

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

**2022 Year End Recap**



courtesy of  
**Tom Ward, Realtor**


## **SUN PEAK AREA MARKET PULSE**

After 10 continuous years of increasing values 2022 was a year of considerable change for our real estate market. Compared to an average of 565 homes sold per year from 2012 - 2021, there were 400 homes sold in 2022. During those 10 years of growth, the average sold \$\$ per sq ft grew from \$225 to \$685 (an increase of almost 300%).

2020 & 2021 were incredible in terms of # of homes sold and increase in values. The level of growth seemed unsustainable, yet low inventory and high demand had 2022 continue with many multiple offer situations and continued market appreciation.

By May 2022, the market started to shift. There was a significant slowdown, however homes with contemporary high-end finishes continued to do fairly well. The year finished out with higher interest rates sending many buyers to the sidelines, and of the buyers that stayed in there was much more price negotiation than we have seen in a long time.

### **Sales in Sun Peak / Bear Hollow**

	YEAR	# HOMES SOLD
	<b>2022</b>	<b>3</b>
	<b>2021</b>	<b>15</b>
	<b>2020</b>	<b>31</b>

*2022 Sun Peak area single family home sales  
were 80% less than 2021*

	YEAR	# TOWNHOMES SOLD
	<b>2022</b>	<b>13</b>
	<b>2021</b>	<b>15</b>
	<b>2020</b>	<b>20</b>

*Average turn over for townhomes  
in Sun Peak Area is 18 per year*

There are too many unknowns for anyone to predict how 2023 will go, but a couple of things that are clear is that there is still a considerable shortage of homes in this country and there is not enough new construction to solve the deficiency. Many economists are of the opinion it is unlikely we will see any kind of collapse in home prices, that interests rates may have peaked, and should come down further to about 5.5% (or lower) this year.

I'll be pulling weekly stats as we go through the year. Please contact me anytime for a current status on the market and let me know if I can be of service to your friends & family.

Tom

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# Park City Neighborhoods

2022 YEAR-END RECAP

Courtesy of Tom Ward, Realtor®



## 2022 SINGLE FAMILY HOME SALES BY QUARTER

	# HOMES SOLD	SOLD AT OR ABOVE ASKING	PENDED IN 10 DAYS OR LESS
1ST	100	57%	56%
2ND	111	43%	40%
3RD	91	17%	23%
4TH	98	13%	13%

2022 started off where 2021 left off. Inventory was extremely low, buyer activity was solid and home prices continued to appreciate with 56% of home sales pended in 10 days or less and 57% selling at or above asking price. The second quarter of 2022 was still going strong, but things started to shift in May as interest rates began to climb.

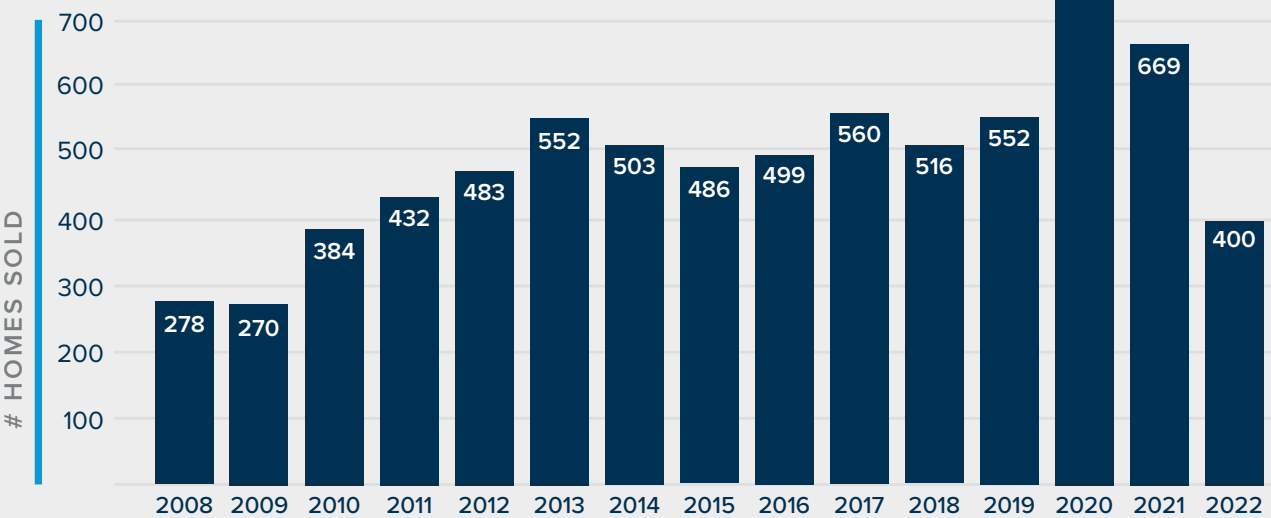
Inventory increased from 80 homes on the market as of Jan 1, 2022 to 188 homes for sale by the end of June.

In the third quarter, only 91 homes sold. This should be the busiest part of the year, but a lower stock market and high interest rates reduced buyer traffic significantly. Only 17% of homes sold at or above asking price in the third quarter. The market had clearly shifted from a strong seller's market and price reductions became necessary and common.

The 4th qtr of 2022 had 98 homes sold. Values continued trending down, and at the same time interest rates also improved from 7% to just above 6%.

Park City Neighborhoods

## YEARLY COMPARISON: # HOMES SOLD



Low number of transactions in 2022.  
The number of sales has not been this low since 2010 during the Big Recession.

## PARK CITY TOWNHOMES



400  
HOME  
SALES

+



257  
TOWNHOME  
SALES

=



657  
TOTAL RESIDENTIAL  
SALES

Almost **40%** of residential sales  
in 2022 were townhomes sales.



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For a summary of this neighborhood  
visit [www.pcneighborhoods.com/mp/](http://www.pcneighborhoods.com/mp/)

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

# MARKET PULSE

Q4 2022 REPORT



## Home Price Crash Coming?

National Association of Realtors® Chief Economist Lawrence Yun draws the distinctions between today’s real estate market and that of more than a decade ago.

He concludes the fundamentals today do not compare to 2008, making a crash unlikely.

Key Variables	Last Housing Cycle	Current Housing Cycle
Job Cuts (net of gains and losses)	8 million	none
Total Payroll Jobs (W-2 salary jobs)	130 million	153 million
Total Jobs (Household survey)	138 million	158 million
Subprime Loans	Prevalent	Virtually none
5-year cumulative to new home construction before crash	7.65 million	4.6 million
Inventory on Market	3.8 to 4 million	1 to 1.2 million
Mortgage Delinquency	10.1%	3.6%
Homes in Foreclosure	4.6%	0.6%

Source: NAR Analysis of BLS, MBA, NAR data



## ABSORPTION RATE = (INVENTORY/MONTHS SUPPLY)

AS OF 12/31/2022

ALL OF PARK CITY	
HOMES FOR SALE	180
HOMES SOLD	400
MONTHS SUPPLY	5.4

AS OF 12/31/2022

ALL OF PARK CITY	
TOWNHOMES FOR SALE	44
TH SOLD	257
MONTHS SUPPLY	2.0

## OVERALL MARKET

# HOMES SOLD

	2021	2022	% CHANGE
IN CITY LIMITS	225	118	-47%
OUTSIDE LIMITS	444	282	-36%
ALL PARK CITY	669	400	-40%

# TOWNHOMES SOLD

	2021	2022	% CHANGE
IN CITY LIMITS	147	94	-36%
OUTSIDE LIMITS	225	163	-28%
ALL PARK CITY	372	257	-31%

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

### # HOMES SOLD 2021 vs 2022

PARK CITY NEIGHBORHOODS

LOWER DV	19	8
AERIE	9	3
OLD TOWN	77	32
THAYNES	17	13
PROSPECTOR	11	12
PARK MEADOWS	54	29
SUN PEAK AREA	15	3
SILVER SPRINGS AREA	46	21
PINEBROOK	40	29
SUMMIT PARK	41	18
JEREMY RANCH	59	24
TRAILSIDE AREA	35	19
SILVERCREEK	27	11