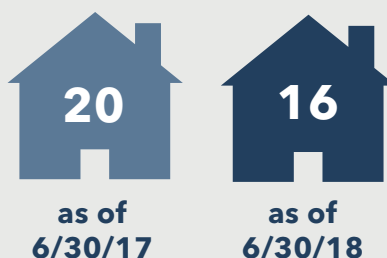
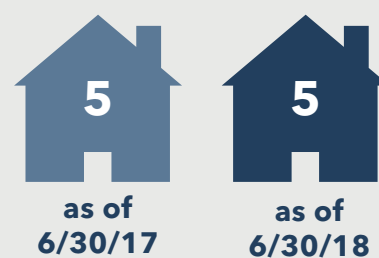


Real Estate Services Focused On
**Park City
 Neighborhoods**

2018 Mid Year Update

courtesy of
 Tom Ward, Realtor

**PINEBROOK
 MARKET PULSE**
Homes Sold

Homes for Sale

Months Supply

Year-to-Year Comparison

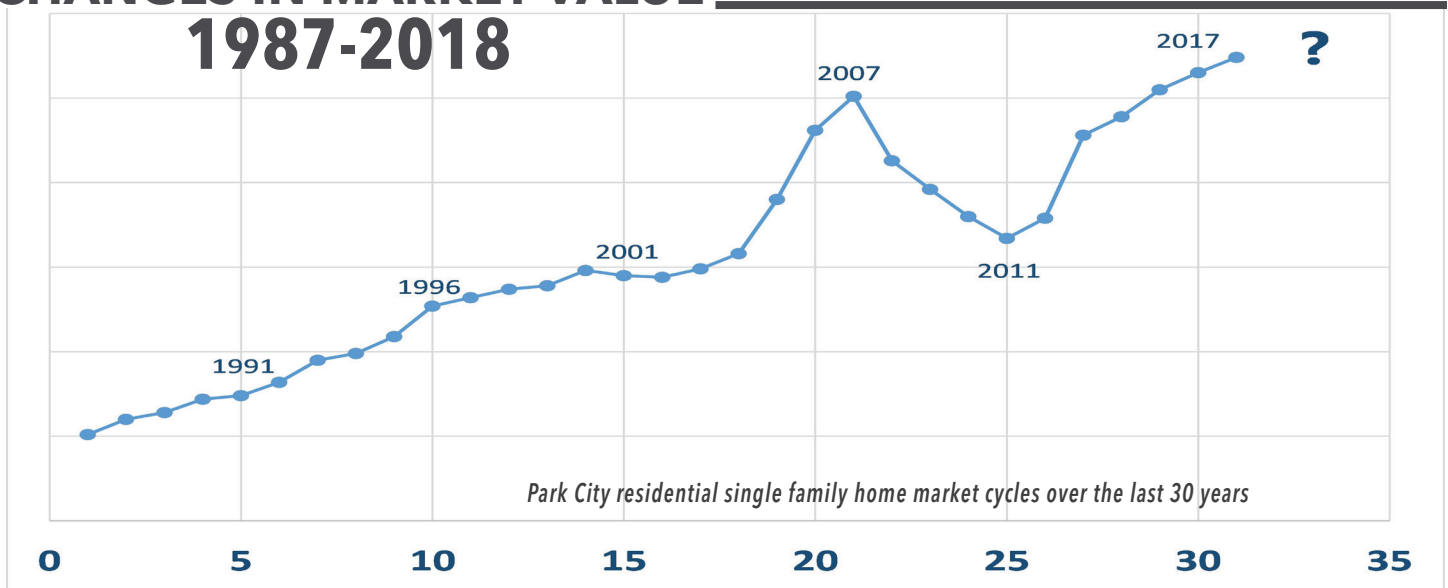
The Pinebrook market is still performing well with 19 homes sold in the first half of 2018. The Pineridge neighborhood with larger, higher priced luxury homes does not sell as well as the other Pinebrook neighborhoods. Without Pineridge, Pinebrook is currently showing a 3 month supply (seller's market).

	# HOMES SOLD	AVG SF	AVG PRICE	AVG \$ PER SQ FT
2017	44	4,394	1.01M	\$230
2016	43	4,063	945K	\$233
2015	46	3,910	796K	\$203
2014	37	3,402	746K	\$219
2013	52	3,940	709K	\$180
2012	65	3,710	644K	\$174
2011	42	4,142	655K	\$158


TOM WARD, REALTOR®

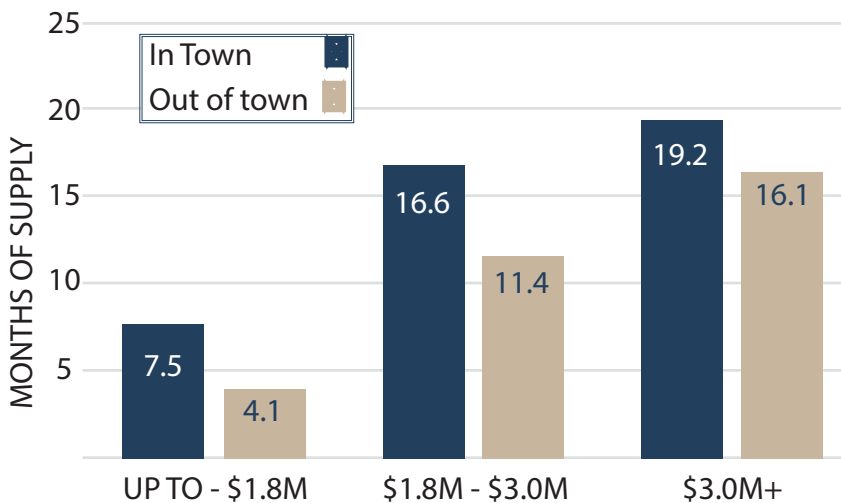
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CHANGES IN MARKET VALUE 1987-2018



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.

