



STEIN ERIKSEN LODGE
REAL ESTATE

2018 PARK CITY MARKET REPORT

February 2017 – January 2018 Compared to February 2016 – January 2017

Single Family Homes

Total Sales for Single Family Homes in Park City last year was 561 which was a 6% increase from the year before. The median sales price was \$1,250,000, an 11% increase from the year before. In Park City limits the total sales were 176, a 12% increase from the year before and the median price was \$1,900,000, a 12% increase. For Snyderville Basin there was a 3% increase in sales at 385 for Single Family Homes and the median price was 6% increase at \$1,026,506.

Condominiums

The number of Closed Sales were slightly down for all of Park City a decrease of 1% at 627 closed sales. The median price was up 5% at \$573,710. For Park City Limits there was an increase in sales of 5% at 333 closed sales. The median price was also up 3% at \$725,000. For Snyderville Basin condo sales went down 8% with a total of 294 closed sales. However, the median price was up 6% at \$493,500 from the year before.

Vacant Land

For Vacant Land in all of Park City there was an increase in sales at 8% for a total of 180 closed sales. The median price went down 1% at \$491,000. For Park City Limits there was a large increase of 20% in land sales with a total of 24 sold and the median price was \$820,000 which was 17% more than the previous year. Snyderville Basin also saw an increase in sales with a total of 156 sold which was 6% more than last year and the median price went down 8% which was \$437,500.

Single Family Residences:

Neighborhood	Closed Sales	% Difference in Closed Sales	Median Sales Price	% Difference Median Sales Price
Upper Deer Valley	10	11%	\$3,350,000	(43%)
Lower Deer Valley	15	(38%)	\$2,395,000	12%
Empire Pass	3	33%	\$8,075,000	33%
Deer Crest	6	50%	\$6,550,000	(7%)
Old Town	62	29%	\$1,567,500	7%
Aerie	4	(43%)	\$2,186,250	15%
Thaynes Canyon	20	100%	\$1,990,000	24%
Park Meadows	38	(10%)	\$1,875,000	12%
Glenwild/Silver Creek	34	6%	\$1,105,000	(29%)
Promontory	75	12%	\$1,770,000	(8%)
The Canyons	24	0%	\$4,042,500	(31%)
Quinn's Junction	4	0%	\$1,103,000	0%
Old Ranch Road	9	(18%)	\$2,535,000	26%
Sun Peak/Bear Hollow	20	25%	\$929,375	0%
Silver Springs	30	0%	\$937,500	3%
Pinebrook	44	(6%)	\$937,500	7%
Jeremy Ranch	65	27%	\$967,500	5%
Trailside	36	(20%)	\$719,500	1%
Kimball	11	(31%)	\$565,000	1%
Summit Park	33	(6%)	\$600,000	(3%)
Prospector	16	60%	\$866,760	4%

Condominiums:

Neighborhood	Closed Sales	% Difference in Closed Sales	Median Sales Price	% Difference Median Sales Price
Upper Deer Valley	39	(22%)	\$1,489,000	(38%)
Lower Deer Valley	45	13%	\$830,000	(3%)
Deer Crest	4	(20%)	\$2,912,500	(18%)
Old Town	137	11%	\$570,000	(1%)
Empire Pass	28	47%	\$2,710,000	6%
Park Meadows	31	11%	\$1,100,000	70%
Aerie	1	0%	\$1,600,000	(6%)
The Canyons	108	(4%)	\$546,250	(16%)
Sun Peak/Bear Hollow	31	(26%)	\$575,000	3%
Silver Springs	7	(22%)	\$505,000	(12%)
Pinebrook	51	(20%)	\$492,000	14%
Jeremy Ranch	16	129%	\$609,100	(4%)
Kimball	78	(5%)	\$438,250	41%
Prospector	48	(6%)	\$137,750	(1%)

Vacant Land:

Neighborhood	Closed Sales	% Difference in Closed Sales	Median Sales Price	% Difference Median Sales Price
Old Town	6	50%	\$907,500	21%
Upper Deer Valley	1	0%	\$1,270,000	0%
Lower Deer Valley	5	0%	\$700,000	3%
Empire Pass	2	0%	\$3,275,000	0%
Deer Crest	0	0%	\$0	0%
Aerie	1	(67%)	\$805,000	(62%)
Park Meadows	4	33%	\$674,500	1%
The Canyons	18	6%	\$1,935,000	2%
Silver Springs	1	0%	\$486,000	0%
Old Ranch Road	3	200%	\$2,395,000	6%
Pinebrook	8	300%	\$283,000	25%
Summit Park	12	0%	\$77,500	(11%)
Jeremy Ranch	7	75%	\$350,000	14%
Glenwild/Silver Creek	25	(22%)	\$597,000	17%
Trailside	4	300%	\$407,500	63%
Promontory	77	1%	\$358,500	(9%)



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Based on information from the Park City MLS January 26, 2018. All information is deemed accurate but subject to change without notice ©2018.