, from 356 active listings to just 208, creating a more competitive environment for well-priced homes. Homes are also selling faster, with the average days on market improving from 176 days to 144 days, an 18% reduction.

While the average residential sale price declined modestly by 6% to approximately $787,000, the median sale price actually increased 2%, rising from $585,000 to $598,000. This suggests that the market continues to be driven by healthy demand in the core price ranges, while fewer ultra-luxury transactions influenced the average sale price. Sellers who price their homes appropriately and present them well continue to be in a strong position as demand remains steady across Star Valley.

> Overall, the data points to a balanced and active market with stronger transaction volume, reduced inventory, and continued buyer confidence.
>
> Shea DeMello
> Associate Broker

YEAR OVER YEAR

Number of Sales	Average Sale Price	Avg. Days on Market
99	$786,967	144
▲ 36%	▼ 6%	▼ 18%


Lot 7 Tresspass Lane, List Price: $3,700,000

Land

Selling land is fundamentally different than selling a home. With residential real estate, buyers can walk through the front door and immediately imagine their life there. With land, we're selling something much more intangible - we're helping buyers see what could be.

That makes land one of the most relationship-driven segments of our market. Buyers aren't just evaluating acreage or price per acre; they're buying a feeling and a lifestyle. They want to understand the surrounding landscape, the views they'll wake up to, the wildlife they'll encounter, and what it means to own a piece of Wyoming. As a fifth-generation Star Valley local, that's a story I genuinely enjoy telling because it's one I've lived. I don't just know the land, I deeply appreciate its history, character, and the opportunities it offers future generations.

We're also seeing buyers place greater value on properties that offer more than acreage alone. Well-planned legacy ranches, riverfront holdings, recreational opportunities, and thoughtfully designed communities continue to stand out because they provide a clear vision for how the land can be enjoyed for years to come. In today's market, the most successful land sales happen when buyers can picture not only where the property is, but what their life there could become.

> Every showing is about painting a vision: a future home, a family legacy, a ranch, a retreat, or simply a place where they can slow down and reconnect with the outdoors.
>
> Clarissa Millard
> Sales Associate

YEAR OVER YEAR

Number of Sales	Average Sale Price	Avg. Days on Market
116	$248,882	153
▲ 51%	▲ 32%	▼ 17%

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Locally Focused.

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