

4th QTR 2024 Real Estate Market SNAPSHOT



12-Month Rolling Year-Over-Year | Jan-Dec 2023 vs Jan-Dec 2024

Courtesy of the Park City Multiple Listing Service

Single-Family Homes

PARK CITY		QTY SOLD		VOLUME SOLD		AVG SALE		MEDIAN SALE	
OLD TOWN		+26%		\$131,023,116	+27%	\$3,853,621	+1%	\$3,737,500	+7%
THAYNES CANYON		+180%		\$61,070,000	+190%	\$4,362,142	+4%	\$4,500,000	+22%
LOWER DEER VALLEY		+50%		\$39,070,500	+26%	\$4,341,166	-16%	\$4,350,000	-5%
DEER CREST		+150%		\$57,400,000	+122%	\$11,480,000	-11%	\$12,000,000	-7%
UPPER DEER VALLEY		-30%		\$56,238,000	-31%	\$8,034,000	-2%	\$7,200,000	-4%
EMPIRE PASS		-75%		\$13,000,000	-74%	\$13,000,000	+2%	\$13,000,000	+31%
AERIE		+33%		\$22,165,000	+15%	\$5,541,250	-14%	\$5,032,500	-39%
PROSPECTOR		-14%		\$26,956,605	-10%	\$2,246,383	+5%	\$2,093,284	+5%
PARK MEADOWS		-19%		\$105,899,987	-7%	\$4,235,999	+16%	\$3,475,020	+10%
TOTAL PARK CITY		+9%		\$512,823,208	+8%	\$4,620,028	-1%	\$4,075,000	+11%

SNYDERVILLE		QTY SOLD		VOLUME SOLD		AVG SALE		MEDIAN SALE	
CANYONS VILLAGE		-73%		\$30,900,000	-82%	\$7,725,000	-32%	\$7,050,000	-32%
SUN PEAK/BEAR HOLLOW		+25%		\$38,371,750	+40%	\$2,558,116	+12%	\$2,265,000	+33%
SILVER SPRINGS		+68%		\$70,891,645	+49%	\$2,215,363	-11%	\$2,200,000	-8%
OLD RANCH ROAD		+75%		\$51,840,000	+83%	\$7,405,714	+4%	\$5,900,000	+52%
KIMBALL		-29%		\$11,129,357	-35%	\$1,112,935	-10%	\$1,140,304	-3%
PINEBROOK		+24%		\$57,572,655	+22%	\$1,857,182	-2%	\$1,800,000	+3%
SUMMIT PARK		+58%		\$39,981,868	+45%	\$1,332,728	-8%	\$1,267,500	-9%
JEREMY RANCH		+21%		\$91,989,321	+40%	\$2,243,641	+16%	\$1,900,000	+13%
GLENWILD		+46%		\$111,774,000	+53%	\$5,882,842	+5%	\$5,400,000	-7%
SILVER CREEK ESTATES		+45%		\$55,651,520	+98%	\$3,478,220	+36%	\$2,620,000	+26%
TRAILSIDE PARK		-22%		\$27,063,100	-30%	\$1,933,078	-10%	\$1,536,300	-4%
SILVER CREEK SOUTH		-34%		\$26,425,436	-29%	\$1,258,354	+8%	\$1,100,000	-8%
PROMONTORY		+8%		\$438,845,810	+22%	\$5,224,354	+13%	\$4,450,000	+7%
TOTAL SNYDERVILLE		+10%		\$1,052,436,462	+9%	\$3,248,260	-1%	\$2,397,500	+7%

JORDANELLE		QTY SOLD		VOLUME SOLD		AVG SALE		MEDIAN SALE	
JORDANELLE PARK		+25%		\$36,944,624	+52%	\$3,694,462	+21%	\$3,700,000	+26%
DEER MOUNTAIN		-17%		\$30,585,000	+2%	\$3,058,500	+23%	\$2,512,500	+17%
TUHAYE		-11%		\$130,229,182	+12%	\$5,426,215	+26%	\$5,137,500	+33%
SOUTH JORDANELLE		+11%		\$95,620,624	+25%	\$4,553,363	+13%	\$4,200,000	+6%
HIDEOUT		+109%		\$57,728,459	+115%	\$2,509,933	+3%	\$2,470,674	+8%
TOTAL JORDANELLE		+14%		\$351,107,889	+28%	\$3,989,862	+12%	\$3,761,500	+18%

HEBER VALLEY		QTY SOLD		VOLUME SOLD		AVG SALE		MEDIAN SALE	
MIDWAY		+45%		\$131,533,017	+61%	\$1,414,333	+10%	\$1,150,000	-4%
HEBER NORTH		+92%		\$24,290,600	+92%	\$971,624	0%	\$807,900	+4%
RED LEDGES		+24%		\$130,310,577	+22%	\$3,178,306	-2%	\$3,050,000	+9%
SOUTH FIELDS		+17%		\$6,226,128	+44%	\$889,446	+24%	\$725,000	-2%
HEBER		-13%		\$65,212,395	-10%	\$836,056	+4%	\$767,500	+4%
HEBER EAST		+23%		\$54,268,078	+75%	\$2,009,928	+43%	\$1,650,000	+40%
TIMBERLAKES		+133%		\$43,604,950	+115%	\$889,896	-8%	\$780,000	-14%
DANIEL		+600%		\$7,468,899	+1258%	\$1,066,985	+94%	\$930,000	+69%
CHARLESTON		+400%		\$10,546,765	-34%	\$2,109,353	-87%	\$2,183,190	-86%
TOTAL HEBER VALLEY		+32%		\$478,136,409	+36%	\$1,431,546	+3%	\$992,000	+5%

KAMAS VALLEY		QTY SOLD		VOLUME SOLD		AVG SALE		MEDIAN SALE	
WOODLAND/FRANCIS		+60%		\$68,345,205	+162%	\$1,708,630	+64%	\$1,137,500	+20%
KAMAS/MARION		-23%		\$26,763,500	-41%	\$1,115,145	-24%	\$875,000	-40%
OAKLEY/WEBER CANY		+54%		\$33,247,400	+54%	\$898,578	0%	\$625,000	+12%
PEOA/BROWNS CANY		+100%		\$1,915,000	+107%	\$957,500	+4%	\$957,500	+4%
TOTAL KAMAS VALLEY		+27%		\$130,271,105	+38%	\$1,264,768	+9%	\$980,000	+2%

OTHER AREAS		QTY SOLD		VOLUME SOLD		AVG SALE		MEDIAN SALE	
WANSHIP, COALVILLE, ROCKPORT, TOLLGATE		+9%		\$38,840,694	+3%	\$826,397	-6%	\$753,848	+1%

Condominiums

PARK CITY		QTY SOLD		VOLUME SOLD		AVG SALE		MEDIAN SALE	
OLD TOWN		0%		\$149,220,750	-5%	\$1,554,382	-5%	\$1,210,500	+4%
LOWER DEER VALLEY		+10%		\$76,295,600	+32%	\$2,384,237	+19%	\$2,219,500	+31%
DEER CREST		0%		\$26,155,039	-29%	\$5,231,007	-29%	\$4,150,000	-5%
UPPER DEER VALLEY		-14%		\$64,487,700	-10%	\$3,582,650	+5%	\$2,662,500	-26%
EMPIRE PASS		-29%		\$110,802,022	-25%	\$5,540,101	+5%	\$5,137,500	+12%
PROSPECTOR		+32%		\$20,458,583	+39%	\$498,989	+5%	\$380,000	-5%
PARK MEADOWS		+43%		\$58,857,835	+52%	\$1,961,927	+7%	\$1,692,500	0%
TOTAL PARK CITY		+4%		\$506,277,529	-4%	\$2,092,055	-8%	\$1,609,800	0%

SNYDERVILLE		QTY SOLD		VOLUME SOLD		AVG SALE		MEDIAN SALE	
CANYONS VILLAGE		-4%		\$188,703,471	-15%	\$1,509,627	-12%	\$1,175,000	-15%
SUN PEAK/BEAR HOLLOW		+81%		\$36,239,600	+46%	\$1,249,641	-19%	\$1,050,000	+15%
SILVER SPRINGS		-25%		\$6,894,300	-16%	\$1,149,050	+12%	\$1,147,500	+17%
KIMBALL		-22%		\$27,655,400	-10%	\$768,205	+15%	\$790,000	+36%
PINEBROOK		+24%		\$30,196,827	+42%	\$974,091	+15%	\$995,000	+33%
JEREMY RANCH		+57%		\$13,932,500	+51%	\$1,266,590	-4%	\$1,300,000	+4%
SILVER CREEK SOUTH		+9%		\$26,207,000	+9%	\$1,048,280	0%	\$1,020,000	+7%
TOTAL SNYDERVILLE		+3%		\$330,561,098	-3%	\$1,252,125	-6%	\$1,000,000	+1%

JORDANELLE		QTY SOLD		VOLUME SOLD		AVG SALE		MEDIAN SALE	
JORDANELLE PARK		-8%		\$120,374,517	+25%	\$1,543,263	+36%	\$1,251,050	+37%
DEER MOUNTAIN		-19%		\$48,770,070	-20%	\$1,016,043	-2%	\$1,060,000	+5%
SOUTH JORDANELLE		+75%		\$6,983,397	+81%	\$997,628	+4%	\$1,150,000	+12%
DEER VALLEY EAST VILL.		+780%		\$169,441,540	+2679%	\$1,283,648	+216%	\$742,250	+82%
HIDEOUT		-8%		\$94,594,570	-3%	\$1,411,859	+5%	\$1,387,100	+7%
TOTAL JORDANELLE		+41%		\$443,739,094	+67%	\$1,332,549	+19%	\$1,150,000	+7%

HEBER VALLEY		QTY SOLD		VOLUME SOLD		AVG SALE		MEDIAN SALE	
MIDWAY		+87%		\$15,172,050	+72%	\$541,858	-8%	\$491,000	-1%
RED LEDGES		-54%		\$9,641,200	-56%	\$1,606,866	-4%	\$1,572,500	-9%
HEBER		+60%		\$11,690,800	+72%	\$487,116	+8%	\$477,400	+14%
TOTAL HEBER VALLEY		+107%		\$56,557,055	+47%	\$621,506	-29%	\$534,900	-8%

Vacant Land

AREA		QTY SOLD		VOLUME SOLD		AVG SALE		MEDIAN SALE	
ALL PARK CITY		+25%		\$38,085,000	+83%	\$3,808,500	+46%	\$1,925,000	+10%
ALL SNYDERVILLE BASIN		+5%		\$121,860,000	+32%	\$1,562,307	+25%	\$1,150,000	+34%
RED LEDGES		+27%		\$27,998,300	+34%	\$736,797	+6%	\$596,000	-3%
PROMONTORY		+21%		\$63,053,500	+40%	\$1,537,890	+16%	\$1,300,000	+19%
JORDANELLE PARK		+277%		\$38,236,780	+282%	\$780,342	+1%	\$825,000	0%
DEER MOUNTAIN		0%		\$6,360,000	-19%	\$795,000	-19%	\$722,500	-31%
TUHAYE		-17%		\$89,583,600	-5%	\$1,828,236	+15%	\$1,500,000	+6%
HIDEOUT		+55%		\$15,460,091	+57%	\$498,712	+1%	\$420,850	-1%
SOUTH JORDANELLE		+14%		\$20,816,990	+42%	\$1,301,061	25%	\$1,211,250	+4%
ALL JORDANELLE		+39%		\$312,063,198	+45%	\$1,659,910	+4%	\$926,650	-27%
ALL HEBER VALLEY		+44%		\$87,690,790	+34%	\$762,528	-7%	\$563,000	+20%
ALL KAMAS VALLEY		+17%		\$25,615,000	+69%	\$731,857	+45%	\$400,000	+13%
WANSHIP, COALVILLE, ROCKPORT, TOLLGATE		-6%		\$13,143,000	-3%	\$453,206	+3%	\$185,000	-3%