

# 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%