



4th Quarter Market Update

PCNeighborhoods.com

Park City Year-end Snapshot:

Overall sales volume, when comparing 2015 to 2016, was up 17% and reached over \$2.1 billion. The single family home segment is strong with the total closed volume up 21%, and the number of transactions up 15%. However, in the city limits, such as Old Town & Park Meadows, the number of sales is down due to low inventory under \$2M. Well priced homes below \$2M move quickly.

PROSPECTOR MARKET PULSE

SINGLE-FAMILY HOMES January - December 2016



Homes
Sold



Avg
Sq Feet



Avg
Sale Price



Avg \$\$
per SF

Snapshot as of 12-31-16

Currently Active: 3

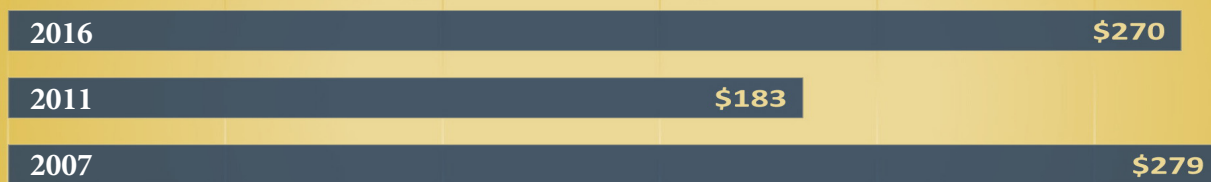
Currently Pending: 0

Sold in Last 3 Mos: 4

PREVIOUS 5-YEAR HISTORY

	# HOMES SOLD	AVG SF	AVG PRICE	AVG \$ PER SQ FT	LOW/HIGH SALES \$	UNDER VS OVER \$900K
2015	11	2,781	\$755K	\$297	\$467K - \$1.27M	10/1
2014	15	3,137	\$826K	\$247	\$521K - \$1.29M	11/5
2013	13	2,712	\$639K	\$240	\$325K - \$1.39M	12/1
2012	15	2,786	\$500K	\$192	\$344K - \$1.01M	14/2
2011	9	2,815	\$516K	\$176	\$265K - \$1.22M	7/2

Average Price Per Square Foot

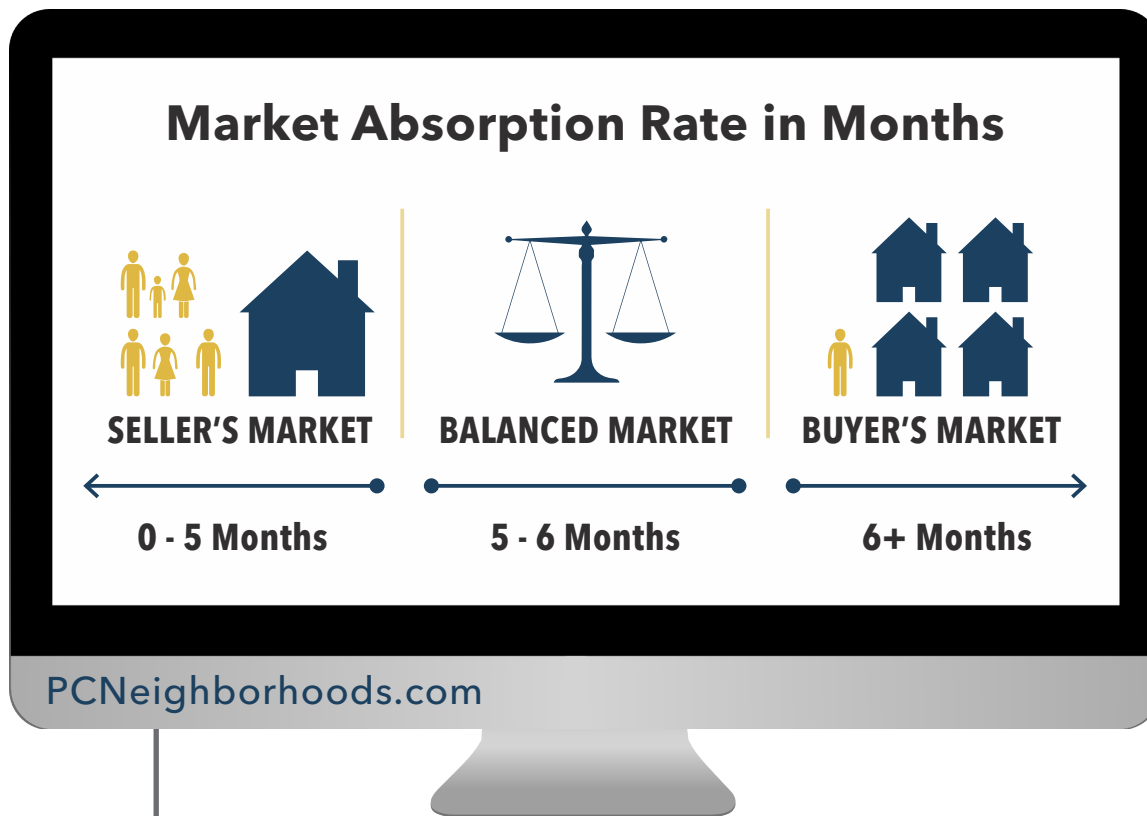


2007 - Top of the market before 2008 financial crisis brought our real estate market down

2011 - Bottom of the Park City real estate market after going through recession

This graph shows where Prospector neighborhood values are in relation to those timeframes.

PROSPECTOR MARKET PULSE



Prospector Single Family Homes absorption rate:

Homes sold last 6 mos.	Absorption Rate	Market Condition
6	3 months	Seller's Market

Summary: Prospector values have increased about 10% per year over the last 5 years. 2016 average \$\$ per sq ft is very close to where the market was right before the economy crash in 2008. The 2015 average \$\$ per sq ft spiked higher partially due to 6 of 11 sales being small homes, which typically sell higher per foot. Absorption rate remains low with a 3 month supply (seller's market). Look for modest gains to continue thru 2017. Location & upgrades make a difference, while showing condition is the most important factor for getting the highest possible sales price.



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