



Valley Advocates for Responsible Development

Quick Facts on Teton County, Idaho

(Last updated February 7, 2011)

1. Community:

- Current population: Approximately 8,883 residents, a 32.5% increase from the 2000 census population of 5,999
- Median annual household income in Teton County: \$51,900
- Poverty: In 2007, 12.1% of Idaho's population lived below the poverty line. The poverty rate increased to 13.7% in 2009.
- Teton County unemployment rate:
 - Oct 2007: 1.5%
 - Oct 2008: 2.8%
 - Oct 2009: 6.3%
 - Oct 2010: 5.7%

2. Development statistics in the unincorporated county:

- **PLATTED LOTS:**
 - March 24, 2009 → There are 8,769 lots platted on 28,476 acres
 - September 21, 2009 → There are now 9,194 lots platted on 28,982 acres
 - March 4, 2010 → There are now 9,253 lots platted on 29,305 acres
 - December 10, 2010 → There are now 9,912 lots platted on 34,859 acres. This dramatic change comes from the county now having more accurate statistics.
- **PENDING LOTS:**
 - March 24, 2009 → 5,506 lots pending on 14,952 acres
 - September 21, 2009 → 2,948 lots pending on 14,522 acres
 - March 4, 2010 → 1,844 lots pending on 2,601 acres
 - December 10, 2010 → 95 lots pending on 681 acres
- **DEVELOPED LOTS****
 - March 24, 2009 → 25.7% of platted lots (2,248) are developed.





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- September 21, 2009 → 24.5% of platted lots (2,248) are developed.
- March 4, 2010 → 24.4% of platted lots (2,261) are developed.
- December 10, 2010 → 21.3% of platted lots (2,121) are developed. This dramatic change comes from the county now having more accurate statistics.

****NOTE**** The term “developed” indicates that at least some residential construction has started on the property. However, it is unknown what % of “developed” lots are actually complete and occupied homes, complete but vacant homes, or incomplete homes. The high rate of foreclosures (see below) is indicative of a low occupancy rate.

○ **VACANT LOTS:**

- March 24, 2009 → 74.3% of platted lots (6,521) are vacant.
- September 21, 2009 → 75.5% of platted lots (6,946) are vacant.
- March 4, 2010 → 75.6% of platted lots (6,992) are vacant.
- December 10, 2010 → 78.6% of platted lots (7,791) are vacant. This dramatic change comes from the county now having more accurate statistics.

3. Development statistics for **Victor and Driggs**: *(Tetonia data unknown)*

○ **PLATTED LOTS:**

- Driggs → Approximately 1,640 platted lots. There has been little change since 2009.
- Victor → Approximately 676 platted lots. There has been no change since 2009.

○ **PENDING LOTS:**

- Driggs:
 - Sept 21, 2009 → 853 lots pending
 - April 19, 2010 → 117 lots pending
 - January 26, 2011 → 14 lots pending
- Victor:
 - Sept 21, 2009 → 1,544 lots pending
 - April 19, 2010 → 692 lots pending





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- January 26, 2011 → 157 lots pending
- **DEVELOPED LOTS****
 - Driggs → 640 lots or 40% of platted lots are developed. This number has not changed since 2009.
 - Victor → Unknown
- ****NOTE**** The term “developed” indicates that at least some residential construction has started on the property. However, it is unknown what % of “developed” lots are actually complete and occupied homes, complete but vacant homes, or incomplete homes.
- **VACANT LOTS:**
 - Driggs → Approximately 1,000 lots (60%) of platted lots are vacant or undeveloped. This number has not changed since 2009.
 - Victor → Unknown

4. Years of building supply in the entire county:

- **2009 Building permits for new residential construction:**
 - Rural County → 26
 - Driggs → 1
 - Victor → 1
- **2010 Building permits for new residential construction:**
 - Rural County → 16
 - Driggs → 0
 - Victor → 1
- **Years of supply based on building permits and the number of vacant lots:**
 - Rural County →
 - If annual construction somehow booms back up to the 2007 rate of 100 new homes per year, it would take **77 years** to absorb these 7,791 vacant lots
 - If construction continues at the 2009 rate of 26 new homes per year, it will take **299 years** for the existing 7,791 vacant lots to be absorbed into the market.





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- If construction continues at the 2010 rate of 16 new homes per year, it will take **486 years** for the existing 7,791 vacant lots to be absorbed into the market.
- Victor and Driggs → Unknown because permit numbers are so low.

5. Recent Foreclosures (as of February 7, 2011):

- **Teton County, ID:**
 - **Total assessed value of the county:** The total assessed value of property in Teton County for 2010 is **\$1,947,519,259**.
 - **2009 foreclosures:** In 2009, there was over **\$104,000,000** in Teton County foreclosures. This is 5.3% of the 2010 assessed value of the county.
 - **2010 foreclosures:** In 2010, there was over **\$147,000,000** in Teton County foreclosures. This is 7.5% of the 2010 assessed value of the county.
 - **2009 and 2010 combined foreclosures: \$251,000,000**
 - **2011 foreclosures so far:** From January 1-24th of this year, there was over **\$8,500,000** in Teton County foreclosures.
 - How this compares with 2009: From Jan 1-24th 2009, there was over 11,500,000 in Teton County foreclosures
 - How this compares with 2010: From Jan 1-24th 2010, there was over 4,300,000 in Teton County foreclosures.
- **How this compares with surrounding counties:**
 - In surrounding Bonneville, Madison, Jefferson, and Fremont Counties, the total combined volume of foreclosures in 2010 was **\$81,000,000**.
 - Teton County, WY had **\$78,000,000** in foreclosures in 2010.

Sources of quick facts data: Teton County Planning Building & GIS Department Records, City of Driggs Planning Department, City of Victor Planning Department, Alliance Title & Escrow Corp., Idaho Works Community Profile for Driggs, and 2000 U.S. Census Data

