Real Estate Services Focused on

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!

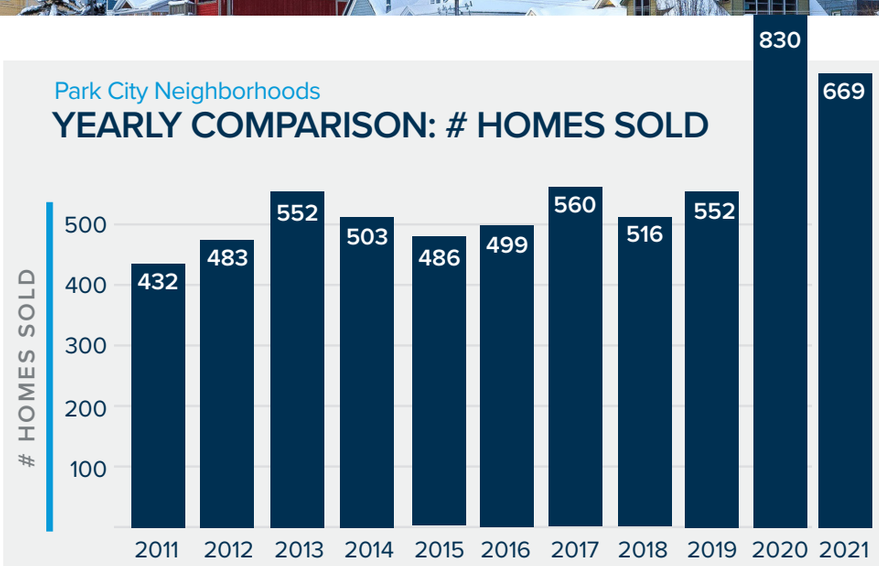
Where's the Inventory?
At the beginning of 2020 there were 302 homes listing for sale (about a 6 month supply). At the end of 2020 there were only 123 homes listed for sale (about a 2 month supply). In 2021 the inventory remained very low all year, dropping below 100 for the final months and ending the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

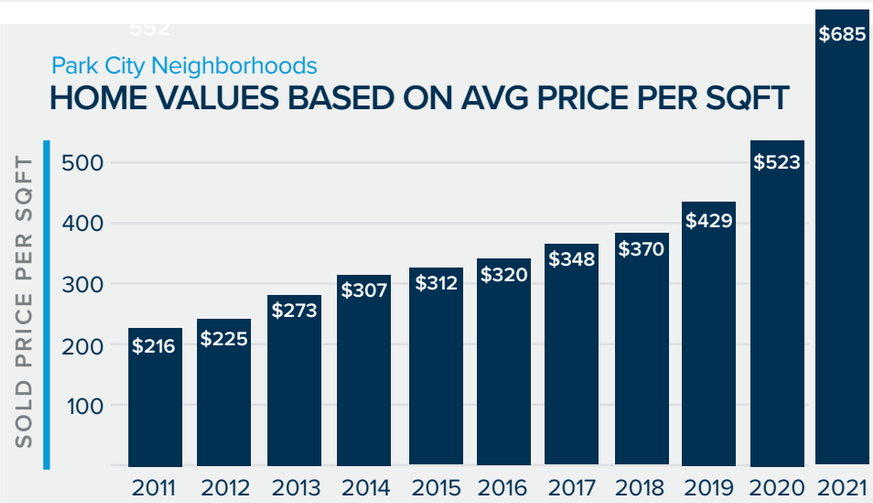
Park City Neighborhoods

YEARLY COMPARISON: # HOMES SOLD



Park City Neighborhoods

HOME VALUES BASED ON AVG PRICE PER SQFT



RANCH PLACE
MARKET STATS

	# HOMES SOLD	AVG SQFT	AVG PRICE	AVG $ PER SQFT
2021	16	3,452	2.50M	$742
2020	8	3,649	1.48M	$422
2019	9	4,469	1.78M	$396
2018	12	3,349	1.26M	$376
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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For a summary of this neighborhood visit www.pcneighborhoods.com/mp/

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

Windermere
REAL ESTATE

Year-end stats from Park City MLS // Prepared by Tom Ward, Realtor®

MARKET PULSE

Q4 2021 REPORT

PARK CITY NEIGHBORHOODS
RESULTS THAT MOVE YOU

OVERALL MARKET

HOMES SOLD

	2020	2021	% CHANGE
ALL PARK CITY	830	669	-19%
IN CITY LIMITS	308	225	-27%
OUTSIDE LIMITS	522	444	-15%

AVERAGE $ SQFT

	2020	2021	% CHANGE
ALL PARK CITY	$523	$685	+32%
IN CITY LIMITS	$670	$882	+32%
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

Windermere REAL ESTATE

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