

Park City Neighborhoods

2025 YEAR-END RECAP

Courtesy of Tom Ward, Realtor®

MARKET OVERVIEW

2025 was a good year for Park City single family home sales. 514 homes sold represent a 17% increase over 438 homes sold in 2024, and it was 30% higher than what we saw in 2022 & 2023. Interest rates in 2025 were as high as 7.04% last January and stayed above 6.5% until September. During the last 4 months of the year they averaged around 6.25%, hitting the low for the year of 6.15% at the end of December.

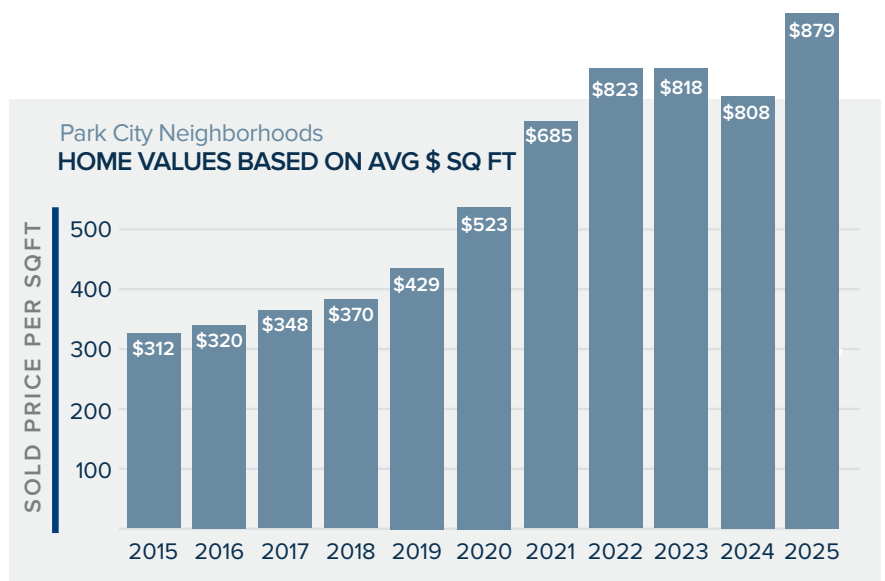
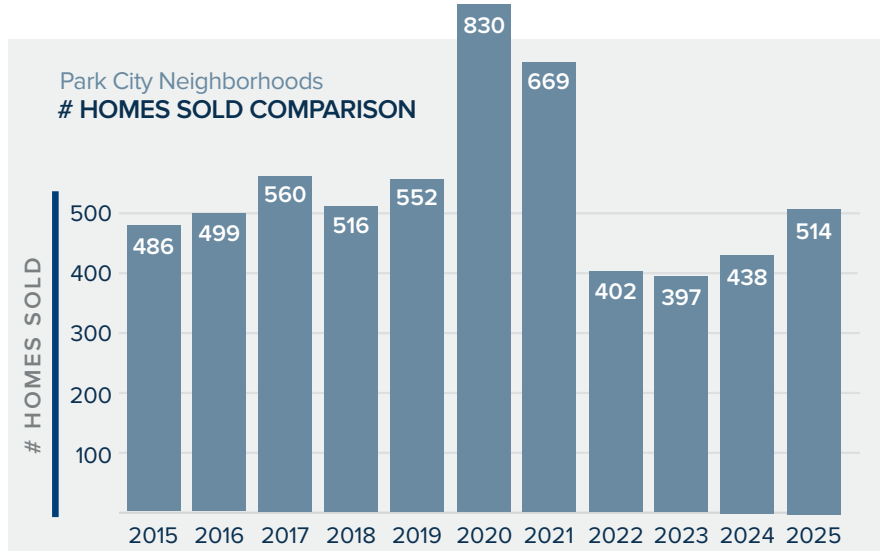
For the first 7 months of 2025 the # of sales per month averaged 36 homes sold, representing an average of more than a 6 month supply. During the last 5 months of the year there was an average of 51 homes sold per month, representing an average of just under a 5 month supply. Since about half of homes sales in Park City are financed, I'll assume that the end of the year uptick in sales correlates with lower interest rates.

SF Homes by Price Bands

price bands	# for sale	# sold 3 mo	# mo supply
Up to \$3m	65	69	2.8 mo
\$3m - \$5m	49	38	3.9 mo
\$5m - \$8m	38	20	5.7 mo
Above \$8m	57	12	14.3 mo

PINEBROOK UPDATE

25 homes sold in Pinebrook in 2025, compared to a 10 year average of 39 sales per year. 14 homes on the market at year-end represents a 6.7 months supply. This is higher than the overall market, which has only a 4.8 month supply. The average sold \$\$ per sq ft is 6% higher than last year. Compared to Jeremy Ranch, Pinebrook had less turnover, but avg \$\$ per sq ft was higher.



PINEBROOK MARKET STATS

	# HOMES SOLD	AVG SQFT	AVG PRICE	AVG \$ PER SQFT
2025	25	3,840	1.98M	\$519
2024	31	3,882	1.86M	\$490
2023	24	3,839	1.95M	\$494
2022	29	4,397	2.02M	\$469
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



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For past pulses of this neighborhood visit <https://pcneighborhoods.com/marketupdate/>

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

MARKET PULSE

2025 REPORT



OVERALL MARKET

# HOMES SOLD	2024			2025			% CHANGE		
		2024	2025	% CHANGE		2024	2025	% CHANGE	
	ALL PARK CITY	438	512	+17%	AVERAGE \$ SQFT	ALL PARK CITY	\$808	\$879	+9%
	IN CITY LIMITS	114	146	+28%		IN CITY LIMITS	\$1108	\$1201	+8%
	OUTSIDE LIMITS	324	366	+4%		OUTSIDE LIMITS	\$705	\$752	+7%

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

AVAILABLE HOMES/MONTHS SUPPLY

AS OF 12/31/2023	INSIDE CITY LIMITS		OUTSIDE CITY LIMITS		ALL OF PARK CITY	
	HOMES FOR SALE	70	134	204		
	HOMES SOLD	146	366	512		
	MONTHS SUPPLY	5.7 MOS	4.4 MOS	4.8 MOS		

RESIDENTIAL NEIGHBORHOODS COMPARISON

PARK CITY NEIGHBORHOODS	# HOMES SOLD 2025 vs 2024		AVERAGE PRICE 2025 vs 2024		AVG PRICE PER SQFT 2025 vs 2024	
LOWER DV	8	9	\$4.47M	\$4.34M	\$802	\$771
AERIE	4	4	\$5.72M	\$5.54M	\$1090	\$734
OLD TOWN	54	34	\$3.89M	\$3.85M	\$1438	\$1531
THAYNES	8	14	\$4.79M	\$4.36M	\$932	\$856
PROSPECTOR	17	12	\$2.41M	\$2.24M	\$705	\$653
PARK MEADOWS	36	26	\$4.01M	\$4.23M	\$969	\$968
SUN PEAK AREA	14	15	\$3.11M	\$2.56M	\$722	\$704
SILVER SPRINGS AREA	20	32	\$2.47M	\$2.22M	\$842	\$755
PINEBROOK	25	31	\$1.98M	\$1.86M	\$519	\$490
SUMMIT PARK	33	30	\$1.26M	\$1.33M	\$413	\$423
JEREMY RANCH	41	37	\$2.17M	\$2.00M	\$498	\$483
TRAILSIDE AREA	20	14	\$2.16M	\$1.93M	\$567	\$537
SILVERCREEK	18	15	\$3.18M	\$3.27M	\$709	\$719