



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.

WILLOW CREEK 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: 3

Currently Pending: 1

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	4	5,391	\$2.26M	\$419	\$1,800,000-\$3,000,000	2/2
2014	6	5,565	\$2.25M	\$404	\$1,720,000-\$3,250,000	1/5
2013	4	5,128	\$1.89M	\$370	\$1,695,000-\$2,170,000	2/2
2012	5	5,871	\$1.98M	\$338	\$1,850,000-\$2,150,000	2/3
2011	7	5,001	\$1.44M	\$287	\$1,075,000-\$1,630,000	7/0

Average Price Per Square Foot

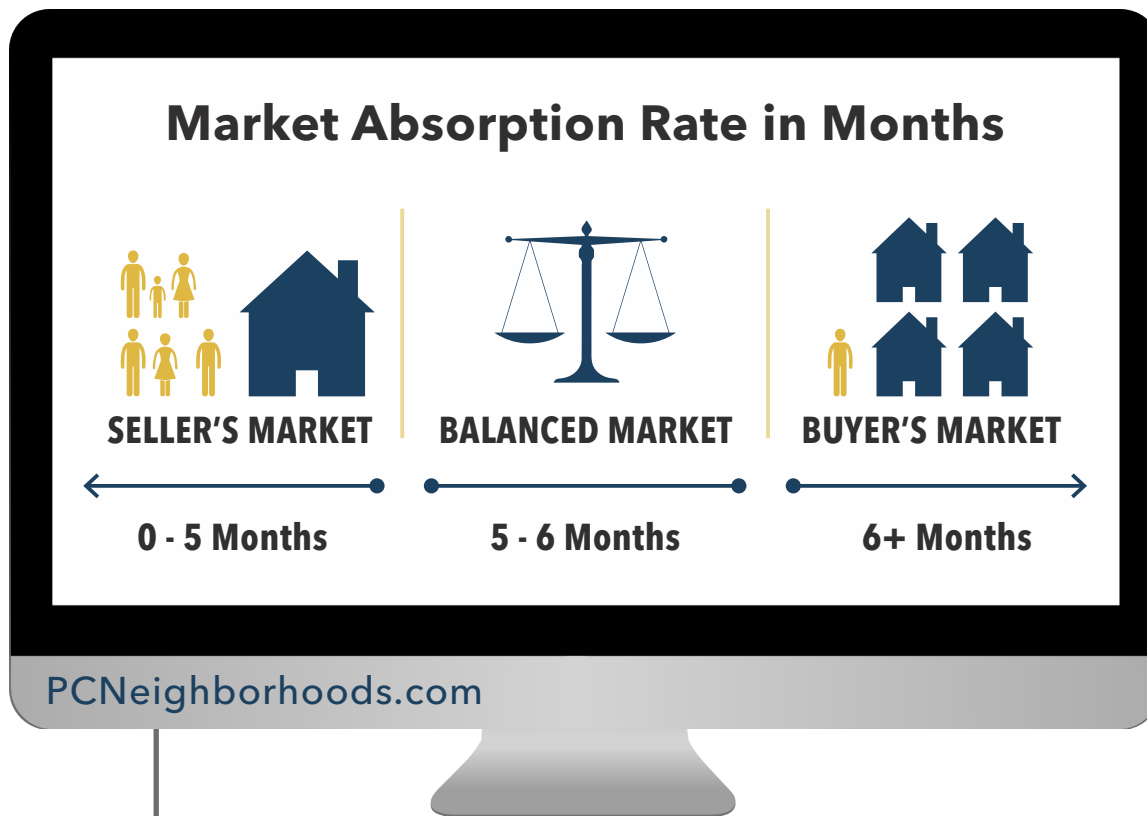


2007 - Top of the market before 2008 financial crisis brought our real estate market down

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

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

WILLOW CREEK MARKET PULSE



Willow Creek Single Family Homes absorption rate:

Homes sold last 12 mos.	Absorption Rate	Market Condition
5	7 months	Buyer's Market

Summary: Willow Creek values have increased about 40% over the last 5 years. There were 5 homes sold in 2016, with all sales taking place before mid-year. At year end there were 3 active listings and 1 pending sale. Absorption rate: based on 5 sales in 10 months, the 3 homes currently for sale represent a 7 month supply. Leaning towards a buyer's market.



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