



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.

THAYNES 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: 15

Currently Pending: 3

Sold in Last 3 Mos: 0

PREVIOUS 5-YEAR HISTORY

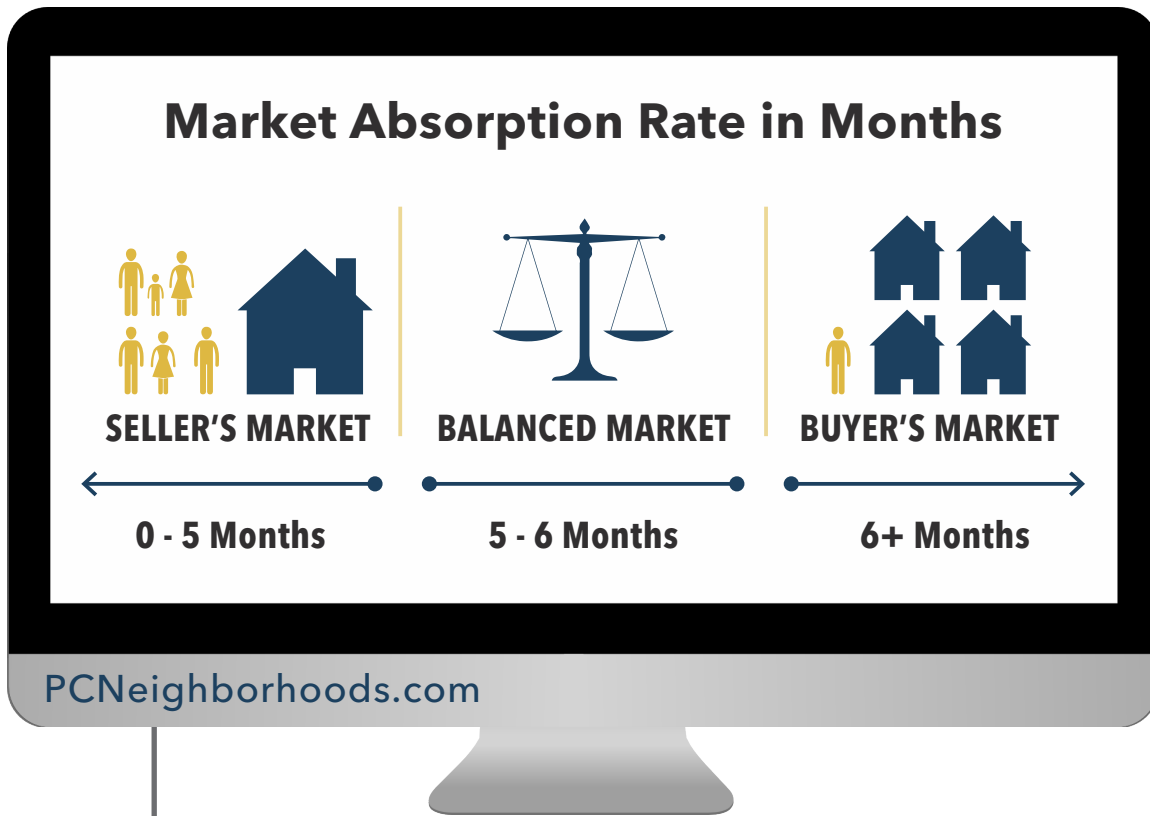
	# HOMES SOLD	AVG SF	AVG PRICE	AVG \$ PER SQ FT	LOW/HIGH SALES \$	UNDER VS OVER \$2M
2015	11	5,032	\$1.95M	\$387	\$1,025,000-\$3,550,000	7/4
2014	13	4,485	\$1.44M	\$321	\$875,000-\$2,745,000	12/1
2013	13	5,329	\$1.29M	\$241	\$735,000-\$2,070,000	12/1
2012	17	4,922	\$1.36M	\$275	\$550,000-\$5,500,000	15/2
2011	14	3,741	\$939K	\$241	\$509,000-\$2,555,000	13/1

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 Thaynes neighborhood values are in relation to those timeframes.

THAYNES MARKET PULSE



Thaynes Single Family Homes absorption rate:

Homes sold last 6 mos.	Absorption Rate	Market Condition
4	22 months	Buyer's Market

Summary:

Thaynes has a wide variety of homes, ranging from 2,100 to over 10,000 sq ft. The overall absorption rate is higher than many other neighborhoods at a 22 month's supply. The average sale price in 2016 was under \$1.5m. Thaynes is a very desirable in-town location and any well priced home under \$2m will sell quickly. Homes priced above \$2m need to be priced more competitively, since the absorption rate increases from two years, to more than a 6 year supply as the price range increases.



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