

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.

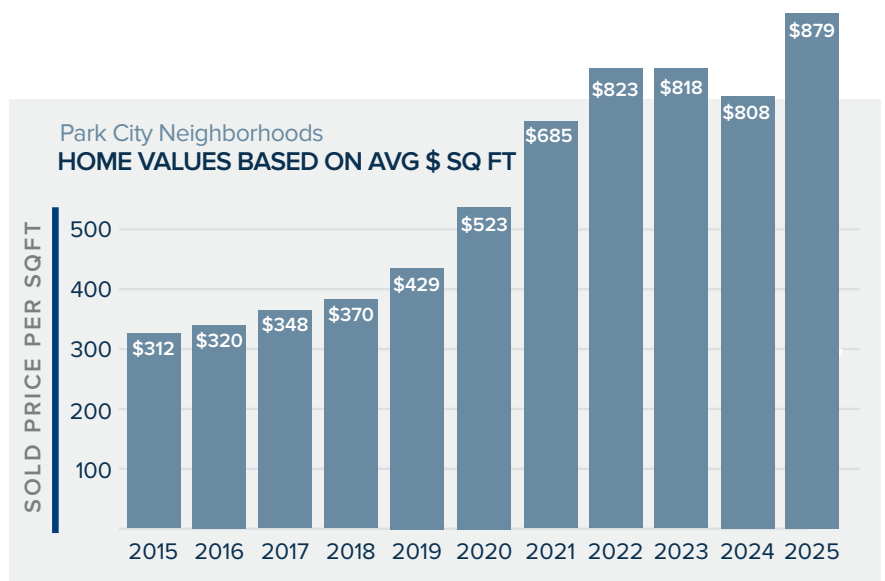
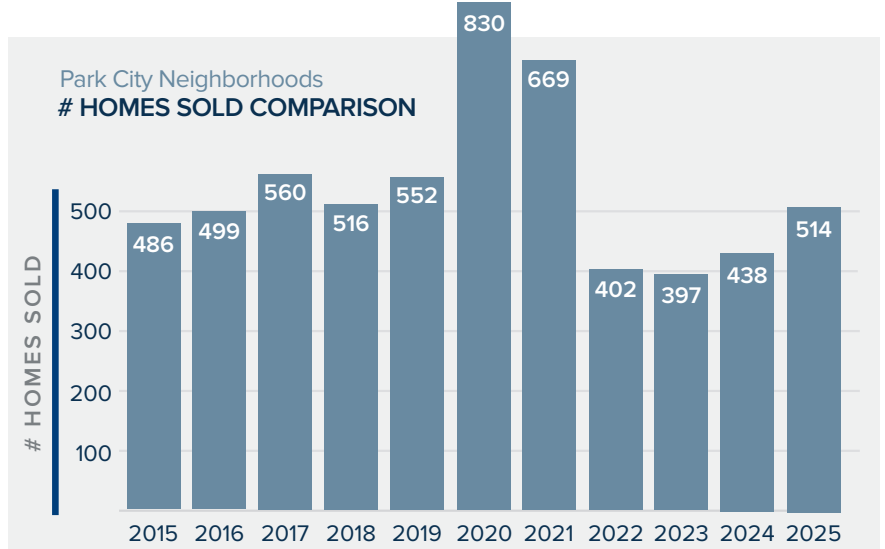
For the first 7 months of 2025 the # of sales per month averaged 36 homes sold, representing an average of more than a 6 month supply. During the last 5 months of the year there was an average of 51 homes sold per month, representing an average of just under a 5 month supply. Since about half of homes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

TRAILSIDE AREA UPDATE

Trailside Area encompasses six diverse neighborhoods offering a range of home sizes, architectural styles, and finish levels. Twenty homes sold in 2025 is higher than the average from the previous 3 years, yet lower than the average over the 6 years pre-pandemic. The average \$\$ per sq ft is about 5% higher than previous 3 years. Five active listings at year-end represents a 3 month supply.



TRAILSIDE AREA MARKET STATS

	# HOMES SOLD	AVG SQFT	AVG PRICE	AVG \$ PER SQFT
2025	20	3,678	2.16M	\$567
2024	14	3,642	1.93M	\$537
2023	18	3,898	2.16M	\$537
2022	19	3,794	1.98M	\$538
2021	35	4,041	1.63M	\$431
2020	34	3,542	1.17M	\$330
2019	27	3,416	1.02M	\$302
2018	34	3,554	1.08M	\$284
2017	46	3,446	866K	\$251
2016	34	3,739	982K	\$263
2015	42	3,169	849K	\$269



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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	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			
	INSIDE CITY LIMITS	OUTSIDE CITY LIMITS	ALL OF PARK CITY	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	
	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