

ZW | GROUP

LUXURY RESIDENTIAL REAL ESTATE

MARKET STATISTICS

Greater Park City Area | 2nd Quarter 2018

SINGLE FAMILY HOMES

Comparison Report

PARK CITY	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
OLD TOWN				
July 2017 - June 2018	57 +36%	\$112,362,456 +49%	\$1,971,271 +10%	\$1,585,000 +6%
July 2016 - June 2017	42	\$75,546,107	\$1,798,717	\$1,492,500
THAYNES CANYON				
July 2017 - June 2018	17 +55%	\$41,467,500 +83%	\$2,439,265 +18%	\$2,135,000 +28%
July 2016 - June 2017	11	\$22,690,000	\$2,062,727	\$1,665,000
LOWER DEER VALLEY				
July 2017 - June 2018	15 -32%	\$34,217,000 -31%	\$2,281,133 +1%	\$2,400,000 +13%
July 2016 - June 2017	22	\$49,925,520	\$2,269,342	\$2,131,250
DEER CREST				
July 2017 - June 2018	5 -17%	\$36,155,000 -8%	\$7,231,000 +11%	\$7,400,000 +12%
July 2016 - June 2017	6	\$39,142,757	\$6,523,793	\$6,625,000
UPPER DEER VALLEY				
July 2017 - June 2018	11 +22%	\$51,224,575 +8%	\$4,656,780 -11%	\$4,142,000 -29%
July 2016 - June 2017	9	\$47,217,128	\$5,246,348	\$5,850,000
EMPIRE PASS				
July 2017 - June 2018	4 +300%	\$33,700,000 +471%	\$8,425,000 +43%	\$8,200,000 +39%
July 2016 - June 2017	1	\$5,900,000	\$5,900,000	\$5,900,000
AERIE				
July 2017 - June 2018	5 -17%	\$11,710,500 -20%	\$2,342,100 -4%	\$2,572,500 +17%
July 2016 - June 2017	6	\$14,647,775	\$2,441,296	\$2,206,388
PROSPECTOR				
July 2017 - June 2018	16 +78%	\$16,872,020 +106%	\$1,054,501 +29%	\$893,760 +8%
July 2016 - June 2017	10	\$8,199,700	\$819,970	\$824,600
PARK MEADOWS				
July 2017 - June 2018	35 -20%	\$71,560,715 -24%	\$2,044,592 -4%	\$1,930,000 +5%
July 2016 - June 2017	44	\$93,869,650	\$2,133,401	\$1,837,500
TOTAL PARK CITY				
July 2017 - June 2018	165 +9%	\$409,269,766 +15%	\$2,480,423 +5%	\$1,930,000 +2%
July 2016 - June 2017	151	\$357,138,637	\$2,365,157	\$1,895,275

SNYDERVILLE		QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE			
THE CANYONS								
July 2017 - June 2018	16	-27%	\$71,836,710	-22%	\$4,489,794	+7%	\$4,237,500	+8%
July 2016 - June 2017	22		\$91,937,636		\$4,178,983		\$3,937,500	
SUN PEAK/BEAR HOLLOW								
July 2017 - June 2018	27	+108%	\$36,547,650	+129%	\$1,353,617	+10%	\$1,100,000	+13%
July 2016 - June 2017	13		\$15,927,874		\$1,225,221		\$970,000	
SILVER SPRINGS								
July 2017 - June 2018	29	0%	\$31,423,216	+8%	\$1,083,559	+8%	\$999,000	+4%
July 2016 - June 2017	29		\$28,971,958		\$999,033		\$957,000	
OLD RANCH ROAD								
July 2017 - June 2018	10	-9%	\$28,795,225	+28%	\$2,879,523	+41%	\$2,513,000	+17%
July 2016 - June 2017	11		\$22,529,125		\$2,048,102		\$2,150,000	
KIMBALL								
July 2017 - June 2018	12	0%	\$6,691,875	0%	\$557,656	0%	\$569,000	+2%
July 2016 - June 2017	12		\$6,720,500		\$560,042		\$556,750	
PINEBROOK								
July 2017 - June 2018	39	-15%	\$40,595,980	-7%	\$1,040,923	+10%	\$959,000	+3%
July 2016 - June 2017	46		\$43,490,675		\$945,449		\$932,000	
SUMMIT PARK								
July 2017 - June 2018	26	-28%	\$16,904,800	-22%	\$650,185	+8%	\$637,000	+7%
July 2016 - June 2017	36		\$21,658,013		\$601,611		\$594,500	
JEREMY RANCH								
July 2017 - June 2018	65	+23%	\$70,778,952	+34%	\$1,088,907	+10%	\$1,000,000	+8%
July 2016 - June 2017	53		\$51,878,117		\$993,304		\$925,000	
GLENWILD/SILVER CREEK								
July 2017 - June 2018	41	+21%	\$73,080,261	+14%	\$4,162,489	+27%	\$4,163,750	+33%
July 2016 - June 2017	34		\$64,261,088		\$3,282,888		\$3,140,000	
TRAILSIDE								
July 2017 - June 2018	34	-17%	\$31,627,790	-16%	\$930,229	+1%	\$744,000	+6%
July 2016 - June 2017	41		\$37,790,702		\$921,724		\$700,000	
PROMONTORY								
July 2017 - June 2018	77	+15%	\$172,934,623	+30%	\$2,245,904	+13%	\$1,950,000	+15%
July 2016 - June 2017	67		\$132,768,547		\$1,981,620		\$1,700,000	
QUINN'S JUNCTION								
July 2017 - June 2018	3	+200%	\$3,225,000	+161%	\$1,075,000	-13%	\$1,032,000	-16%
July 2016 - June 2017	1		\$1,235,000		\$1,235,000		\$1,235,000	
TOTAL SNYDERVILLE BASIN								
July 2017 - June 2018	379	+4%	\$584,442,082	+15%	\$1,542,064	+11%	\$1,131,591	+17%
July 2016 - June 2017	365		\$507,553,272		\$1,390,557		\$965,000	

SINGLE FAMILY HOMES

Comparison Report

JORDANELLE	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
TOTAL JORDANELLE				
July 2017 - June 2018	64 +68%	\$100,255,305 +94%	\$1,566,489 +15%	\$1,738,583 +14%
July 2016 - June 2017	38	\$51,645,217	\$1,359,085	\$1,521,627
HEBER VALLEY	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
MIDWAY				
July 2017 - June 2018	96 +3%	\$56,218,338 +19%	\$585,608 +15%	\$544,391 +17%
July 2016 - June 2017	93	\$47,381,773	\$509,481	\$465,000
PROVO CANYON				
July 2017 - June 2018	3 -25%	\$3,245,000 +2%	\$1,081,667 +35%	\$1,125,000 +37%
July 2016 - June 2017	4	\$3,195,000	\$798,750	\$822,500
HEBER				
July 2017 - June 2018	106 -20%	\$50,140,468 +3%	\$473,023 +29%	\$369,000 +13%
July 2016 - June 2017	133	\$48,617,302	\$365,544	\$326,000
TIMBERLAKES				
July 2017 - June 2018	36 +20%	\$14,454,400 +25%	\$401,511 +4%	\$397,200 +11%
July 2016 - June 2017	30	\$11,533,700	\$384,457	\$356,250
TOTAL HEBER VALLEY				
July 2017 - June 2018	343 +2%	\$210,730,714 +29%	\$614,375 +26%	\$506,000 +28%
July 2016 - June 2017	335	\$163,583,005	\$488,307	\$395,000
KAMAS VALLEY	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
WOODLAND/FRANCIS				
July 2017 - June 2018	20 -33%	\$13,972,950 -48%	\$698,648 -22%	\$587,500 +29%
July 2016 - June 2017	30	\$26,773,364	\$892,445	\$456,815
KAMAS/MARION				
July 2017 - June 2018	35 +6%	\$18,393,750 +52%	\$525,536 +44%	\$383,700 +23%
July 2016 - June 2017	33	\$12,075,849	\$365,935	\$312,000
OAKLEY/WEBER CANYON				
July 2017 - June 2018	43 -12%	\$27,235,397 -27%	\$633,381 -17%	\$390,000 -1%
July 2016 - June 2017	49	\$37,207,089	\$759,328	\$395,000
PEOA/BROWN'S CANYON				
July 2017 - June 2018	0 -100%	\$0 -100%	\$0 -100%	\$0 -100%
July 2016 - June 2017	3	\$2,715,000	\$905,000	\$745,000
TOTAL KAMAS VALLEY				
July 2017 - June 2018	98 -15%	\$59,602,097 -24%	\$608,185 -11%	\$412,125 +10%
July 2016 - June 2017	115	\$78,771,302	\$684,968	\$375,000

CONDOMINIUMS

Comparison Report

PARK CITY	QTY SOLD		VOLUME SOLD		AVG SALE		MEDIAN SALE	
OLD TOWN								
July 2017 - June 2018	124	-2%	\$98,022,991	+2%	\$790,508	+4%	\$569,500	+3%
July 2016 - June 2017	127		\$96,569,995		\$760,394		\$554,800	
LOWER DEER VALLEY								
July 2017 - June 2018	42	+11%	\$41,242,300	-5%	\$981,960	-14%	\$832,500	+1%
July 2016 - June 2017	38		\$43,453,500		\$1,143,513		\$827,500	
DEER CREST								
July 2017 - June 2018	5	+150%	\$12,655,000	+237%	\$2,531,000	+35%	\$2,675,000	+42%
July 2016 - June 2017	2		\$3,760,000		\$1,880,000		\$1,880,000	
UPPER DEER VALLEY								
July 2017 - June 2018	35	-39%	\$76,806,438	-52%	\$2,194,470	-23%	\$1,630,000	-38%
July 2016 - June 2017	57		\$161,690,874		\$2,836,682		\$2,616,131	
EMPIRE PASS								
July 2017 - June 2018	55	+293%	\$171,081,400	+327%	\$3,110,571	+9%	\$2,845,250	+6%
July 2016 - June 2017	14		\$40,080,000		\$2,862,857		\$2,690,000	
AERIE								
July 2017 - June 2018	2	+100%	\$3,240,000	+90%	\$1,620,000	-5%	\$1,620,000	-5%
July 2016 - June 2017	1		\$1,706,000		\$1,706,000		\$1,706,000	
PROSPECTOR								
July 2017 - June 2018	59	+13%	\$13,603,534	+34%	\$230,568	+18%	\$172,000	+26%
July 2016 - June 2017	52		\$10,147,675		\$195,148		\$136,750	
PARK MEADOWS								
July 2017 - June 2018	29	-15%	\$31,799,138	-4%	\$1,096,522	+12%	\$1,150,000	+23%
July 2016 - June 2017	34		\$33,168,500		\$975,544		\$932,500	
TOTAL PARK CITY								
July 2017 - June 2018	351	+8%	\$448,450,801	+15%	\$1,277,638	+6%	\$787,500	+15%
July 2016 - June 2017	325		\$390,576,544		\$1,201,774		\$685,000	

SNYDERVILLE		QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE			
THE CANYONS								
July 2017 - June 2018	130	+18%	\$83,966,206	+5%	\$645,894	-11%	\$604,886	-1%
July 2016 - June 2017	110		\$79,856,185		\$725,965		\$612,500	
SUN PEAK/BEAR HOLLOW								
July 2017 - June 2018	33	-3%	\$29,484,341	+2%	\$893,465	+5%	\$560,000	-4%
July 2016 - June 2017	34		\$28,961,557		\$851,811		\$585,000	
SILVER SPRINGS								
July 2017 - June 2018	4	-69%	\$2,249,000	-68%	\$562,250	+4%	\$564,500	0%
July 2016 - June 2017	13		\$7,001,250		\$538,558		\$565,000	
KIMBALL								
July 2017 - June 2018	80	0%	\$32,288,074	+13%	\$403,601	+13%	\$385,500	+15%
July 2016 - June 2017	80		\$28,676,269		\$358,453		\$335,000	
PINEBROOK								
July 2017 - June 2018	42	-31%	\$21,829,700	-23%	\$519,755	+13%	\$508,500	+10%
July 2016 - June 2017	61		\$28,174,216		\$461,872		\$462,500	
SUMMIT PARK								
July 2017 - June 2018	3	0%	\$1,135,000	+2%	\$378,333	+2%	\$380,000	+1%
July 2016 - June 2017	3		\$1,118,000		\$372,667		\$375,000	
JEREMY RANCH								
July 2017 - June 2018	16	+129%	\$9,091,600	+109%	\$568,225	-8%	\$606,900	-4%
July 2016 - June 2017	7		\$4,342,400		\$620,343		\$634,000	
TOTAL SNYDERVILLE BASIN								
July 2017 - June 2018	308	0%	\$180,043,921	+1%	\$584,558	+1%	\$503,250	+4%
July 2016 - June 2017	308		\$178,129,877		\$578,344		\$485,000	

JORDANELLE		QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE			
TOTAL JORDANELLE								
July 2017 - June 2018	147	-22%	\$75,004,036	-12%	\$510,232	+12%	\$528,062	+12%
July 2016 - June 2017	188		\$85,668,386		\$455,683		\$472,469	

CONDOMINIUMS

Comparison Report

HEBER VALLEY	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
MIDWAY				
July 2017 - June 2018	35 <i>-20%</i>	\$9,764,000 <i>-34%</i>	\$278,971 <i>-17%</i>	\$250,000 <i>-24%</i>
July 2016 - June 2017	44	\$14,796,883	\$336,293	\$328,500
PROVO CANYON				
July 2017 - June 2018	0 <i>-100%</i>	\$0 <i>-100%</i>	\$0 <i>-100%</i>	\$0 <i>-100%</i>
July 2016 - June 2017	2	\$1,087,000	\$543,500	\$543,500
HEBER				
July 2017 - June 2018	4 <i>-20%</i>	\$926,000 <i>-12%</i>	\$231,500 <i>+10%</i>	\$235,000 <i>+12%</i>
July 2016 - June 2017	5	\$1,054,600	\$210,920	\$209,900
TOTAL HEBER VALLEY				
July 2017 - June 2018	39 <i>-24%</i>	\$10,690,000 <i>-37%</i>	\$274,103 <i>-17%</i>	\$245,000 <i>-23%</i>
July 2016 - June 2017	51	\$16,938,483	\$332,127	\$317,000

VACANT LAND

Comparison Report

PARK CITY	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
OLD TOWN				
July 2017 - June 2018	10 <i>+233%</i>	\$9,744,000 <i>+202%</i>	\$974,400 <i>-9%</i>	\$907,500 <i>+1%</i>
July 2016 - June 2017	3	\$3,225,000	\$1,075,000	\$900,000
THAYNES CANYON				
July 2017 - June 2018	2 <i>0%</i>	\$1,580,000 <i>-5%</i>	\$790,000 <i>-5%</i>	\$790,000 <i>-5%</i>
July 2016 - June 2017	2	\$1,670,000	\$835,000	\$835,000
LOWER DEER VALLEY				
July 2017 - June 2018	6 <i>+50%</i>	\$3,867,500 <i>+33%</i>	\$644,583 <i>-11%</i>	\$642,500 <i>-10%</i>
July 2016 - June 2017	4	\$2,904,250	\$726,063	\$712,500
DEER CREST				
July 2017 - June 2018	4 <i>+100%</i>	\$4,818,000 <i>+24%</i>	\$1,204,500 <i>-38%</i>	\$1,159,000 <i>-40%</i>
July 2016 - June 2017	2	\$3,885,000	\$1,942,500	\$1,942,500
UPPER DEER VALLEY				
July 2017 - June 2018	2 <i>+100%</i>	\$1,930,000 <i>+52%</i>	\$965,000 <i>-24%</i>	\$965,000 <i>-24%</i>
July 2016 - June 2017	1	\$1,270,000	\$1,270,000	\$1,270,000
EMPIRE PASS				
July 2017 - June 2018	3 <i>0%</i>	\$8,800,000 <i>0%</i>	\$2,933,333 <i>0%</i>	\$2,850,000 <i>0%</i>
July 2016 - June 2017	0	\$0	\$0	\$0
AERIE				
July 2017 - June 2018	1 <i>0%</i>	\$805,000 <i>0%</i>	\$805,000 <i>0%</i>	\$805,000 <i>+0%</i>
July 2016 - June 2017	0	\$0	\$0	\$0
PROSPECTOR				
July 2017 - June 2018	1 <i>0%</i>	\$507,500 <i>0%</i>	\$507,500 <i>0%</i>	\$507,500 <i>0%</i>
July 2016 - June 2017	0	\$0	\$0	\$0
PARK MEADOWS				
July 2017 - June 2018	3 <i>-50%</i>	\$2,389,000 <i>-44%</i>	\$796,333 <i>+12%</i>	\$700,000 <i>+6%</i>
July 2016 - June 2017	6	\$4,256,625	\$709,438	\$658,000
TOTAL PARK CITY				
July 2017 - June 2018	32 <i>+78%</i>	\$34,441,000 <i>+100%</i>	\$1,076,281 <i>+13%</i>	\$820,000 <i>+15%</i>
July 2016 - June 2017	18	\$17,210,875	\$956,160	\$712,500

SNYDERVILLE	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
THE CANYONS				
July 2017 - June 2018	23 +77%	\$53,475,000 +112%	\$2,325,000 +20%	\$2,275,000 +22%
July 2016 - June 2017	13	\$25,257,500	\$1,942,885	\$1,860,000
SUN PEAK/BEAR HOLLOW				
July 2017 - June 2018	1 -67%	\$785,000 -62%	\$785,000 +13%	\$785,000 +14%
July 2016 - June 2017	3	\$2,082,500	\$694,167	\$687,500
SILVER SPRINGS				
July 2017 - June 2018	0 -100%	\$0 -100%	\$0 -100%	\$0 -100%
July 2016 - June 2017	1	\$486,000	\$486,000	\$486,000
OLD RANCH ROAD				
July 2017 - June 2018	3 +50%	\$7,155,000 +57%	\$2,385,000 +5%	\$2,395,000 +5%
July 2016 - June 2017	2	\$4,550,000	\$2,275,000	\$2,275,000
PINEBROOK				
July 2017 - June 2018	8 +100%	\$2,187,000 +105%	\$273,375 +3%	\$279,500 +2%
July 2016 - June 2017	4	\$1,065,500	\$266,375	\$274,500
SUMMIT PARK				
July 2017 - June 2018	11 0%	\$1,116,450 -18%	\$101,495 -18%	\$88,000 +25%
July 2016 - June 2017	11	\$1,358,100	\$123,464	\$70,250
JEREMY RANCH				
July 2017 - June 2018	7 0%	\$2,902,050 +32%	\$414,579 +32%	\$459,000 +39%
July 2016 - June 2017	7	\$2,193,130	\$313,304	\$330,000
GLENWILD				
July 2017 - June 2018	18 -22%	\$10,686,375 -19%	\$593,688 +3%	\$587,000 +7%
July 2016 - June 2017	23	\$13,223,540	\$574,937	\$550,000
TRAILSIDE				
July 2017 - June 2018	2 -33%	\$875,000 -28%	\$437,500 +8%	\$437,500 +29%
July 2016 - June 2017	3	\$1,215,000	\$405,000	\$340,000
PROMONTORY				
July 2017 - June 2018	72 -3%	\$31,586,800 -13%	\$438,706 -10%	\$405,000 +8%
July 2016 - June 2017	74	\$36,134,500	\$488,304	\$375,000
TOTAL SNYDERVILLE BASIN				
July 2017 - June 2018	150 +3%	\$113,438,675 +23%	\$756,258 +20%	\$484,575 +8%
July 2016 - June 2017	146	\$91,889,770	\$629,382	\$450,000

JORDANELLE	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
TOTAL JORDANELLE				
July 2017 - June 2018	142 +45%	\$65,009,442 +50%	\$457,813 +3%	\$395,000 -1%
July 2016 - June 2017	98	\$43,452,850	\$443,396	\$400,000

VACANT LAND

Comparison Report

HEBER VALLEY		QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE			
MIDWAY								
July 2017 - June 2018	31	-28%	\$9,238,500	+2%	\$298,016	+41%	\$230,000	+31%
July 2016 - June 2017	3	47	\$9,099,150	\$211,608	\$175,000			
PROVO CANYON								
July 2017 - June 2018	1	0%	\$1,200,000	+71%	\$1,200,000	+71%	\$1,200,000	+71%
July 2016 - June 2017	1		\$700,000	\$700,000	\$700,000			
HEBER								
July 2017 - June 2018	9	-70%	\$5,010,000	-57%	\$556,667	+44%	\$200,000	+10%
July 2016 - June 2017	30		\$11,620,962	\$387,365	\$181,250			
TIMBERLAKES								
July 2017 - June 2018	24	+14%	\$955,900	+25%	\$39,829	+9%	\$31,000	-11%
July 2016 - June 2017	21		\$767,500	\$36,548	\$35,000			
TOTAL HEBER VALLEY								
July 2017 - June 2018	145	-23%	\$39,892,493	-18%	\$275,121	+7%	\$218,000	+13%
July 2016 - June 2017	189		\$48,517,512	\$256,706	\$192,500			

KAMAS VALLEY		QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE			
WOODLAND/FRANCIS								
July 2017 - June 2018	32	+39%	\$19,343,800	+202%	\$604,494	+117%	\$145,750	+4%
July 2016 - June 2017	23		\$6,402,200	\$278,357	\$140,000			
KAMAS/MARION								
July 2017 - June 2018	28	-7%	\$5,674,300	-25%	\$202,654	-19%	\$175,500	+2%
July 2016 - June 2017	30		\$7,526,099	\$250,870	\$172,500			
OAKLEY/WEBER CANYON								
July 2017 - June 2018	20	-9%	\$4,504,400	-45%	\$225,220	-39%	\$245,000	+139%
July 2016 - June 2017	22		\$8,125,555	\$369,343	\$102,500			
PEOA/BROWN'S CANYON								
July 2017 - June 2018	8	+33%	\$2,726,500	+21%	\$340,813	-9%	\$305,000	+3%
July 2016 - June 2017	6		\$2,257,500	\$376,250	\$296,250			
TOTAL KAMAS VALLEY								
July 2017 - June 2018	88	+9%	\$32,249,000	+33%	\$366,466	+22%	\$185,000	+12%
July 2016 - June 2017	81		\$24,311,354	\$300,140	\$165,000			

ZW | GROUP

LUXURY RESIDENTIAL REAL ESTATE

kw PARK CITY
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