

Park City Neighborhoods

2021 YEAR-END RECAP

Courtesy of Tom Ward, Realtor®

THE PANDEMIC EFFECT

Sales Take Off.

The big story in 2020 was the huge number of homes that sold, with nearly 80% of the sales taking place in the last 6 months! It was a fairly normal year for real estate until the shutdown occurred in mid-March. By mid-year there were only 185 homes sold, but the total at year-end was 830!

Where's the Inventory?

At the beginning of 2020 there were 302 homes listing for sale (about a 6 month supply). At the end of 2020 there were only 123 homes listed for sale (about a 2 month supply). In 2021 the inventory remained very low all year, dropping below 100 for the final months and ending the year with only 80 homes for sale.

Active Listings - PC Single Family Homes

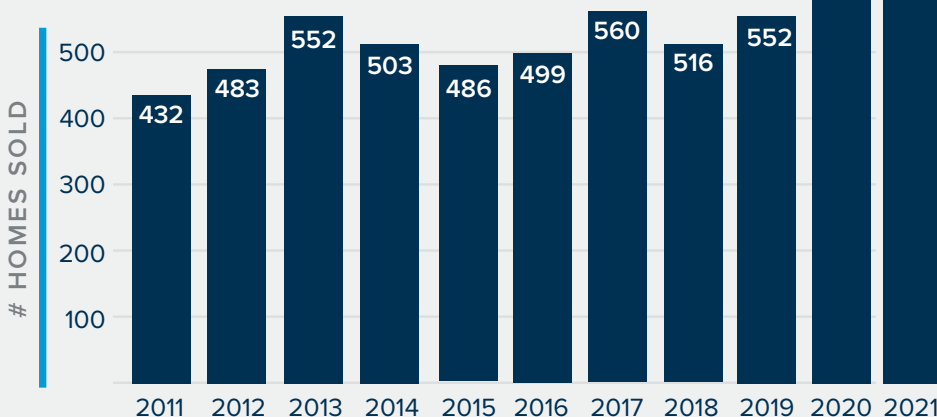
JAN 1, 2020	302
JAN 1, 2021	123
JAN 1, 2022	80

Buyer demand drives up values!

The consistent buyer demand, combined with super low availability, led to an overall rate of appreciation of 32% in 2021. Any well-priced home that came on the market sold in just a few days, with many receiving multiple offers and a final sale price above asking.

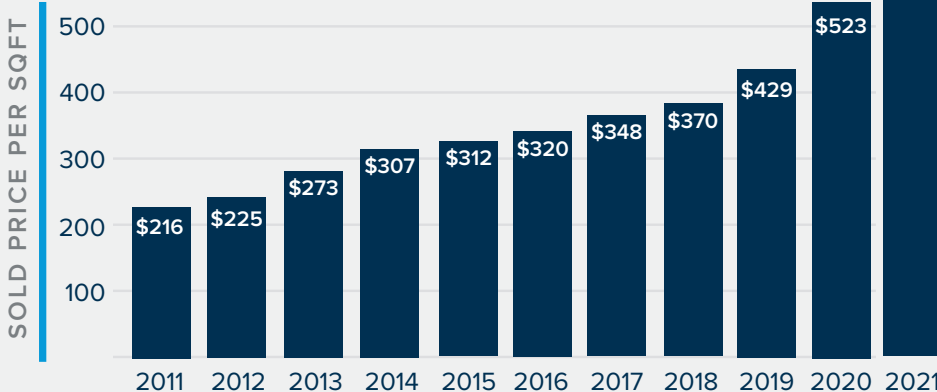
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YEARLY COMPARISON: # HOMES SOLD



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HOME VALUES BASED ON AVG PRICE PER SQFT



PINEBROOK MARKET STATS

	# HOMES SOLD	AVG SQFT	AVG PRICE	AVG \$ PER SQFT
2021	40	4,163	1.63M	\$430
2020	56	4,494	1.25M	\$284
2019	42	4,601	1.21M	\$268
2018	38	4,406	1.02M	\$231
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



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For a summary of this neighborhood visit www.pcneighborhoods.com/mp/

Buying or selling - Let me know how I can be of service!

MARKET PULSE

Q4 2021 REPORT



OVERALL MARKET

# HOMES SOLD				AVERAGE \$ SQFT					
	2020	2021	% CHANGE		2020	2021	% CHANGE		
	ALL PARK CITY	830	669		-19%	ALL PARK CITY	\$523	\$685	+32%
	IN CITY LIMITS	308	225		-27%	IN CITY LIMITS	\$670	\$882	+32%
	OUTSIDE LIMITS	522	444		-15%	OUTSIDE LIMITS	\$440	\$589	+34%

**analysis is of PC homes only (no condos or lots)*

AVAILABLE HOMES/MONTHS SUPPLY

AS OF 12/31/2021	INSIDE CITY LIMITS		OUTSIDE CITY LIMITS		ALL OF PARK CITY	
	HOMES FOR SALE	19	61		80	
	HOMES SOLD	225	444		669	
	MONTHS SUPPLY	1 MOS	1.6 MOS		1.4 MOS	

RESIDENTIAL NEIGHBORHOODS COMPARISON

PARK CITY NEIGHBORHOODS

	# HOMES SOLD 2020 vs 2021		AVERAGE PRICE 2020 vs 2021		AVG PRICE PER SQFT 2020 vs 2021	
LOWER DV	27	19	\$2.62M	\$3.58M	\$496	\$618
AERIE	15	9	\$3.26M	\$4.20M	\$563	\$812
OLD TOWN	99	77	\$2.22M	\$2.72M	\$876	\$1069
THAYNES	25	17	\$3.32M	\$4.72M	\$508	\$752
PROSPECTOR	22	11	\$1.21M	\$2.24M	\$351	\$583
PARK MEADOWS	71	54	\$2.78M	\$3.27M	\$551	\$773
SUN PEAK AREA	31	15	\$1.72M	\$1.70M	\$436	\$503
SILVER SPRINGS AREA	36	46	\$1.34M	\$2.06M	\$437	\$685
PINEBROOK	56	40	\$1.25M	\$1.63M	\$284	\$430
SUMMIT PARK	33	41	\$824K	\$1.14M	\$284	\$382
JEREMY RANCH	58	59	\$1.33M	\$1.71M	\$307	\$401
TRAILSIDE AREA	34	35	\$1.17M	\$1.64M	\$330	\$431
SILVERCREEK	30	27	\$1.94M	\$2.79M	\$421	\$626