

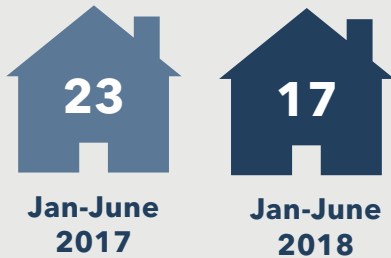
Real Estate Services Focused On
**Park City
 Neighborhoods**

2018 Mid Year Update

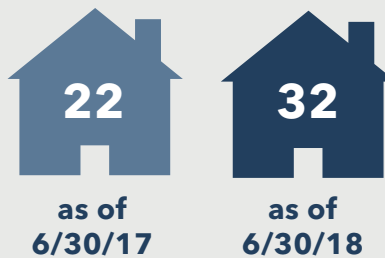
courtesy of
 Tom Ward, Realtor

**PARK MEADOWS
 MARKET PULSE**

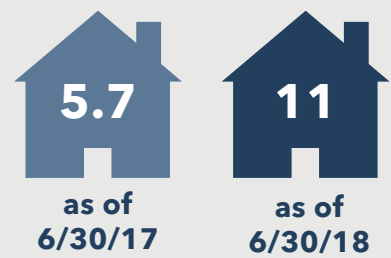
Homes Sold



Homes for Sale



Months Supply



Year-to-Year Comparison

At mid-year 2017 in Park Meadows 23 homes had sold in 6 months and 22 homes were available for sale - a 5.7 month supply. At mid-year 2018 17 homes had sold in 6 months and there were 32 homes available for sale - an 11 month supply. The biggest difference is in the price band of \$1.8m - \$3m, where there is currently a 16 month supply. The increase of supply in this price band matches what we're seeing in the overall market.

	# HOMES SOLD	AVG SF	AVG PRICE	AVG \$ PER SQ FT
2017	41	4,327	1.940M	\$449
2016	42	4,615	1.896M	\$410
2015	47	4,586	1.627M	\$354
2014	55	4,266	1.632M	\$382
2013	52	4,738	1.681M	\$354
2012	50	4,441	1.218M	\$274
2011	44	4,078	1.107M	\$271



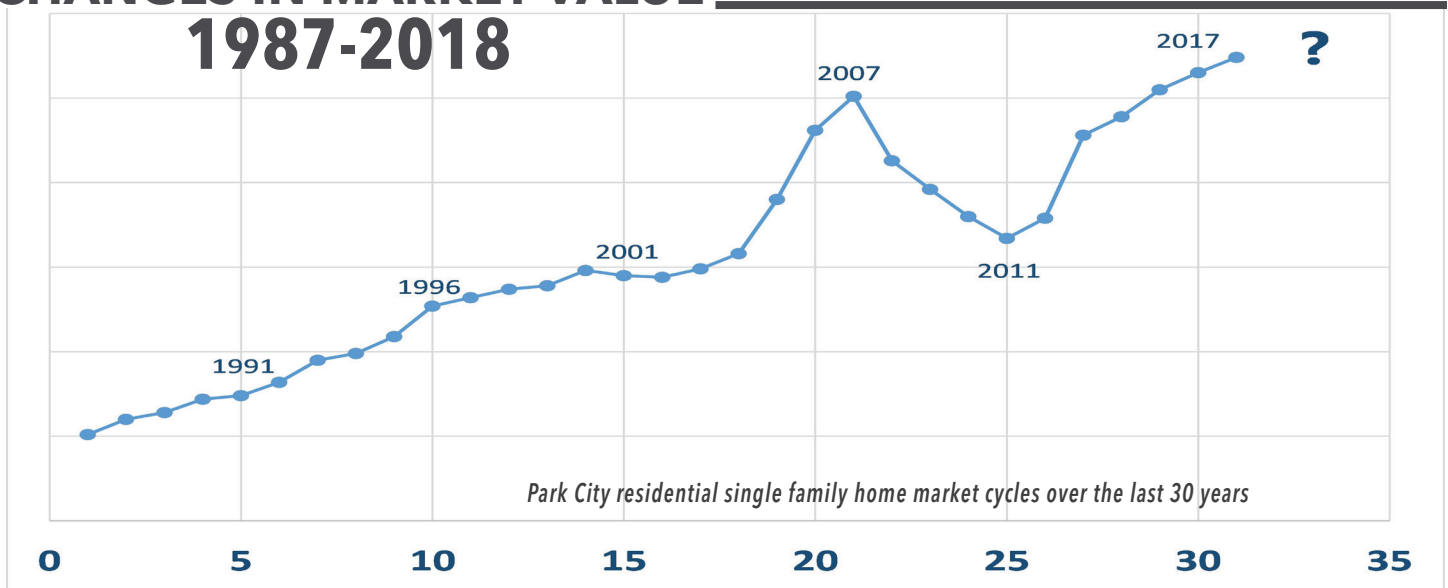
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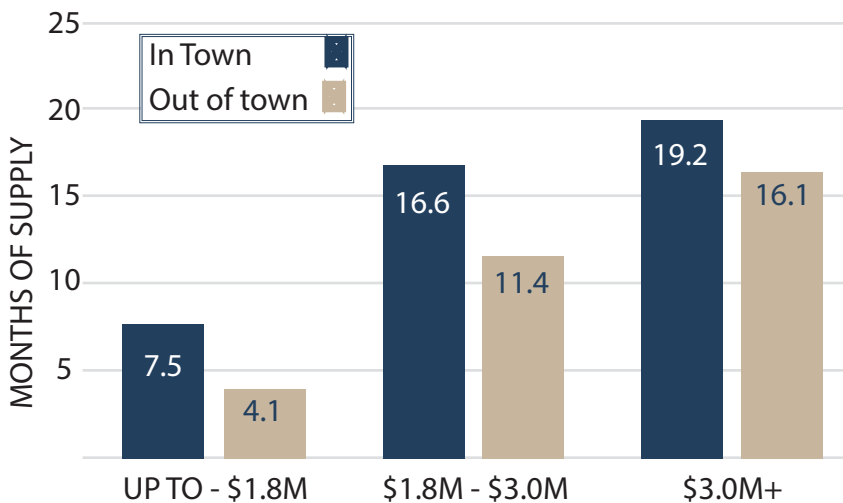
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

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.

