



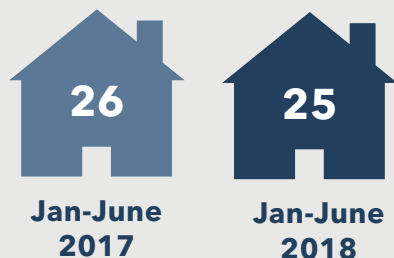
Real Estate Services Focused On
**Park City
Neighborhoods**

2018 Mid Year Update

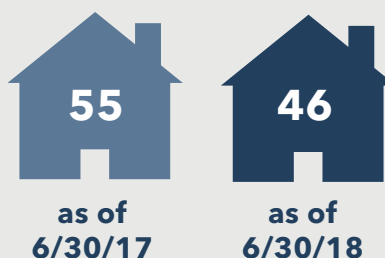
courtesy of
Tom Ward, Realtor

OLD TOWN MARKET PULSE

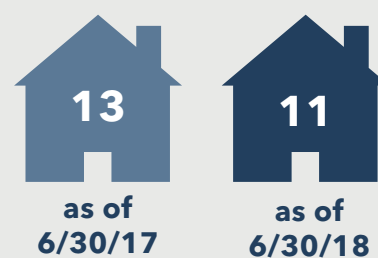
Homes Sold



Homes for Sale



Months Supply



Year-to-Year Comparison

With 46 homes for sale in Old Town and 25 sales in 6 months, there is an 11-month supply. This is very similar to what it's been over the last 6 years. Despite being considered a buyer's market home prices have continued to rise steadily, with values having more than doubled since 2011.

	# HOMES SOLD	AVG SF	AVG PRICE	AVG \$ PER SQ FT
2017	58	2,469	1.89M	\$766
2016	45	2,194	1.50M	\$682
2015	53	2,401	1.52M	\$631
2014	60	2,338	1.30M	\$553
2013	68	2,277	1.29M	\$564
2012	47	2,364	973K	\$411
2011	47	2,364	892K	\$377



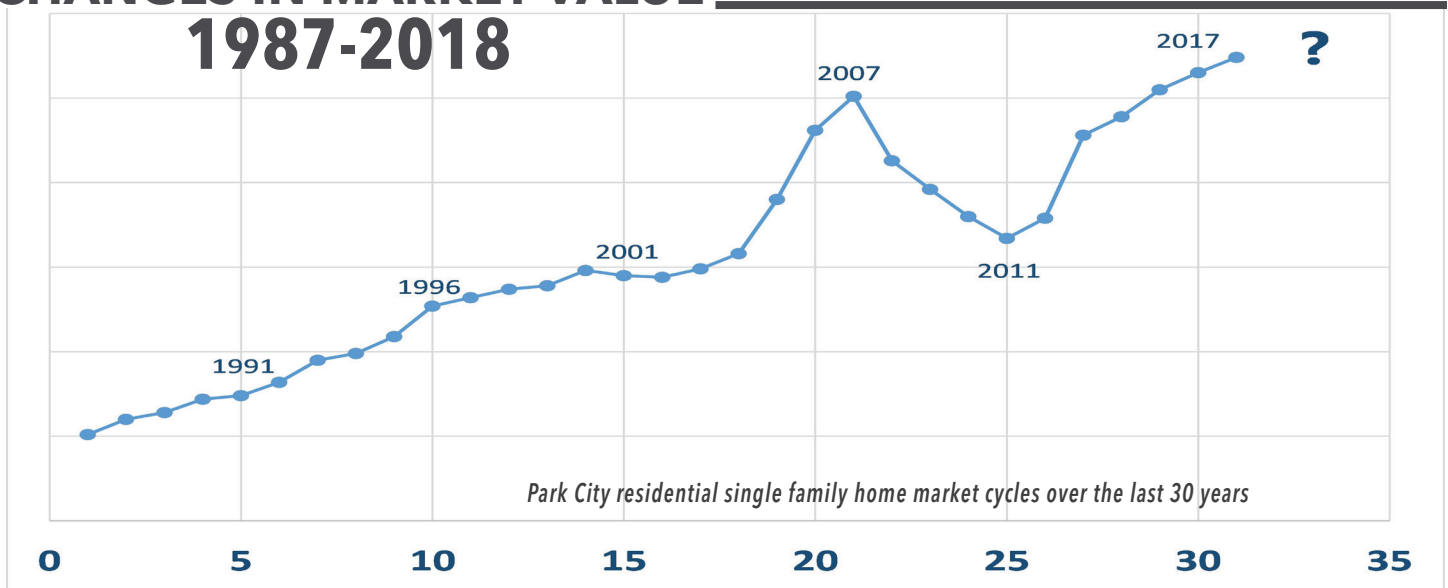
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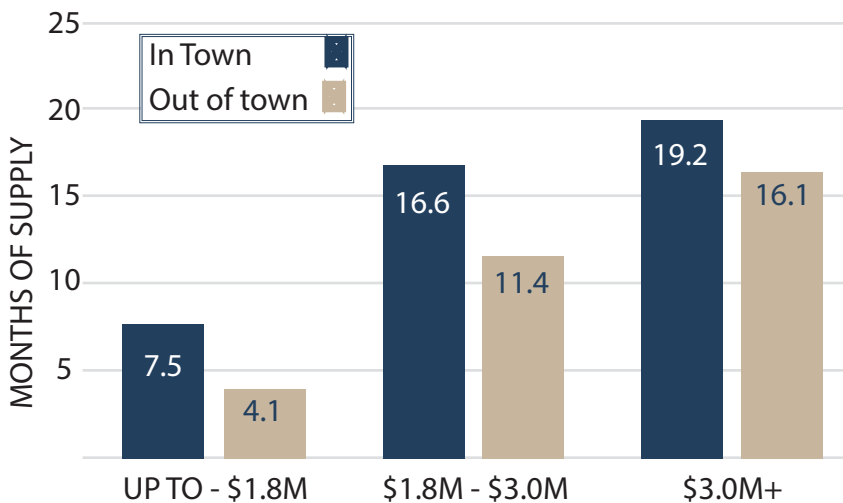
CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHANGES IN MARKET VALUE 1987-2018



Park City Neighborhoods® focuses exclusively on home sales, with in-depth tracking of stats & trends over the last 10 years. Analysis does not include ski condos, ski-in/ski-out properties, golf and gated communities.

Park City Residential Single Family Homes Absorption Rate by Price Bands



While the line graph (above) shows continued appreciation for SFH property values, the absorption rate bar graph (left) shows current supply and demand in town, out of town, and by price bands.

Up to \$1.8M A little more than 60% of the homes that sold in the first half of 2018 were in this price band, with the average sale price coming in just over \$1M. This is still a *seller's market* for well priced homes.

\$1.8M-3.0M The biggest change first half of 2018, as compared to the same period last year, is supply is up 35% and number of sales is down 40%. It's most noticeable in the city limits where the absorption rate went up from a 7 month supply to a 16 month supply.

\$3.0M+ The biggest change first half of 2018, as compared to the same period last year, is supply dropped from 142 to 131 homes, and sales increased from 34 to 44. Luxury properties remain a *buyer's market* with about a year and half supply.

