

THE REAL ESTATE GUIDE

307-672-8911

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307-684-9531

buffalorealtyllc.com

RESIDENTIAL

630 Melody Street



🏠 1,589 sq.ft. **\$465,000**
MLS 23-773

🛏️ 2

🚗 3

Cristy Kinghorn
307-620-0037

1427 Ridgeway Avenue



🏠 1,280 sq.ft. **\$275,000**
MLS 24-304

🛏️ 15

🚗 3

Greg Hansen
307-763-2466

96 S Wyoming Avenue



🏠 1,304 sq.ft. **\$350,000**
MLS 24-286

🛏️ 1

🚗 3

Dolly Belus
307-751-8261

1453 Highland Avenue



🏠 1,728 sq.ft. **\$299,000**
MLS 24-294

🛏️ 1.75

🚗 3

Greg Hansen
307-763-2466

155 E Keays Street



🏠 3,506 sq.ft. **\$565,000**
MLS 20223224

🛏️ 3

🚗 4

Kinzee Lund
307-217-1170

343 W Loucks Street



🏠 2,830 sq.ft. **\$659,000**
MLS 24-166

🛏️ 1.5

🚗 4

Lisa Hansen
307-763-3964

716 Fullerton Avenue



🏠 2,016 sq.ft. **\$399,000**
MLS 23-692

🛏️ 1.75

🚗 3

Cristy Kinghorn
307-620-0037

1754 Big Horn Avenue




🏠 2,925 sq.ft. **\$409,000**
MLS 24-275

🛏️ 2.5

🚗 5

Doris Moeller
307-752-6100

715 S Burritt Avenue



🏠 1,557 sq.ft. **\$350,000**
MLS 20234179

🛏️ 2

🚗 3

Dolly Belus
307-751-8261

441 E 3rd Street



🏠 832 sq.ft. **\$228,000**
MLS 23-1006

🛏️ 1

🚗 1

Alicia Carrel
307-752-6997

232 W Valley Lane



🏠 1,773 sq.ft. **\$385,000**
MLS 24-216

🛏️ 2

🚗 3

Cristy Kinghorn
307-620-0037

53 Ponderosa Drive



🏠 1,991 sq.ft. **\$799,000**
MLS 24-161

🛏️ 2

🚗 2

Lisa Hansen
307-763-3964

1130 S Bypass Road



🏠 3,122sq.ft. **\$649,000**
MLS 20235826

🛏️ 2.5

🚗 4

Catie Lohse
307-351-3043

1320 De Smet Avenue



🏠 2,208 sq.ft. **\$419,900**
MLS 24-218

🛏️ 2

🚗 4

Lisa Hansen
307-763-3964

116 Barton Road



🏠 2,028 sq.ft. **\$35,000**
MLS 22-1003

House Only,
No Real Estate

Cristy Kinghorn
307-620-0037

1511 Mydland Road #214



🏠 1,216 sq.ft. **\$85,000**
MLS 24-251

🛏️ 2

🚗 3

Alicia Carrel
307-752-6997

211 Balsam Street



🏠 1,188 sq.ft. **\$225,000**
MLS 24-233

🛏️ 2

🚗 3

Cristy Kinghorn
307-620-0037

1681 Edwards Drive



🏠 3,919 sq.ft. **\$738,000**
MLS 24-112

🛏️ 4

🚗 4

Lisa Hansen
307-763-3964

780 W Hogerson Street



🏠 3,868 sq.ft. **\$725,000**
MLS 20241364

🛏️ 3

🚗 3

Cristy Kinghorn
307-620-0037

290 N Adams Avenue



🏠 3,768 sq.ft. **\$619,000**
MLS 20231592

🛏️ 2

🚗 5

Cristy Kinghorn
307-620-0037

1838 North Heights Place




🏠 2,242 sq.ft. **\$375,000**
MLS 24-317

🛏️ 2.5

🚗 4

Julie Huebner
307-461-1243

2086 Big Horn Avenue



🏠 1,788 sq.ft. **\$399,000**
MLS 24-329

🛏️ 1.75

🚗 4

Kim Hall
520-227-5543

★★★★★

"Julie Miesse is the most amazing realtor to work with! She definitely goes above and beyond for any questions or concerns you may have. Thank you so much!" - Christina



11 Indian Paintbrush Road



🌳 2.01 Acres

Alicia Carrel **\$220,000**
307-752-6997 MLS 24-123


111 Watkins Street



🌳 .14 Acres

Cristy Kinghorn **\$25,000**
307-620-0037 MLS 22-93


63 Sand Creek Drive



🌳 4.91 Acres

Dolly Belus **\$240,000**
307-751-8261 MLS 20233281

TBD Highview Court



🌳 8.46 Acres

Cristy Kinghorn **\$375,000**
307-620-0037 MLS 23-780

TBD S Main Street



🌳 .50 Acres

Lisa Hansen **\$79,000**
307-763-3964 MLS 24-111

Fox Hollow Subdivision



🌳 17 Lots Left

\$179,500 - \$274,500

Alicia Carrel 307-752-6997

3 Sage Lane



🌳 2.5 Acres

Cristy Kinghorn **\$83,000**
307-620-0037 MLS 23-294


TBD Glencoe



🌳 5.77 Acres

Kitty Merrill **\$370,000**
307-620-0644 MLS 20213917

TBD Bobwhite Drive



🌳 7.86 Acres

Dolly Belus **\$259,000**
307-751-8261 MLS 24-287


JLDA Minor Subdivion Lot C



🌳 10.99 Acres

Cristy Kinghorn **\$169,900**
307-620-0037 MLS 20-953


669 TW Road



🌳 37.13 Acres

Kade Kinghorn **\$220,000**
307-620-0525 MLS 20240905

405 Trabling Road



🌳 10 Acres

Catie Lohse **\$179,000**
307-351-3043 MLS 20241047

Mallard Road Lots



\$209,000 **\$119,900** **\$104,900**
MLS 23-326 MLS 23-325 MLS 23-324

6.55 Acres 3.64 Acres 2.91 Acres

Dan Casey 307-752-1453

VACANT LAND

THE REAL ESTATE GUIDE

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Buffalo Realty ERA Powered · 294 N. Main Street · Buffalo · Wyoming · 82834

COMMERCIAL

743 W Burkitt Street



🏠 2,527 sq.ft. **\$425,000**
MLS 24-296
🏠 3 Units

On Site Laundry David Cook
On Site Storage 307-461-5046

343 N Main Street



🏠 1,313 sq. ft. **\$449,000**
MLS 23-83
🍳 Kitchen

Business Cristy Kinghorn
Not Included 307-620-0037

1701 W 5th Street



🏠 3,304 sq.ft. **\$819,900**
MLS 24-222
🏠 Dual Entrances

Multiple Offices Dan Casey
or Exam Rooms 307-752-1453

845 Fort Street



AGENT OWNED

🏠 9,000 sq.ft. **\$719,000**
MLS 20222228
🏠 5 Long Term Rental Units
+ 4 Short Term Rental Units
+ 9 Storage Units

Shon Schroefel 307-217-2453

502 Nolan Avenue



🏠 3,000 sq. ft. **\$449,000**
MLS 23-83
🍷 Liquor License Included

Cristy Kinghorn
307-620-0037

810 Main Street



🏠 1,794 sq. ft. **\$449,999**
MLS 23-812
🍷 Liquor License Included

Callie Munsick
307-217-2255

800 E HWY 387



🌳 12 Acres **\$265,000**
MLS 20231294
🏠 5 Buildings

3 bed/2 bath Kade Kinghorn
home included! 307-620-0525

★★★★★

"Doris Moeller was extremely patient with us. Giving us the space to decide what we really wanted. We appreciated her professionalism and concern."



- Matt

117 US HWY 16 East




🏠 3,931 sq. ft. **\$815,000**
MLS 24-326
🌳 5 Acre Paved Parking

Highly Visible Kitty Merrill
Location 307-620-0644

RANCH / AG


152 HWY 16 East



🌳 36 Acres **\$2,400,000**
MLS 20213759
🌊 Creek Frontage

No Covenants Kitty Merrill
307-620-0644

167 Coal Creek Road



🌳 600 Acres **\$880,000**
MLS 24-98
🏠 1,248 sq.ft.

David Cook
307-461-5046

7239 US HWY 14-16




🌳 House + **\$625,000**
41.2 Acres MLS 24-314

🌳 House + **\$590,000**
6.55 Acres MLS 23-955

Kim Hall 520-227-5543

2600 PJ Road



🏠 2,548 sq. ft. **\$1,900,000**
MLS 20233351
🐎 Riding Arena

Ryan Hayden
307-299-0474


1318 Sussex Road



🌳 40 Acres **\$399,000**
MLS 24-217
🏠 2,016 sq.ft.

3 Cristy Kinghorn
307-620-0037


49 Barn Road



🌳 36 Acres **\$909,999**
MLS 24-54
🏠 3,524 sq.ft.

5 Cristy Kinghorn
307-620-0037

1947 Sussex Road



🌳 40 Acres **\$825,000**
MLS 20230227
🌊 Powder River

Irrigated Dolly Belus
307-751-8261

2023 LEADERS' CIRCLE

Congratulations Alicia Carrol



ERA Carroll Realty CO., INC.



2023 CIRCLE OF ACHIEVEMENT

Congratulations Jane Clark



ERA Carroll Realty CO., INC.



CONGRATULATIONS!

2023 CIRCLE OF HONOR

Congratulations Lisa Hansen



ERA Carroll Realty CO., INC.



2023 CIRCLE OF HONOR

Congratulations Philip Huckins



ERA Carroll Realty CO., INC.



2023 CIRCLE OF HONOR

Congratulations Kim Hall



ERA Carroll Realty CO., INC.



2023 CIRCLE OF HONOR

Congratulations Greg Hansen



ERA Carroll Realty CO., INC.



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1043 Coffeen Ave, Sheridan, WY



Stephanie Aggers

NMLS #903210



Maren Borsheim

NMLS #1448067



Michelle Reeves

NMLS #1819509

RECREATION

RURAL RESIDENTIAL

TBD Slabaugh Cabin

Mountain **\$430,000**
MLS 20213679

744 sq. ft.

30 Acres Dolly Belus
307-751-8261

TBD Billy Creek Access Road

Mountain **\$990,000**
MLS 24-791

Small Cabin

71 Acres Cristy Kinghorn
307-620-0037

TBD HWY 20 South

Mountain **\$1,795,000**
MLS 20236089

Spring & Pond

32 Acres Dolly Belus
307-751-8261

15 Ridge Road

2.65 Acres **\$895,000**
MLS 24-265

2,624 sq. ft.

5 Cristy Kinghorn
307-620-0037

12 Beaver Creek Road

6.02 Acres **\$799,000**
MLS 24-213

2,861 sq. ft.

2 Janelle Crivello
307-672-8911

Wilcox
ABSTRACT & TITLE
307

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307 W BURKITT ST. SHERIDAN, WY 82801

Title Insurance
Bonded Closings
Abstract
1031 Exchanges

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7 Forestry Street

4.94 Acres **\$765,000**
MLS 24-109

2,862sq. ft.

4 Lisa Hansen
307-763-3964

142 Warbonnet Drive

5 Acres **\$675,000**
MLS 24-248

2,088sq. ft.

3 Greg Hansen
307-763-2466

1 Trish Drive

2.46 Acres **\$860,000**
MLS 24-75

4,044sq. ft.

4 Lisa Hansen
307-763-3964

★★★★★

"Dolly Belus was so helpful and we appreciated the extra time she spent showing us properties in Sheridan."

- Lynne

Summary Statistics Data Provided By Flexmls

	Mar - 24	Mar- 23	%Change	2024 YTD	2023 YTD	%Change
Absorption Rate	3.33	1.88	77.13	2.92	1.99	46.73
Average List Price	\$876,357	\$822,048	6.61	\$702,157	\$637,533	10.14
Median List Price	\$624,200	\$647,900	-3.66	\$524,950	\$499,000	5.20
Median Sale Price	\$477,078	\$451,251	5.72	\$454,584	\$456,034	-0.32
Average DOM	53	32	65.63	68	41	65.85
Median DOM	32	24	33.33	44	31	41.94

★★★★★

"Alicia Carrel was instrumental in selling our land without our having to travel from out-of-state. We first contacted her in April of 23. By early summer we had a contract; when the buyers were unable to secure financing Lisa found another buyer and we closed for more money!"

- V. J. Arens

★★★★★

"Cyndee Jacobson worked hard to find things in my price range in a very aggressive market. She knew what to look for when viewing homes and asked questions I didn't. She has a way of putting you at ease whether you are the buyer or seller. My family has used Cyndee to buy or sell at least 5 times."

- Charlene

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Coloring Contest!

Color your House Scene and turn in to ERA Carroll Realty for a chance to WIN a Prize from **Papa Murphy's!**

Categories are Ages 3-4, 5-6, 7-8 & 9-10

12 Winner's!
1st, 2nd, 3rd for each age group!

Bring in this completed coloring page by **May 10, 2024** to be entered into the contest!

Age _____

Child First Name _____

Parent/Gaurdian Name _____

Parent/Gaurdian Phone Number _____

SHERIDAN COUNTY TITLE
INSURANCE AGENCY
672-8478 632 COFFEEN AVE.

Orange you glad your agent recommends **SCTIA?**

THE REAL ESTATE GUIDE

DISTINCTIVE PROPERTIES

2899 Big Horn Avenue

- 4 Bedrooms **\$5,800,000**
MLS 23-764
- 4.5 Bathrooms
- Theatre Room *By Appointment Only!*
- 5,362 sq. ft. *-Private Drive -*
- 3 Stall Attached
- 38.65 Acres Alicia "Lisa" Carrel
307-752-6997
- 6,700 sq. ft. Shop



170 Powder River Lane

- 2 Bedrooms **\$850,000**
MLS 20231219
- 1 Bathroom
- Mountain
- 1,344 sq. ft.
- 2 Stall Detached
- 45.5 Acres Dolly Belus
307-751-8261



11 Piccard Road

- 6 Bedrooms **\$1,699,000**
MLS 24-247
- 4 Bathrooms
- 5,239 sq. ft.
- 3 Stall Attached
- 1.78 Acres Alicia "Lisa" Carrel
307-752-6997



AGENTS