

# Upper Deer Valley® Condominiums

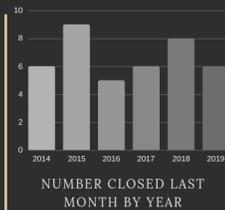
## MAY

### DEER VALLEY® CONDOS

## DASHBOARD

YEAR-OVER-YEAR  
2018 - 2019

8%  
\$2,392,500  
AVERAGE SOLD  
PRICE



### HOT MARKET SUBDIVISIONS



### QUICK STATS

#### DEER VALLEY CONDOS

315 DAYS ON THE MARKET      29 PENDING

6 SOLD      75 ACTIVE

## KRISTENBARBER



Based on information from the Park City MLS May, 2019.  
All information is deemed accurate, but subject to change  
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| Neighborhood                               | Con-<br>dos<br>Availa-<br>ble | Price Range                 | Square Feet | Beds | Baths | Sold<br>Last<br>12<br>Mont<br>hs | Under<br>Con-<br>tract |
|--|-------------------------------|-----------------------------|-------------|------|-------|----------------------------------|------------------------|
| Aspen Hollow<br>(Ski-Out, Not in)*         | 0                             | \$2,200,000                 | 4,992       | 5    | 6     | 0                                | 0                      |
| Belle Harbor*                              | 0                             | \$3,395,000                 | 4,030       | 4    | 5     | 0                                | 1                      |
| Black Bear Lodge                           | 2                             | \$699,000-<br>\$765,000     | 1,313-1,347 | 2    | 3     | 3                                | 1                      |
| Cache at Silver Lake<br>(Ski-In, Not Out)* | 0                             | \$1,950,000                 | 2,830       | 3    | 4     | 1                                | 0                      |
| Chateaux at<br>Deer Valley                 | 6                             | \$900,000-<br>\$2,200,000   | 1,379-2,268 | 2-3  | 3-4   | 3                                | 0                      |
| Double Eagle*                              | 1                             | \$1,995,000                 | 2,857       | 3    | 4     | 0                                | 1                      |
| Enclave                                    | 2                             | \$930,000-<br>\$937,000     | 1,729       | 2    | 3     | 0                                | 0                      |
| The Goldener<br>Hirsch                     | 8                             | \$945,000-<br>\$3,950,000   | 599-2,410   | 0-3  | 1-4   | 0                                | 13                     |
| Knoll at Silver Lake                       | 0                             | \$3,695,000                 | 6,682       | 8    | 9     | 1                                | 0                      |
| Little Belle                               | 0                             | \$1,297,000                 | 2,724       | 4    | 5     | 4                                | 1                      |
| Lookout at<br>Deer Valley                  | 2                             | \$2,650,000-<br>\$3,100,000 | 4,724-5,703 | 4-5  | 5     | 2                                | 0                      |
| Mont Cervin                                | 0                             | \$1,593,000                 | 2,324       | 3    | 4     | 2                                | 0                      |
| Ontario Lodge                              | 0                             | \$939,000                   | 2,498       | 3    | 4     | 2                                | 0                      |
| Ridge                                      | 2                             | \$1,215,000-<br>\$1,850,000 | 2,510       | 3    | 4     | 1                                | 0                      |
| Ridgepoint                                 | 0                             | \$1,025,000                 | 1,576       | 3    | 2     | 2                                | 0                      |
| Royal Plaza                                | 2                             | \$630,000-<br>\$695,000     | 830-855     | 0-1  | 1-4   | 0                                | 1                      |
| Silver Bird                                | 1                             | \$1,295,000                 | 2,750       | 3    | 4     | 1                                | 0                      |
| Stag Lodge*                                | 2                             | \$1,995,000-<br>\$4,800,000 | 2,213-4,856 | 3-6  | 4-8   | 4                                | 0                      |
| Stein Eriksen Lodge                        | 6                             | \$1,699,000-<br>\$4,770,000 | 1,623-4,770 | 2-5  | 3-6   | 5                                | 1                      |
| Stein Eriksen<br>Residences                | 8                             | \$3,195,000-<br>\$7,495,000 | 2,116-6,054 | 3-5  | 4-8   | 10                               | 0                      |
| Sterling Lodge                             | 3                             | \$950,000-<br>\$2,095,000   | 2,584-3,501 | 3-4  | 4-5   | 0                                | 0                      |
| Sterlingwood                               | 2                             | \$1,799,000-<br>\$1,900,000 | 2,835-3,008 | 3-4  | 4-5   | 1                                | 0                      |
| The Inn at Silver<br>Lake                  | 0                             | \$3,200,000                 | 3,551       | 4    | 5     | 1                                | 0                      |
| Trailside<br>(Ski-Out, Not In)*            | 0                             | \$2,300,000                 | 3,931       | 4    | 5     | 0                                | 0                      |
| Twin Pines at Silver<br>Lake               | 0                             | \$1,300,000                 | 2,715       | 3    | 4     | 0                                | 0                      |
| Woods at<br>Deer Valley*                   | 0                             | \$3,195,000                 | 3,470       | 4    | 5     | 1                                | 0                      |
| <b>TOTALS</b>                              | <b>32</b>                     |                             |             |      |       | <b>37</b>                        | <b>16</b>              |

## Empire Pass—Condominiums

| Neighborhood               | Condos Available | Price Range             | Square Feet | Beds | Baths | Sold Last 12 Months | Under Contract |
|----------------------------|------------------|-------------------------|-------------|------|-------|---------------------|----------------|
| Arrowleaf A + B            | 4                | \$1,395,000-\$2,395,000 | 1,471-1,970 | 2-3  | 3-4   | 6                   | 0              |
| Empire Residences          | 5                | \$2,870,000-\$3,200,000 | 2,190-2,580 | 3-4  | 4-5   | 0                   | 8              |
| Flagstaff                  | 6                | \$1,825,000-\$3,995,000 | 1,749-2,769 | 2-4  | 3-5   | 1                   | 0              |
| Grand Lodge                | 2                | \$2,150,000-\$2,750,000 | 2,078-3,125 | 3-4  | 4-5   | 2                   | 0              |
| Ironwood*                  | 2                | \$4,195,000-\$4,875,000 | 3,850-3,992 | 4-5  | 5-7   | 0                   | 0              |
| Larkspur                   | 2                | \$3,300,000-\$3,600,000 | 2,956-3,425 | 4    | 5     | 1                   | 0              |
| Montage                    | 3                | \$3,050,000-\$8,050,000 | 1,877-4,067 | 2-4  | 3-5   | 3                   | 1              |
| Nakoma*                    | 1                | \$5,895,000             | 6,325       | 5    | 6     | 2                   | 0              |
| One Empire Pass            | 0                | \$3,499,000             | 2,350       | 3    | 3     | 13                  | 1              |
| Shooting Star              | 3                | \$1,099,000-\$2,150,000 | 1,351-2,114 | 2-3  | 3-4   | 1                   | 1              |
| Silver Strike Lodge        | 4                | \$1,690,000-\$5,850,000 | 1,697-3,032 | 2-4  | 3-5   | 3                   | 0              |
| The Belles at Empire Pass* | 2                | \$5,295,000-\$6,750,000 | 3,922-7,517 | 4-5  | 6     | 3                   | 0              |
| <b>TOTALS</b>              | <b>34</b>        |                         |             |      |       | <b>35</b>           | <b>10</b>      |

## Deer Crest Area—Condominiums

| Neighborhood       | Condos Available | Price Range             | Square Feet | Beds | Baths | Sold Last 12 Months | Under Contract |
|--------------------|------------------|-------------------------|-------------|------|-------|---------------------|----------------|
| Deer Crest Area    | 3                | \$1,300,000-\$1,547,000 | 2,354-2,518 | 3    | 4     | 0                   | 0              |
| Deer Crest Village | 0                | \$1,575,000             | 3,040       | 4    | 5     | 1                   | 0              |
| Deer Pointe*       | 0                | \$4,000,000             | 6,527       | 4    | 6     | 0                   | 0              |
| St. Regis          | 5                | \$1,975,000-\$3,750,000 | 1,488-2,464 | 2-3  | 3-4   | 5                   | 1              |
| <b>Totals</b>      | <b>9</b>         |                         |             |      |       | <b>6</b>            | <b>1</b>       |

## Lower Deer Valley®—Condominiums

| Neighborhood              | Condos Available | Price Range                 | Square Feet | Beds | Baths | Sold Last 12 Months | Under Contract |
|---------------------------|------------------|-----------------------------|-------------|------|-------|---------------------|----------------|
| Aspen Wood                | 0                | \$899,000                   | 1,883       | 3    | 3     | 2                   | 0              |
| Black Diamond Lodge       | 0                | \$3,200,000                 | 2,861       | 3    | 4     | 3                   | 0              |
| Boulder Creek             | 1                | \$1,325,000                 | 2,260       | 4    | 3     | 4                   | 0              |
| Bristlecone               | 0                | \$1,385,000                 | 3,217       | 4    | 3     | 0                   | 0              |
| Chaparral                 | 1                | \$1,175,000                 | 1,992       | 3    | 3     | 1                   | 0              |
| Chateau Fawngrove         | 0                | \$1,395,000                 | 4,074       | 3    | 5     | 0                   | 0              |
| Comstock Lodge            | 1                | \$870,000                   | 1,300       | 2    | 2     | 2                   | 0              |
| Courchevel                | 0                | \$425,000                   | 800         | 1    | 2     | 0                   | 0              |
| Daystar                   | 0                | \$705,000                   | 2,118       | 3    | 4     | 0                   | 0              |
| Deer Lake Village         | 2                | \$1,000,000-<br>\$1,715,000 | 1,898       | 2-4  | 3-4   | 5                   | 0              |
| Fawngrove                 | 4                | \$895,000-<br>\$1,350,000   | 2,001-2,643 | 2-4  | 3     | 2                   | 1              |
| Glenfiddich               | 0                | \$825,000                   | 1,545       | 3    | 2     | 0                   | 0              |
| In The Trees              | 0                | \$1,098,000                 | 2,123       | 4    | 5     | 0                   | 0              |
| La Maconnerie*            | 0                | \$2,500,000                 | 3,250       | 4    | 5     | 1                   | 0              |
| Lakeside                  | 0                | \$1,545,000                 | 2,883       | 5    | 5     | 1                   | 0              |
| Lodges at Deer Valley     | 0                | \$799,000                   | 1,407       | 2    | 3     | 5                   | 0              |
| Pine Inn                  | 0                | \$2,475,000                 | 2,315       | 3    | 3     | 1                   | 0              |
| Pinnacle                  | 1                | \$1,249,000                 | 3,708       | 5    | 4     | 4                   | 0              |
| Powder Run                | 1                | \$812,000                   | 1,500       | 2    | 3     | 0                   | 1              |
| Queen Esther              | 1                | \$779,000                   | 1,548       | 2    | 2     | 3                   | 1              |
| Red Stag Lodge            | 0                | \$780,000                   | 1,399       | 2    | 3     | 0                   | 0              |
| Silver Baron Lodge        | 5                | \$895,000-<br>\$1,195,000   | 1,648-1,797 | 2    | 3     | 2                   | 0              |
| Stonebridge               | 3                | \$1,250,000-<br>\$1,350,000 | 2,610-2,875 | 3    | 3-4   | 2                   | 0              |
| Trails End at Deer Valley | 2                | \$850,000-<br>\$2,095,000   | 1,035-2,224 | 1-3  | 2-4   | 3                   | 0              |
| Wildflower                | 0                | \$729,000                   | 1,270       | 2    | 3     | 2                   | 0              |
| <b>Totals</b>             | <b>22</b>        |                             |             |      |       | <b>43</b>           | <b>3</b>       |

## Upper Deer Valley Resort—Single Family

| Single Family Neighborhood    | Homes Available | Price Range             | Square Feet  | Beds | Baths | Sold Last 12 Months | Under Contract |
|-------------------------------|-----------------|-------------------------|--------------|------|-------|---------------------|----------------|
| Alpen Rose                    | 1               | \$4,150,000             | 5,666        | 5    | 6     | 0                   | 0              |
| Alta Vista (Ski-Out, Not In)* | 2               | \$5,995,000-\$7,900,000 | 8,254-10,215 | 6-7  | 9     | 1                   | 0              |
| American Flag                 | 2               | \$4,895,000-\$5,200,000 | 5,476-6,786  | 5-6  | 7     | 5                   | 0              |
| Bald Eagle*                   | 8               | \$5,475,000-\$9,998,000 | 6,880-12,500 | 5-9  | 7-13  | 3                   | 0              |
| Belle Arbor                   | 0               | \$4,295,000             | 5,831        | 7    | 8     | 2                   | 0              |
| Bellemont*                    | 0               | \$4,500,000             | 6,093        | 4    | 6     | 2                   | 0              |
| Belleterre*                   | 1               | \$4,295,000             | 3,776        | 4    | 6     | 1                   | 0              |
| Bellevue*                     | 1               | \$3,695,000             | 4,500        | 5    | 5     | 1                   | 0              |
| Deer Valley Area              | 0               | \$22,000,000            | 22,000       | 12   | 16    | 0                   | 0              |
| Evergreen*                    | 3               | \$3,975,000-\$7,100,000 | 5,656-7,054  | 5-6  | 6-9   | 1                   | 1              |
| Knoll Estates*                | 1               | \$2,795,000             | 5,517        | 5    | 7     | 0                   | 0              |
| Knollheim                     | 0               | \$2,595,000             | 4,825        | 5    | 6     | 0                   | 0              |
| Lookout at Deer Valley        | 0               | \$2,100,000             | 5,898        | 5    | 6     | 0                   | 0              |
| Stein Eriksen Residences      | 3               | \$6,750,000-\$7,495,000 | 5,772-6,054  | 5    | 7-8   | 4                   | 0              |
| The Cottages                  | 0               | \$3,975,000             | 7,790        | 6    | 7     | 0                   | 0              |
|                               |                 |                         |              |      |       |                     |                |
| <b>TOTALS</b>                 | <b>24</b>       |                         |              |      |       | <b>20</b>           | <b>1</b>       |

## Empire Pass—Single Family

| Single Family Neighborhood | Homes Available | Price Range             | Square Feet | Beds | Baths | Sold Last 12 Months | Under Contract |
|----------------------------|-----------------|-------------------------|-------------|------|-------|---------------------|----------------|
| Nakoma*                    | 1               | \$5,895,000             | 6,325       | 5    | 6     | 2                   | 0              |
| Northside Village          | 1               | \$7,695,000             | 7,888       | 5    | 7     | 1                   | 0              |
| Paintbrush                 | 3               | \$5,649,000-\$6,685,000 | 4,671-5,667 | 5    | 5-6   | 1                   | 0              |
| Red Cloud*                 | 0               | \$14,400,000            | 11,003      | 8    | 12    | 0                   | 0              |
| The Belles at Empire Pass* | 1               | \$6,750,000             | 7,517       | 5    | 6     | 1                   | 0              |
|                            |                 |                         |             |      |       |                     |                |
| <b>TOTALS</b>              | <b>6</b>        |                         |             |      |       | <b>5</b>            | <b>0</b>       |

## Deer Crest Area—Single Family

| Single Family Neighborhood | Homes Available | Price Range              | Square Feet  | Beds | Baths | Sold Last 12 Months | Under Contract |
|----------------------------|-----------------|--------------------------|--------------|------|-------|---------------------|----------------|
| Deer Crest                 | 11              | \$4,695,000-\$17,900,000 | 5,509-13,536 | 5-7  | 5-10  | 3                   | 0              |
| Snow Top                   | 0               | \$3,750,000              | 10,775       | 5    | 8     | 4                   | 0              |
|                            |                 |                          |              |      |       |                     |                |
| <b>Totals</b>              | <b>11</b>       |                          |              |      |       | <b>7</b>            | <b>0</b>       |

## Lower Deer Valley®—Single Family

| Single Family Neighborhood | Homes Available | Price Range             | Square Feet | Beds | Baths | Sold Last 12 Months | Under Contract |
|----------------------------|-----------------|-------------------------|-------------|------|-------|---------------------|----------------|
| Hidden Meadows             | 2               | \$2,150,000-\$2,999,000 | 5,054-7,192 | 5    | 6     | 2                   | 1              |
| Hidden Oaks                | 3               | \$2,900,000-\$3,900,000 | 5,460-7,133 | 4-8  | 6-10  | 1                   | 0              |
| Morning Star Estates       | 0               | \$3,837,000             | 6,019       | 4    | 5     | 0                   | 0              |
| Nordic Village             | 1               | \$1,485,000             | 3,537       | 5    | 4     | 2                   | 0              |
| Queen Esther               | 0               | \$950,000               | 3,000       | 4    | 5     | 0                   | 0              |
| Royal Oaks                 | 0               | \$2,800,000             | 4,136       | 4    | 4     | 0                   | 0              |
| Solamere                   | 2               | \$1,725,000-\$4,695,000 | 4,704-6,293 | 5-6  | 5-6   | 3                   | 1              |
| The Oaks at Deer Valley    | 6               | \$2,395,000-\$5,185,000 | 5,496-8,567 | 5-8  | 5-10  | 4                   | 0              |
|                            |                 |                         |             |      |       |                     |                |
| <b>Totals</b>              | <b>14</b>       |                         |             |      |       | <b>12</b>           | <b>2</b>       |

SKI-IN/SKI-OUT

\*Direct Ski Access Varies

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