

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.

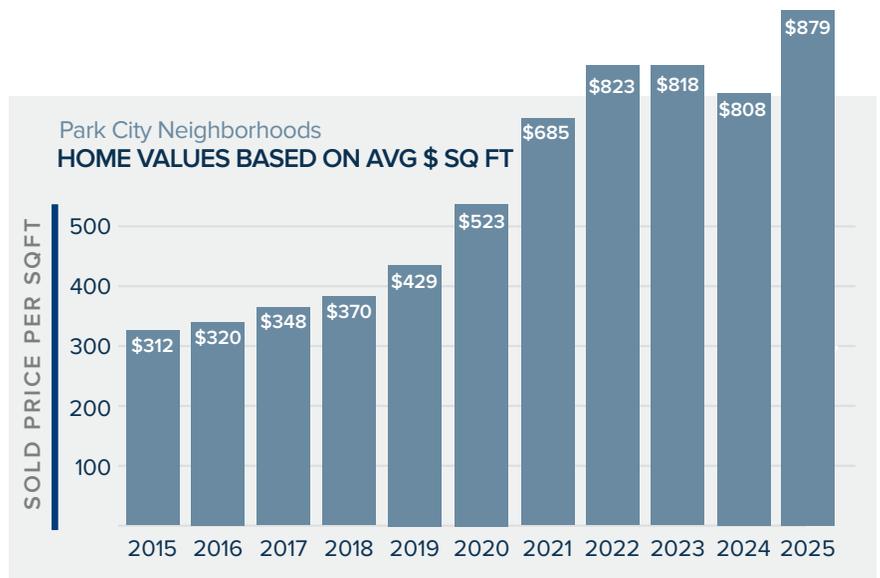
For the first 7 months of 2025 the # of sales per month averaged 36 homes sold, representing an average of more than a 6 month supply. During the last 5 months of the year there was an average of 51 homes sold per month, representing an average of just under a 5 month supply. Since about half of homes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

SILVER CREEK UPDATE

Silver Creek is Park City's largest horse property neighborhood. About 80% of the homes are on lots ranging in size from 2.5 acres to more than 10 acres. Most enjoy south exposure and large sweeping views of Park City's ski resorts. 18 homes sold in 2025 is about average and the average sold price was about same as 2024 and higher than all years previous to that. Five active listings at year-end represents a 3.3 month supply.



SILVER CREEK MARKET STATS

	# HOMES SOLD	AVG SQFT	AVG PRICE	AVG \$ PER SQFT
2025	18	4,606	3.18M	\$709
2024	15	4,397	3.27M	\$719
2023	9	3,403	2.26M	\$675
2022	11	4,253	2.83M	\$693
2021	27	4,362	2.79M	\$626
2020	30	4,644	1.94M	\$421
2019	13	4,022	1.22M	\$348
2018	27	4,108	1.34M	\$326
2017	22	3,817	964K	\$252
2016	13	3,706	1.15M	\$309
2015	22	4,099	1.09M	\$267



Tom Ward

REALTOR®
CERTIFIED RESIDENTIAL SPECIALIST

435.647.3727
tomward@winutah.com
pcneighborhoods.com



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	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	HOMES SOLD	HOMES FOR SALE	HOMES SOLD	HOMES FOR SALE	HOMES SOLD
	70	146	134	366	204	512
	MONTHS SUPPLY	5.7 MOS	MONTHS SUPPLY	4.4 MOS	MONTHS SUPPLY	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	
	2025	2024	2025	2024	2025	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