



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

2018 Mid Year Update

courtesy of
Tom Ward, Realtor

**RANCH PLACE
 MARKET PULSE**

Homes Sold



Jan-June
 2017

Jan-June
 2018

Homes for Sale



as of
 6/30/17

as of
 6/30/18

Months Supply



as of
 6/30/17

as of
 6/30/18

Year-to-Year Comparison

In Ranch Place as of mid-year there were 5 homes listed for sale and 5 homes sold in 6 months. While this represents a 6 month supply, it is still very much a seller's market for homes that are priced correctly. This neighborhood continues to be a stand-out with consistent appreciation since 2011.

	# HOMES SOLD	AVG SF	AVG PRICE	AVG \$ PER SQ FT
2017	8	2,786	1.02M	\$369
2016	8	2,641	951K	\$360
2015	18	2,931	939K	\$342
2014	16	3,262	925K	\$281
2013	14	2,947	733K	\$252
2012	9	2,966	678K	\$229
2011	12	3,131	697K	\$220



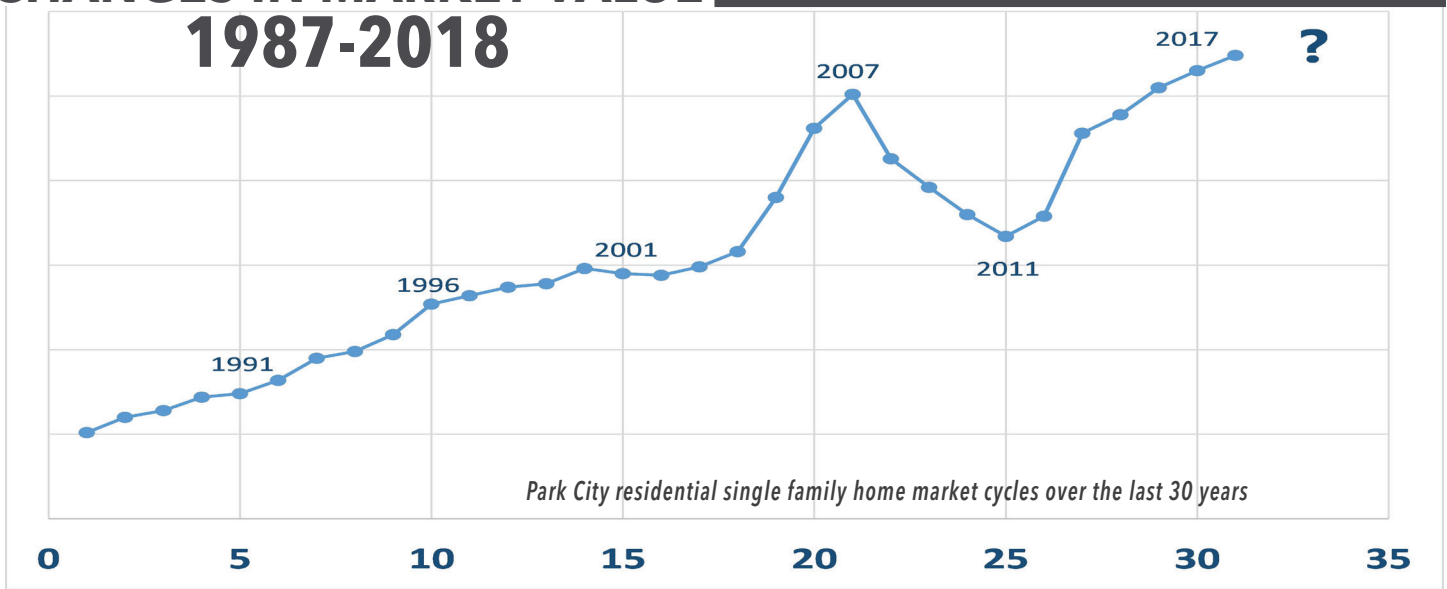
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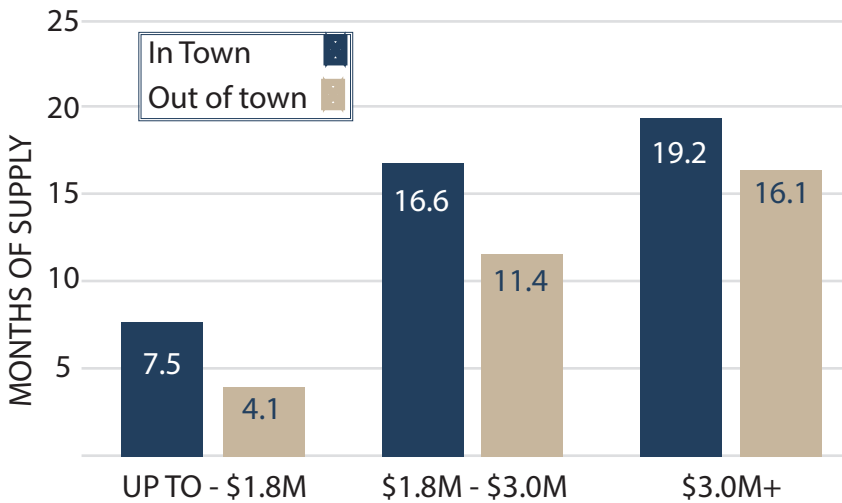
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

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.

