

1st QTR 2025 Real Estate Market SNAPSHOT



12-Month Rolling Year-Over-Year | Apr-Mar 2024 vs Apr-Mar 2025

Courtesy of the Park City Multiple Listing Service

Single-Family Homes

PARK CITY	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
OLD TOWN	+3%	\$129,638,182 -1%	\$3,812,887 -4%	\$3,641,102 -4%
THAYNES CANYON	+150%	\$65,920,000 +133%	\$4,394,666 -7%	\$4,600,000 +21%
LOWER DEER VALLEY	+33%	\$35,775,000 +19%	\$4,471,875 -11%	\$4,495,000 -2%
DEER CREST	+133%	\$84,950,000 +167%	\$12,135,714 +15%	\$12,000,000 +11%
UPPER DEER VALLEY	-55%	\$43,938,000 -50%	\$8,787,600 +11%	\$7,200,000 -4%
EMPIRE PASS	0%	\$59,481,500 +6%	\$14,870,375 +6%	\$14,793,750 +25%
AERIE	+67%	\$26,115,000 +35%	\$5,223,000 -19%	\$3,950,000 -52%
PROSPECTOR	-7%	\$33,017,505 +8%	\$2,358,393 +16%	\$2,192,500 +10%
PARK MEADOWS	+7%	\$134,664,987 +24%	\$4,208,280 +17%	\$3,687,510 +18%
TOTAL PARK CITY	+12%	\$613,500,174 +17%	\$4,947,582 +5%	\$3,962,500 +8%

SNYDERVILLE	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
CANYONS VILLAGE	-50%	\$67,775,000 -55%	\$11,295,833 -10%	\$9,850,000 -7%
SUN PEAK/BEAR HOLLOW	+18%	\$32,861,750 +22%	\$2,527,826 +3%	\$2,265,000 -8%
SILVER SPRINGS	+17%	\$62,386,547 +11%	\$2,228,090 -5%	\$2,227,451 -3%
OLD RANCH ROAD	+80%	\$68,005,000 +69%	\$7,556,111 -6%	\$5,900,000 +46%
KIMBALL	-8%	\$14,176,357 -12%	\$1,181,363 -5%	\$1,205,304 +2%
PINEBROOK	+55%	\$64,328,785 +55%	\$1,892,023 0%	\$1,750,000 0%
SUMMIT PARK	+50%	\$41,257,368 +53%	\$1,375,245 +2%	\$1,240,000 -12%
JEREMY RANCH	+5%	\$86,989,321 +6%	\$2,121,690 +1%	\$1,900,000 +10%
GLENWILD	+110%	\$113,364,650 +77%	\$5,398,316 -16%	\$5,060,000 -10%
SILVER CREEK ESTATES	+214%	\$72,412,196 +286%	\$3,291,463 +23%	\$2,577,838 +42%
TRAILSIDE PARK	0%	\$35,961,600 0%	\$2,247,600 0%	\$1,772,500 +11%
SILVER CREEK SOUTH	+29%	\$31,580,136 +21%	\$1,169,634 -6%	\$1,100,000 -9%
PROMONTORY	+9%	\$434,166,933 +11%	\$4,990,424 +2%	\$4,200,000 -4%
TOTAL SNYDERVILLE	+24%	\$1,125,265,643 +15%	\$3,252,212 -7%	\$2,441,212 +6%

JORDANELLE	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
JORDANELLE PARK	+13%	\$36,662,024 +47%	\$4,073,558 +31%	\$4,050,000 +28%
DEER MOUNTAIN	0%	\$35,070,000 +47%	\$3,507,000 +47%	\$3,117,500 +47%
TUHAYE	-22%	\$118,303,966 -5%	\$5,633,522 +23%	\$5,630,000 +41%
SOUTH JORDANELLE	+35%	\$105,720,624 +55%	\$4,596,548 +14%	\$4,200,000 +6%
HIDEOUT	+50%	\$53,853,159 +57%	\$2,564,436 +5%	\$2,550,000 +15%
TOTAL JORDANELLE	+11%	\$349,609,773 +27%	\$4,162,021 +15%	\$4,047,935 +23%

HEBER VALLEY	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
MIDWAY	+24%	\$126,898,542 +36%	\$1,442,028 +9%	\$1,162,500 -3%
HEBER NORTH	+56%	\$23,771,710 +20%	\$848,989 -23%	\$798,900 -4%
RED LEDGES	0%	\$128,859,088 +3%	\$3,304,079 +3%	\$3,300,000 +10%
SOUTH FIELDS	-29%	\$5,200,000 -3%	\$1,040,000 +36%	\$725,000 -3%
HEBER	-32%	\$55,183,692 -33%	\$811,524 -1%	\$755,000 +1%
HEBER EAST	+19%	\$57,337,618 +61%	\$1,849,600 +35%	\$1,400,000 +20%
TIMBERLAKES	+92%	\$42,944,470 +84%	\$894,676 -4%	\$802,500 -3%
DANIEL	+300%	\$8,623,899 +483%	\$1,077,987 +46%	\$887,000 +20%
CHARLESTON	+100%	\$9,452,765 +227%	\$2,363,191 +63%	\$1,991,595 +38%
TOTAL HEBER VALLEY	+11%	\$464,021,784 +19%	\$1,441,061 +7%	\$1,002,500 +6%

KAMAS VALLEY	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
WOODLAND/FRANCIS	+83%	\$83,566,844 +190%	\$1,899,246 +58%	\$1,124,500 +7%
KAMAS/MARION	+9%	\$26,763,500 -7%	\$1,115,145 -14%	\$875,000 -36%
OAKLEY/WEBER CANY	+58%	\$38,142,400 +85%	\$1,003,747 +17%	\$642,500 +17%
PEOA/BROWNS CANY	+200%	\$2,650,000 +186%	\$883,333 -5%	\$735,000 -21%
TOTAL KAMAS VALLEY	+54%	\$151,122,744 +91%	\$1,386,447 +25%	\$980,000 +6%

OTHER AREAS	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
WANSHIP, COALVILLE, ROCKPORT, TOLLGATE	+28%	\$43,863,183 +26%	\$877,263 -2%	\$773,500 +4%

Condominiums

PARK CITY	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
OLD TOWN	-10%	\$144,658,000 -14%	\$1,555,462 -5%	\$1,200,000 +2%
LOWER DEER VALLEY	+36%	\$80,349,100 +46%	\$2,363,208 +7%	\$2,198,750 +1%
DEER CREST	+343%	\$160,441,446 +249%	\$5,175,530 -21%	\$4,243,413 +2%
UPPER DEER VALLEY	-9%	\$81,188,000 +15%	\$4,059,400 +27%	\$4,195,000 +82%
EMPIRE PASS	+4%	\$146,256,522 +10%	\$5,850,260 +6%	\$5,400,000 +17%
PROSPECTOR	0%	\$18,267,833 +11%	\$507,439 +11%	\$379,000 -2%
PARK MEADOWS	+27%	\$53,853,835 +39%	\$1,923,351 +9%	\$1,450,000 -17%
TOTAL PARK CITY	+12%	\$688,264,736 +30%	\$2,568,152 +16%	\$1,887,500 +28%

SNYDERVILLE	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
CANYONS VILLAGE	-8%	\$188,798,171 -10%	\$1,627,570 -2%	\$1,300,000 -5%
SUN PEAK/BEAR HOLLOW	+88%	\$39,111,700 +75%	\$1,222,240 -7%	\$946,000 -5%
SILVER SPRINGS	0%	\$6,794,300 0%	\$1,132,383 0%	\$1,117,500 -4%
KIMBALL	-7%	\$29,133,400 -1%	\$747,010 +6%	\$649,000 +1%
PINEBROOK	+11%	\$27,999,327 +15%	\$933,310 +3%	\$962,500 +5%
JEREMY RANCH	+200%	\$15,039,000 +217%	\$1,253,250 +6%	\$1,280,000 +9%
SILVER CREEK SOUTH	-19%	\$22,679,800 -16%	\$1,079,990 +4%	\$995,000 +1%
TOTAL SNYDERVILLE	+3%	\$330,287,698 +1%	\$1,285,166 -2%	\$995,000 -4%

JORDANELLE	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
JORDANELLE PARK	+22%	\$140,854,886 +36%	\$1,482,683 +12%	\$1,250,000 +10%
DEER MOUNTAIN	-16%	\$47,263,700 -20%	\$1,005,610 -4%	\$998,000 -9%
SOUTH JORDANELLE	+100%	\$7,995,397 +107%	\$999,424 +4%	\$1,081,000 +5%
DEER VALLEY EAST VILL.	+92%	\$157,236,270 +495%	\$1,541,532 +209%	\$959,310 +117%
HIDEOUT	-7%	\$99,165,377 -1%	\$1,480,080 +6%	\$1,455,000 +9%
TOTAL JORDANELLE	+22%	\$456,090,630 +56%	\$1,425,283 +28%	\$1,195,000 +9%

HEBER VALLEY	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
MIDWAY	+131%	\$15,844,995 +107%	\$528,166 -10%	\$491,000 -9%
HEBER NORTH	+4100%	\$25,094,805 +4255%	\$597,495 +4%	\$591,550 +3%
RED LEDGES	-57%	\$9,717,000 -59%	\$1,619,500 -4%	\$1,638,500 -7%
HEBER	+71%	\$14,645,700 +90%	\$505,024 +11%	\$479,900 +14%
TOTAL HEBER VALLEY	+133%	\$65,302,500 +61%	\$610,303 -31%	\$539,900 -7%

Vacant Land

AREA	QTY SOLD	VOLUME SOLD	AVG SALE	MEDIAN SALE
ALL PARK CITY	-64%	\$11,825,000 -76%	\$2,365,000 -31%	\$1,600,000 -8%
GLENWILD	+38%	\$18,225,000 +115%	\$1,656,818 +57%	\$1,600,000 +36%
PROMONTORY	+23%	\$71,036,000 +55%	\$1,652,000 +26%	\$1,400,000 +33%
ALL SNYDERVILLE BASIN	0%	\$113,363,500 0%	\$1,531,939 0%	\$1,250,000 +23%
JORDANELLE PARK	+96%	\$35,386,080 +92%	\$786,357 -2%	\$825,000 0%
DEER MOUNTAIN	+14%	\$5,960,000 -19%	\$745,000 -29%	\$585,000 -42%
TUHAYE	-8%	\$88,309,900 +4%	\$1,839,789 +13%	\$1,433,950 +1%
SOUTH JORDANELLE	-20%	\$18,672,500 +34%	\$1,556,041 +68%	\$1,322,500 +165%
DEER VLY EAST VILLAGE	+100%	\$184,455,737 +124%	\$4,192,175 +12%	\$3,877,868 +11%
HIDEOUT	+55%	\$15,322,091 +66%	\$494,261 +7%	\$400,000 -3%
ALL JORDANELLE	+35%	\$348,106,308 +61%	\$1,851,629 +19%	\$1,020,000 -14%
MIDWAY	+186%	\$29,972,390 +165%	\$749,309 -7%	\$624,995 -10%
RED LEDGES	+19%	\$27,748,600 +24%	\$749,962 +4%	\$600,000 -8%
HEBER	+150%	\$6,252,500 +768%	\$1,250,500 +247%	\$587,500 +63%
HEBER EAST	0%	\$8,845,000 +29%	\$1,105,625 +29%	\$670,000 +27%
TIMBER LAKES	-41%	\$1,472,000 -46%	\$147,200 -8%	\$150,000 +6%
ALL HEBER VALLEY	+44%	\$83,057,990 +56%	\$741,589 +8%	\$555,400 +6%
WOODLAND & FRANCIS	+60%	\$9,722,000 +68%	\$607,625 +5%	\$392,500 -7%
KAMAS & MARION	-30%	\$4,670,000 -55%	\$667,142 -36%	\$530,000 -19%
ALL KAMAS VALLEY	+19%	\$24,005,500 +19%	\$648,797 0%	\$400,000 +7%
WANSHIP, COALVILLE, ROCKPORT, TOLLGATE	-22%	\$12,728,500 +21%	\$509,140 +55%	\$244,500 +64%