



MARKET SNAPSHOT

2nd Quarter 2024

Park City & the Wasatch Back

12-Month Rolling Year-Over-Year | July 2022 - June 2023 vs July 2023 - June 2024

Courtesy of the Park City Multiple Listing Service

Single-Family Homes

| PARK CITY | QTY SOLD | | VOLUME SOLD | | AVG SALE | | MEDIAN SALE | |
|-------------------|----------|------|---------------|------|--------------|------|--------------|------|
| OLD TOWN | 31 | 29% | \$128,730,849 | 29% | \$4,152,608 | 0% | \$3,950,000 | 5% |
| THAYNES CANYON | 7 | -22% | \$32,963,362 | -9% | \$4,709,051 | 17% | \$3,959,760 | 25% |
| LOWER DEER VALLEY | 5 | 25% | \$27,665,500 | 81% | \$5,533,100 | 45% | \$5,500,000 | 45% |
| UPPER DEER VALLEY | 8 | -33% | \$61,646,797 | -39% | \$7,705,849 | -9% | \$7,425,000 | 2% |
| EMPIRE PASS | 3 | 0% | \$47,105,918 | 92% | \$15,701,972 | 92% | \$13,000,000 | 65% |
| AERIE | 4 | 33% | \$31,615,000 | 194% | \$7,903,750 | 120% | \$8,225,000 | 130% |
| PROSPECTOR | 13 | 0% | \$28,126,235 | 8% | \$2,163,556 | 8% | \$2,000,000 | 0% |
| PARK MEADOWS | 28 | 27% | \$103,220,450 | 48% | \$3,686,444 | 17% | \$3,125,000 | -3% |
| TOTAL PARK CITY | 103 | 13% | \$502,774,111 | 27% | \$4,881,302 | 13% | \$3,988,000 | 15% |

| SNYDERVILLE | QTY SOLD | | VOLUME SOLD | | AVG SALE | | MEDIAN SALE | |
|----------------------|----------|------|-----------------|------|--------------|------|--------------|------|
| CANYONS VILLAGE | 10 | 0% | \$134,056,492 | 44% | \$13,405,649 | 44% | \$11,375,000 | 24% |
| SUN PEAK/BEAR HLW | 13 | 86% | \$31,502,000 | 92% | \$2,423,230 | 3% | \$2,450,000 | 64% |
| SILVER SPRINGS | 27 | 29% | \$61,743,645 | 13% | \$2,286,801 | -12% | \$2,235,000 | 9% |
| OLD RANCH ROAD | 7 | NA | \$47,414,500 | NA | \$6,773,500 | NA | \$4,050,000 | NA |
| KIMBALL | 12 | 50% | \$14,624,357 | 54% | \$1,218,696 | 3% | \$1,170,000 | 12% |
| PINEBROOK | 28 | 33% | \$53,460,989 | 28% | \$1,909,321 | -4% | \$1,882,500 | 2% |
| SUMMIT PARK | 26 | 117% | \$34,152,416 | 96% | \$1,313,554 | -10% | \$1,390,000 | 16% |
| JEREMY RANCH | 44 | 159% | \$96,811,632 | 104% | \$2,200,264 | -21% | \$1,835,000 | -20% |
| GLENWILD | 14 | 17% | \$81,929,350 | 23% | \$5,852,096 | 5% | \$4,550,000 | -27% |
| SILVER CREEK ESTATES | 9 | -18% | \$27,281,020 | -4% | \$3,031,224 | 17% | \$2,489,020 | 9% |
| TRAILSIDE PARK | 18 | 29% | \$35,667,100 | 15% | \$1,981,505 | -10% | \$1,490,300 | 1% |
| SILVER CREEK SOUTH | 14 | -70% | \$18,390,711 | -65% | \$1,313,622 | 19% | \$1,232,500 | 12% |
| PROMONTORY | 84 | 18% | \$433,336,521 | 64% | \$5,158,768 | 39% | \$4,625,000 | 38% |
| TOTAL SNYDERVILLE | 306 | 22% | \$1,070,370,733 | 48% | \$3,497,943 | 22% | \$2,351,250 | 15% |

| JORDANELLE | QTY SOLD | | VOLUME SOLD | | AVG SALE | | MEDIAN SALE | |
|--------------------|----------|------|---------------|------|-------------|-----|-------------|------|
| MAYFLWR JORDANELLE | 7 | 17% | \$23,132,624 | 40% | \$3,304,660 | 20% | \$3,600,000 | 30% |
| DEER MOUNTAIN | 10 | -29% | \$31,246,850 | -19% | \$3,124,685 | 14% | \$2,373,425 | 3% |
| TUHAYE | 28 | -18% | \$138,073,129 | 23% | \$4,931,183 | 50% | \$4,175,000 | 38% |
| SOUTH JORDANELLE | 14 | -75% | \$58,333,000 | -52% | \$4,166,642 | 87% | \$4,000,000 | 159% |
| HIDEOUT | 21 | 75% | \$52,392,128 | 136% | \$2,494,863 | 35% | \$2,300,000 | 45% |
| TOTAL JORDANELLE | 80 | -34% | \$303,177,731 | -3% | \$3,789,721 | 47% | \$3,705,000 | 60% |

| HEBER VALLEY | QTY SOLD | | VOLUME SOLD | | AVG SALE | | MEDIAN SALE | |
|--------------------|----------|------|---------------|------|-------------|------|-------------|------|
| MIDWAY | 80 | 36% | \$104,306,802 | 50% | \$1,303,835 | 10% | \$1,167,500 | 3% |
| HEBER NORTH | 17 | 143% | \$18,866,200 | 214% | \$1,109,776 | 29% | \$830,000 | 14% |
| RED LEDGES | 40 | 74% | \$129,711,360 | 61% | \$3,242,784 | -7% | \$2,950,000 | 13% |
| SOUTH FIELDS | 6 | 200% | \$4,720,128 | 253% | \$786,688 | 18% | \$772,500 | 16% |
| HEBER | 100 | 23% | \$84,780,062 | 24% | \$847,800 | 1% | \$757,500 | 1% |
| HEBER EAST | 30 | 76% | \$45,243,608 | 68% | \$1,508,120 | -5% | \$1,380,000 | 15% |
| TIMBERLAKES | 27 | 23% | \$24,363,350 | 43% | \$902,346 | 17% | \$826,000 | 19% |
| DANIEL | 3 | 50% | \$2,679,899 | 53% | \$893,299 | 2% | \$930,000 | 6% |
| CHARLESTON | 3 | 50% | \$7,628,575 | -55% | \$2,542,858 | -70% | \$2,335,000 | -73% |
| TOTAL HEBER VALLEY | 308 | 42% | \$424,129,984 | 45% | \$1,377,045 | 2% | \$975,000 | 7% |

| KAMAS VALLEY | QTY SOLD | | VOLUME SOLD | | AVG SALE | | MEDIAN SALE | |
|--------------------|----------|------|--------------|------|-------------|------|-------------|------|
| WOODLAND/FRANCIS | 29 | -3% | \$37,644,599 | -14% | \$1,298,089 | -11% | \$1,125,000 | 16% |
| KAMAS/MARION | 22 | -42% | \$25,034,496 | -57% | \$1,137,931 | -26% | \$949,000 | -35% |
| OAKLEY/WEBER CANY | 31 | 138% | \$26,006,500 | 73% | \$838,919 | -28% | \$565,000 | -43% |
| TOTAL KAMAS VALLEY | 83 | 0% | \$89,100,595 | -25% | \$1,073,501 | -25% | \$868,000 | -28% |

| OTHER AREAS | QTY SOLD | | VOLUME SOLD | | AVG SALE | | MEDIAN SALE | |
|--|----------|-----|--------------|-----|-----------|-----|-------------|----|
| WANSHIP, COALVILLE, ROCKPORT, TOLLGATE | 43 | 16% | \$38,541,565 | 40% | \$896,315 | 20% | \$673,000 | 1% |

Condominiums & Townhomes

| PARK CITY | QTY SOLD | | VOLUME SOLD | | AVG SALE | | MEDIAN SALE | |
|-------------------|----------|------|---------------|------|-------------|------|-------------|------|
| OLD TOWN | 103 | 17% | \$159,974,370 | 1% | \$1,553,149 | -14% | \$1,175,000 | -13% |
| LOWER DEER VALLEY | 30 | -9% | \$73,243,500 | 33% | \$2,441,450 | 46% | \$2,187,500 | 33% |
| DEER CREST | 5 | 25% | \$21,925,000 | -36% | \$4,385,000 | -48% | \$4,050,000 | -19% |
| UPPER DEER VALLEY | 20 | 11% | \$66,286,700 | -2% | \$3,314,335 | -11% | \$2,500,000 | -45% |
| EMPIRE PASS | 22 | -51% | \$104,371,023 | -47% | \$4,744,137 | 8% | \$4,475,000 | 15% |
| PROSPECTOR | 34 | -15% | \$15,652,011 | -29% | \$460,353 | -16% | \$373,500 | -14% |
| PARK MEADOWS | 28 | 87% | \$53,304,038 | 101% | \$1,903,715 | 8% | \$1,737,500 | 2% |
| TOTAL PARK CITY | 242 | -1% | \$494,756,642 | -12% | \$2,044,448 | -11% | \$1,525,000 | -10% |

| SNYDERVILLE | QTY SOLD | | VOLUME SOLD | | AVG SALE | | MEDIAN SALE | |
|--------------------|----------|------|---------------|------|-------------|------|-------------|-----|
| CANYONS VILLAGE | 127 | 11% | \$209,967,904 | 14% | \$1,653,290 | 3% | \$1,350,000 | 4% |
| SUN PEAK/BEAR HLW | 22 | 38% | \$29,077,230 | 21% | \$1,321,692 | -12% | \$1,025,000 | 22% |
| SILVER SPRINGS | 7 | -22% | \$7,510,080 | -17% | \$1,072,868 | 6% | \$1,152,500 | 18% |
| KIMBALL | 33 | -35% | \$25,141,825 | -26% | \$761,873 | 14% | \$780,000 | 30% |
| PINEBROOK | 25 | -32% | \$22,469,000 | -33% | \$898,760 | 0% | \$919,000 | 1% |
| JEREMY RANCH | 6 | -40% | \$7,470,635 | -39% | \$1,245,105 | 2% | \$1,247,818 | 4% |
| SILVER CREEK SOUTH | 29 | -6% | \$29,564,300 | 18% | \$1,019,458 | 27% | \$1,025,000 | 35% |
| TOTAL SNYDERVILLE | 251 | -7% | \$332,682,974 | 3% | \$1,325,430 | 11% | \$1,100,000 | 21% |

| JORDANELLE | QTY SOLD | | VOLUME SOLD | | AVG SALE | | MEDIAN SALE | |
|--------------------|----------|------|---------------|------|-------------|-----|-------------|-----|
| MAYFLWR JORDANELLE | 96 | 75% | \$135,859,686 | 169% | \$1,415,205 | 54% | \$1,182,500 | 56% |
| DEER MOUNTAIN | 44 | -33% | \$46,309,495 | -30% | \$1,052,488 | 5% | \$1,105,000 | 13% |
| SOUTH JORDANELLE | 6 | 0% | \$6,729,229 | 50% | \$1,121,538 | 50% | \$1,139,152 | 67% |
| HIDEOUT | 70 | -5% | \$98,558,062 | 0% | \$1,407,972 | 6% | \$1,357,500 | 7% |
| TOTAL JORDANELLE | 283 | 41% | \$321,451,742 | 46% | \$1,135,871 | 4% | \$1,100,000 | 9% |

| HEBER VALLEY | QTY SOLD | | VOLUME SOLD | | AVG SALE | | MEDIAN SALE | |
|--------------------|----------|------|--------------|------|-------------|-----|-------------|-----|
| MIDWAY | 16 | 45% | \$9,164,000 | 47% | \$572,750 | 1% | \$535,500 | 8% |
| RED LEDGES | 13 | 225% | \$21,813,700 | 226% | \$1,677,976 | 0% | \$1,730,000 | 0% |
| HEBER | 15 | 25% | \$7,145,000 | 35% | \$476,333 | 8% | \$412,000 | -2% |
| TOTAL HEBER VALLEY | 50 | 79% | \$42,292,500 | 127% | \$845,850 | 27% | \$604,950 | 37% |

Vacant Land

| AREA | QTY SOLD | | VOLUME SOLD | | AVG SALE | | MEDIAN SALE | |
|--|----------|------|---------------|------|-------------|------|-------------|------|
| ALL PARK CITY | 14 | 27% | \$46,330,000 | 57% | \$3,309,285 | 23% | \$2,000,000 | 0% |
| ALL SNYDERVILLE | 80 | 11% | \$124,169,637 | 39% | \$1,552,120 | 25% | \$1,100,000 | 16% |
| RED LEDGES | 34 | 13% | \$24,336,850 | 41% | \$715,789 | 24% | \$644,900 | 20% |
| PROMONTORY | 39 | 0% | \$57,026,000 | 12% | \$1,462,205 | 12% | \$1,200,000 | 9% |
| MAYFLWR JORDANELLE | 36 | 350% | \$27,457,280 | 349% | \$762,702 | 0% | \$816,090 | -4% |
| TUHAYE | 57 | -23% | \$97,800,700 | -10% | \$1,715,801 | 17% | \$1,417,900 | 8% |
| HIDEOUT | 18 | 20% | \$8,626,061 | 26% | \$479,225 | 5% | \$446,250 | 14% |
| SOUTH JORDANELLE | 17 | -74% | \$13,804,490 | -62% | \$812,028 | 47% | \$500,000 | 25% |
| ALL JORDANELLE | 174 | -3% | \$297,308,531 | 45% | \$1,708,669 | 50% | \$1,150,000 | 35% |
| ALL HEBER VALLEY | 93 | 15% | \$65,597,851 | 0% | \$705,353 | -13% | \$559,000 | 20% |
| ALL KAMAS VALLEY | 29 | -36% | \$23,932,000 | 27% | \$825,241 | 97% | \$600,000 | 79% |
| WANSHIP, COALVILLE, ROCKPORT, TOLLGATE | 33 | 18% | \$8,428,112 | -55% | \$255,397 | -62% | \$150,000 | -48% |