

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.

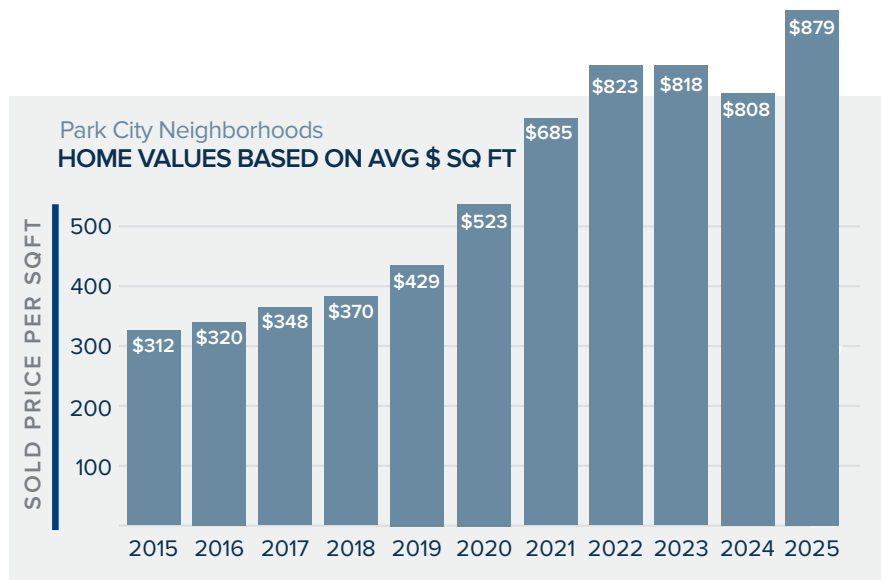
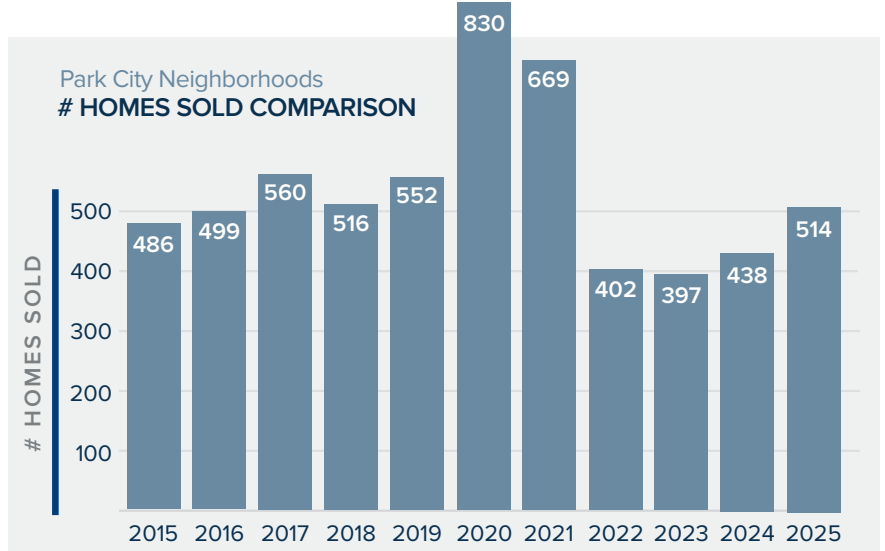
For the first 7 months of 2025 the # of sales per month averaged 36 homes sold, representing an average of more than a 6 month supply. During the last 5 months of the year there was an average of 51 homes sold per month, representing an average of just under a 5 month supply. Since about half of homes 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

RANCH PLACE UPDATE

Ranch Place neighborhood has 248 homes, many bordering a large open space. It has an excellent location inside Kimball Junction and like Silver Springs and Snyders Mill is on flat terrain. There were no homes for sale at years-end, and there were 9 sales in 2025, which is just slightly below average. The sold \$\$ per sq ft of \$867 was 7% higher than last two years. Homes in Ranck Place on average are newer than Silver Springs and about 25% larger than Snyders Mill.



RANCH PLACE MARKET STATS

	# HOMES SOLD	AVG SQFT	AVG PRICE	AVG \$ PER SQFT
2025	9	2,883	2.45M	\$867
2024	8	3,329	2.67M	\$801
2023	5	3,776	3.12M	\$826
2022	7	3,116	2.76M	\$886
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



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

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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