



## 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.

## PINEBROOK MARKET PULSE

### SINGLE-FAMILY HOMES January 1 - December 31, 2016



# Homes  
Sold



Avg  
Sq Feet



Avg  
Sale Price



Avg \$\$  
per SF

*Snapshot as of 12-31-16*

Currently Active: 11

Currently Pending: 6

Sold in Last 3 Mos: 9

### PREVIOUS 5-YEAR HISTORY

	# HOMES SOLD	AVG SF	AVG PRICE	AVG \$ PER SQ FT	LOW/HIGH SALES \$	UNDER VS OVER \$1M
<b>2015</b>	46	3,910	\$796K	\$203	\$550,000-\$1,545,000	39/7
<b>2014</b>	37	3,402	\$746K	\$219	\$390,000-\$1,220,000	33/4
<b>2013</b>	52	3,940	\$709K	\$180	\$360,000-\$1,575,000	48/4
<b>2012</b>	65	3,710	\$644K	\$174	\$319,000-\$1,417,000	59/6
<b>2011</b>	42	4,142	\$655K	\$158	\$275,000-\$1,375,000	38/4

### Average Price Per Square Foot

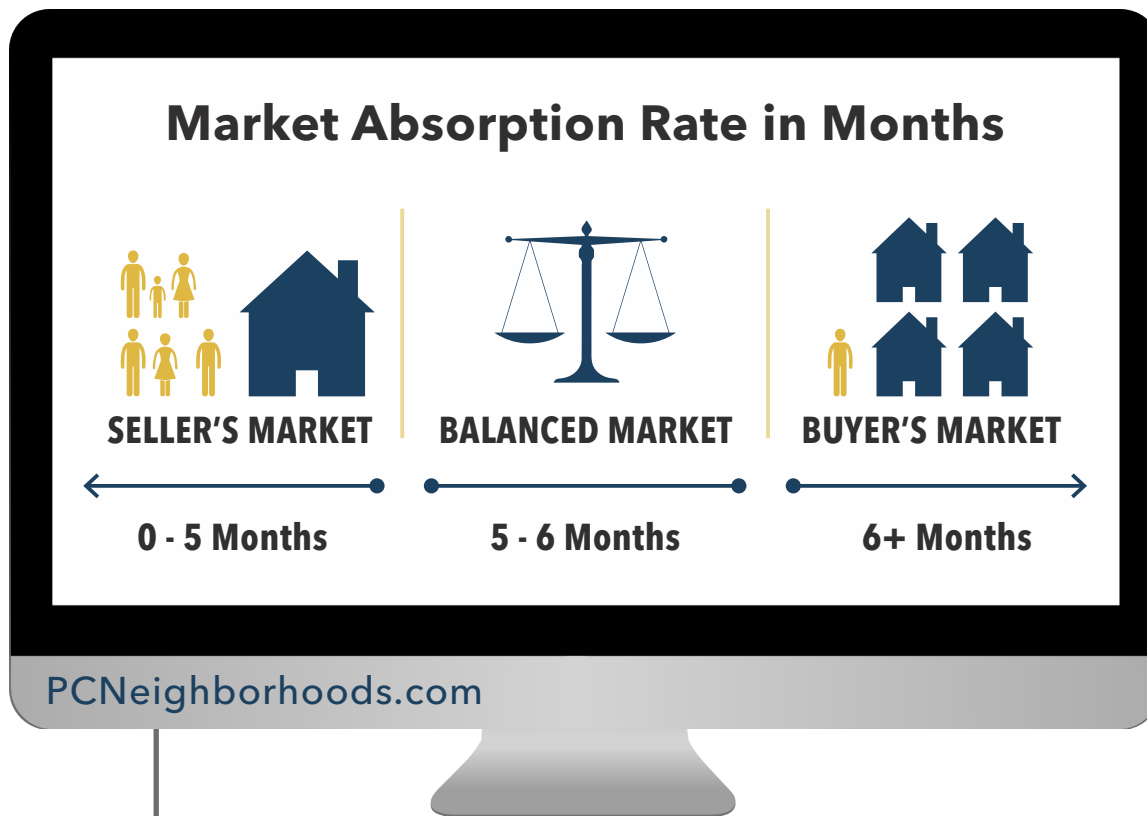


2007 - Top of the market before 2008 financial crisis brought our real estate market down

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

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

# PINEBROOK MARKET PULSE



## Pinebrook Single Family Homes absorption rate:

Homes sold last 6 mos.	Absorption Rate	Market Condition
22	3 month	Seller's Market

**Summary:** Pinebrook is one of Park City's larger neighborhoods with over 700 homes and over 400 residential townhomes. Single family homes range from about 2000 sq ft to over 7500 sq ft. Values have increased about 10% per year, over the last 5 years. 2016 average \$\$ per sq ft is slightly ahead of where the market was right before the economy crash in 2008. Absorption rate remains low with a 3 month supply (seller's market). Look for modest gains to continue through 2017. Location and upgrades make a difference, while showing condition is the most important factor for getting the highest possible sales price.



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