

Park City Board of REALTORS®  
Serving Summit and Wasatch Counties

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## FOR IMMEDIATE RELEASE

**July, 2023** – The Park City real estate market continues its progressive return to a more normal market in the continuing aftermath of the Covid-19 pandemic.

The first reported case of Covid-19 was on January 20, 2020 with the first confirmed case coming six days later. Just 51 days later, on March 11, the World Health Organization declared a global pandemic and the real estate world went into a tailspin. Active listings fell from over 2,000 to only 600, with barely half of those being residential listings. In reaction to declining inventory, average residential sale prices climbed by 50% over the next two years.

In 2023, second quarter sales totals for single family homes in Summit and Wasatch counties were 13% higher than in first quarter, with unit sales climbing 22%. Sales prices are a different story. The median home sale price in the PCMLS primary market area dropped from \$1.66 million in Q1 to \$1.59 million, a decline of 4%.

The market volatility experienced during, and immediately following, the Covid crisis has abated considerably. The Park City real estate market is reflecting trends seen elsewhere in the country, as business returns to a more “normal” seasonal pattern.

- Listing inventory is rising – At the end of Q2-2022 only 858 residential properties were for sale. By Q2-23, that number rose to 1,030. That’s still short of the 1,100 active listings in pre-pandemic time (January 2020) but moving in the right direction.
- Prices are starting to level off – For the 12 months ending 6/30/22, the overall median sale price of all residential properties was 1.6 million. For the same period ending 6/30/23, that price was \$1.57 million, a drop of just 2%.
- Buyers are becoming more hesitant to make instant offers above the asking price and sellers are reacting by lowering those asking prices at a faster pace. In Q2-22, 519 active listings saw at least one price reduction. In Q2-23 that number rose to 608. Some listings reported multiple price adjustments.

Sale prices for single family homes in the primary market area of Summit and Wasatch Counties, as reported by the Park City Board of REALTORS® Multiple Listing Service for the 12-month period ending June 30, showed mixed results, with the average down 3.0% and median down 2.1%. For the year earlier, both increased 15% and 11% respectively.

The rate of sales (number of units sold) dropped 33% for single family homes and 43% for condominiums from the year prior. Sales declines across the region were attributed to continuing high mortgage interest rates and low available inventory, with the latter being the prime driver. Agents noted that the large majority of homeowners still carrying a mortgage financed their purchases at rates from one-third to one-half below the current prevailing market rates, making them extremely reluctant to sell if they have to finance a replacement home elsewhere.

Park City neighborhoods vary widely in price comparison and the Q2-year over year results continued that pattern.

For single family homes, all but two of the major areas that make up the greater Park City market showed drops in units sold through the 2<sup>nd</sup> quarter of 2023 versus 2022. The exceptions were in the Jordanelle area, where interest is growing in

anticipation of the Mayflower Mountain Resort project opening for the 2024-25 ski season. Sales in the Tuhaye area more than doubled over the previous year, on average prices just over \$3 million. The other boom happened in Silver Creek South, where the Silver Creek Village continued to be a beehive of activity. Sales units nearly quadrupled (from 12 to 47) on pricing that climbed from the high six-figures to about \$1.1 million.

Condo sales across the primary market range followed a pattern similar to single family homes. Total sales volume declined in all areas by 36%, primarily due to a lack of inventory to sell. Also, owners of those few properties who were willing to sell were holding out for much higher offer prices. Within the Park City limits, condo sales volume was down 24% but the median sale price rose 24% to \$1.7 million. In the Snyderville Basin, the average sale price only rose by 2% to \$1.2 million.

Comparing the 12 months ending June 30, 2023, to the same period ending in 2022:

- Residential inventory (single family and condo) year-to-date is showing signs of recovery after a lengthy period of declines. At the end of June 2022, there were just 858 residential listings for sale in the entire PCMLS coverage area. On June 30, 2023, that number had grown to 1,030.
- The market is cooling off after an overheated two-plus years of sales. PCMLS members signed 1,676 residential purchase contracts for the period ending 6/30/23, 33% fewer than the previous year (2,515).
- With New Listings running slightly higher than Pending contracts, inventory is being replaced faster than it is selling. For the 12 months ending 6/30/23, 2,790 listings were added to the system. For the same period only 1,676 were put under contract. That's 1,114 more listings added than contracts written.

## Single Family Homes

The number of units sold across the primary market area (Summit & Wasatch Counties) dropped 33% year over year, but increased 22% quarter over quarter. The short term gain probably indicates a trend of increasing sales that would show in the year-over-year totals in coming quarters. A 2 to 4% decline in the median sales price to \$1.5M contributed to the 35% drop in total sales volume. Through Q2-23, the \$1.85 Billion in total year-over-year sales volume was down from the Q2-22 Y-o-Y total of \$2.86 Billion.

Highlights of the single family home market:

- Within Park City limits, total unit sales were down 44% to 90 units. Sales volume declined 45% to \$389 million this year.
- The median price of a single family home within Park City limits fell 8% to \$3.4 million.
- In the popular Old Town area, unit sales were barely more than half of the previous year (42 to 24) as the median price climbed 20% to \$3.77 million.
- Snyderville Basin residences followed the prevailing market with sales volume (down 39%) on a modest gain in the overall median price up 3% to \$2.05 million.
- All but one Snyderville neighborhood (Silver Creek South) saw declines in units sold, with Jeremy Ranch dropping the most (55%) to just 17 units. Silver Creek South had the only gain with 47 homes sold, nearly four times as many as in the previous year, thanks to their price point as well as a large number of new construction units happening in Silver Creek Village. One-third of overall sales volume in the Basin was in Promontory (\$264 million).
- Silver Creek South also had the biggest price increase with the median rising 29% to \$1.1 million.
- Canyons Village held on to the top position with a median price of over \$9 million.
- Among the outlying areas, the Jordanelle area showed the greatest median price increase of 13%.

Despite fluctuations in the regional markets, single family sales activity in the primary market area was markedly down compared to the year prior, with sales volume 35% less, while prices were steady but mixed.

Single Family Y-o-Y Summary End of Q2 2023	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City	90	-44%	389,491,949	-45%	4,327,688	-1%	3,388,850	-8%
Snyderville Basin	250	-36%	718,051,937	-39%	2,872,207	-3%	2,050,000	3%
Jordanelle	122	10%	312,217,701	21%	2,559,161	10%	2,312,799	13%
Heber Valley	216	-35%	291,420,952	-39%	1,349,171	-6%	919,834	-14%
Kamas Valley	81	-40%	117,508,011	-39%	1,450,716	2%	1,200,000	2%
Total Primary Market Area*	799	-33%	1,854,835,452	-35%	2,321,446	-3.0%	1,567,080	-2.1%
Total Overall MLS Area	922	-33%	1,984,716,903	-35%	2,152,621	-3%	1,443,750	-1%

\* Primary Market totals include only Summit and Wasatch Counties.

## Condominiums

The condominium market across the entire Wasatch Back continued to report even more and larger median price increases than did the single family market. Every major area across the region reported increases of 10% or more, with the overall median increasing by 23%.

- The Condo market in the Old Town neighborhood paralleled the single family numbers, with unit sales and volume down, despite a gain in median price of 36%. The median price of a condominium sold in Old Town is now \$1.35 million.
- Price gains were evident in all neighborhoods, with Upper Deer Valley leading the gainers with a 151% median price increase to more than \$4.5 million.
- In the Snyderville area, outside of perennial volume leader Canyons Village, Pinebrook and Kimball Junction led in sales volume (\$33M and \$34M respectively).
- In Wasatch County, (areas where 10 or more sales are reported) Jordanelle Park showed the largest gains in sales volume over the prior year (up 48%) despite a decline in median price, down 17% to \$805,000.

Condominium Y-o-Y Summary End of Q2 2023	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City	244	-39%	563,350,237	-24%	2,308,812	24%	1,700,000	24%
Snyderville Basin	268	-56%	321,127,301	-55%	1,198,236	2%	910,000	-7%
Jordanelle	200	-27%	218,800,821	-19%	1,094,004	11%	1,014,899	10%
Heber Valley	28	-39%	18,620,500	-31%	665,017	14%	440,000	-8%
Kamas Valley	2	-50%	1,410,500	-36%	705,250	29%	705,250	23%
Total Primary Market Area*	742	-44%	1,123,309,360	-36%	1,513,894	15%	1,050,000	7%
Total Overall MLS Area	782	-43%	1,145,058,859	-36%	1,464,270	13%	1,000,000	4%

\* Primary Market totals include only Summit and Wasatch Counties.

## Vacant Land

After the explosive growth we saw in 2020 (up 158% in sales volume) and 2021 (up 73%) this past year land sales slowed with overall volume dropping 57% in the primary market area. Every major area showed drops in units sold. Total sales volume dropped in all areas except Wanship/Hoytsville where sales volume was up 68% on prices that nearly tripled from the year prior. The bulk of these sales were in the new Wohali development near Coalville, which featured multi-acre lots selling for more than \$1 million each.

- Jordanelle showed the most activity selling 274 lots this past year. The median sale price was \$700,000, up slightly from the year before.
- Overall land sales in Summit and Wasatch counties were down 48%, as supply decreased. But prices remained unchanged, having settled at a median of \$650,000.
- All the major areas of the market saw a drop in units sold. Snyderville and Heber Valley were hit the hardest, dropping by more than half from the previous year's total.
- Only 15 lots sold within the Park City limits, but that lack of available lots coupled with high demand, kept the median sale price for the few that did sell just below \$2 million.

Land Sales Y-o-Y Summary End of Q-2023	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City	11	-68%	29,554,000	-63%	2,686,727	16%	2,000,000	1%
Snyderville Basin	68	-60%	87,568,000	-63%	1,287,764	-8%	1,012,500	-8%
Jordanelle	179	-57%	204,230,855	-51%	1,140,954	16%	850,900	10%
Heber Valley	80	-57%	65,173,475	-48%	814,668	23%	465,678	-1%
Kamas Valley	45	-52%	18,867,900	-73%	419,286	-44%	335,000	-15%
Total Primary Market Area*	414	-57%	423,531,605	-55%	1,023,023	4%	683,125	-2%
Total Overall MLS Area	458	-55%	482,363,565	-52%	1,053,196	6%	677,950	-2%

\* Primary Market totals include only Summit and Wasatch Counties and are not totals for all areas.

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### Opinions and Observations

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What do Park City agents see coming in the next few months? Here are a few observations about the important market results that point the way, coming from those with their fingers on the pulse of the market.

- Price fluctuations vary widely from neighborhood to neighborhood. In some areas, the median sale price is down as much as 25%, but in an adjoining neighborhood they may be up 20% or more. Buyers should not interpret broad market trends as applicable to a particular neighborhood in which they are interested.
- While supply and demand always come into play in real estate, the broader fears of inflation and recession coupled with higher mortgage interest rates are affecting the market and will continue to do so in the near term.
- The local market traditionally picks up pace during July through September. We expect this year to be similar.
- Homes in the \$2 to \$3 million range are not selling as well as they have in the past, which we attribute to high interest rates. Under \$1 million we are seeing more first-time buyers and 1031 exchanges.
- Inventory has improved significantly but remains 1/3rd less than pre-pandemic levels primarily because of the high interest rates. Owners with an older mortgage at 3% or less can't sell unless they can pay cash for a replacement home.
- On the other hand, the mortgage you get today at 7% can be refinanced in a year or two when the rates drop back down to more "normal" levels. So, you won't be paying that high rate forever.
- Prices are still rising but at a much slower rate than they have been in the past two years.
- The Park City market has been and will continue to be highly segmented, with each neighborhood having unique values and unique pricing trends. Even within one neighborhood, prices may vary widely based on many factors. Hyper-local knowledge is becoming more important to the buying (and selling) process.
- Shadow inventory has long been a factor in housing. Now we are seeing shadow buyers – people who come to the area and rent while they evaluate the market and decide what and where they want to buy. Then when a new listing comes to market that matches their wish list, they are quick to snap it up. That is why we are seeing high end listing go under contract in just a few days.

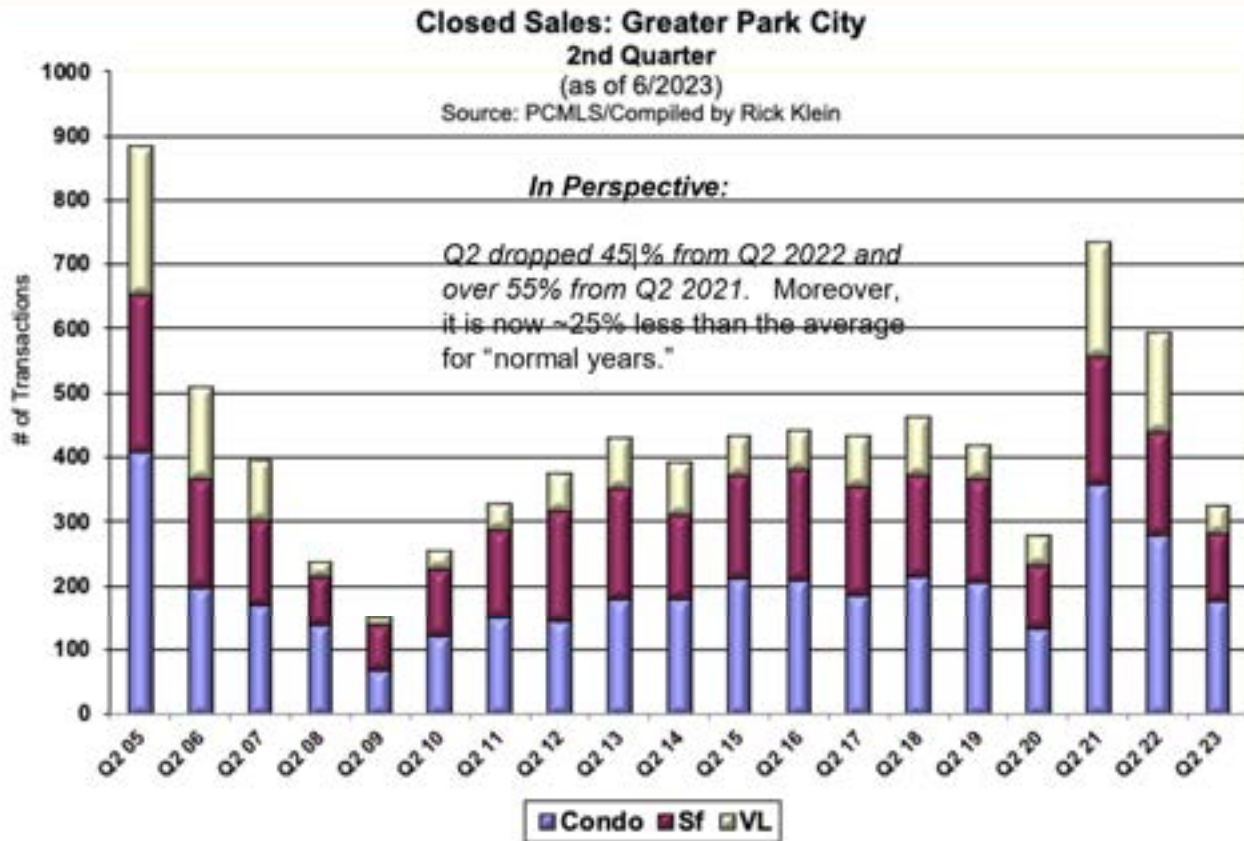
Comparing Market Segments year over year:

	Thru Q2-2022		Thru Q2-2023		Changes Year over Year	
	Units	Volume	Units	Volume	Units	Volume
SFH	1,382	3,076,414,472	922	1,984,716,903	-33%	-35%
Condo	1,375	1,778,422,817	782	1,145,058,859	-43%	-36%
Land	1,010	1,002,030,518	458	482,363,565	-55%	-52%
<b>TOTAL</b>	<b>3,767</b>	<b>5,856,867,807</b>	<b>2,162</b>	<b>3,612,139,327</b>	<b>-43%</b>	<b>-38%</b>
Res Combo	2,757	4,854,837,289	1,704	3,129,775,762	-38%	-36%

Despite all the red numbers (declines) in unit and volume of the most recent 12 months compared to previous periods, if we look at second quarter numbers compared to prior years, the report is very optimistic. Although total sales in Q2-23 are markedly below the same quarter in either 2021 or 2022, they are only 25% lower than the average of the “normal” period from 2013 to 2019. (Charts and observations courtesy of Rick Klein.)

## Demand: Existing Sales

Rick J. Klein  
801 558 5626



The Park City market continues to appreciate as sale prices continue what seems like a relentless climb ever higher. How long can that last?

Looking at combined sales, the chart at the right shows the steady rise in prices since the market downturn from 2008 to 2011. The increase from 2021 to 2023 was about 22%, slightly higher than our historic norm of 6.8% annual growth. In the most recent 12 months, the increases have been barely one-third of that rate, 7.9%. This is much closer to our usual or “normal” rate of appreciation. Real estate in the Wasatch Back looks like a very strong investment over the long run with no signs of slowing down.





What are the key take-aways from this quarter's numbers?

- Demand is slowing. Pended sales for Q2 are down 30% from Q2 2022 but down only slightly from Q2-2020, indicating a trend toward more "normal" sales rates.
- Inventory has improved significantly but remains one-third less than average pre-pandemic levels.
- In Park City, price gains are just starting to decelerate and remain 14% higher than a year ago.
- The effects of the pandemic seem to be behind us. We are seeing a new normal, with the market settling into a stable, predictable period of steady growth.

Market Overview Comparison Report - Q-o-Q & Y-o-Y Thru 6/30/23								
Park City MLS Primary Service Areas - Summit & Wasatch Counties (Only)								
SINGLE FAMILY	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Q1-2023	152		392,122,876		2,579,756		1,658,250	
Q2-2023	186	22%	443,487,261	13%	2,384,340	-8%	1,592,500	-4%
7/1/21-6/30/22	1,195		2,859,325,270		2,392,741		1,600,000	
7/1/22-6/30/23	799	-33%	1,854,835,452	-35%	2,321,446	-3%	1,567,080	-2%
CONDOMINIUM	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Q1-2023	165		252,397,016		1,529,679		1,050,000	
Q2-2023	187	13%	334,184,742	32%	1,787,084	17%	1,148,300	9%
7/1/21-6/30/22	1,329		1,750,288,396		1,316,997		977,000	
7/1/22-6/30/23	742	-44%	1,123,309,360	-36%	1,513,894	15%	1,050,000	7%
LAND	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Q1-2023	83		93,944,975		1,131,867		825,000	
Q2-2023	85	2%	97,485,905	4%	1,146,893	1%	750,000	-9%
7/1/21-6/30/22	955		942,963,068		987,396		695,000	
7/1/22-6/30/23	414	-57%	423,531,605	-55%	1,023,023	4%	683,125	-2%
ALL TYPES	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Q1-2023	400		738,464,867		1,846,162		1,208,000	
Q2-2023	458	15%	875,157,908	19%	1,910,825	4%	1,200,000	-1%
7/1/21-6/30/22	3,479		5,552,576,734		1,596,027		1,057,500	
7/1/22-6/30/23	1,955	-44%	3,401,676,417	-39%	1,739,988	9%	1,150,000	9%

*Real estate in the Wasatch back consists of highly segmented markets with nuances that vary significantly from one neighborhood to another and one house to another. Comparisons are hard to read on paper due to the unique features of individual properties, such as amenities, condition, style, location, age, view, and inventory. Buyers and Sellers are advised to contact a local Park City Board of REALTORS® Professional for the most accurate, detailed, and current information.*



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## **Park City Multiple Listing Service, Inc.**

Market Analysis – Second Quarter 2023



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### *About these numbers*

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As we all know, the easiest way to reinforce a misconception is with statistics. As you review the data in this report, it is important to understand that the numbers often do not tell the entire story. Following is good advice and guidance as you try to make sense of the market numbers reported in this digest.

- Know the difference between average (mean) and median. The median is the “middle” item in a group of similar items. Significant outliers (prices) will not affect the median as much as they will affect the average (more on this below).
- Stats from Areas with small sample sizes should be treated with caution. To use an extreme example, stating that Prospector land sales doubled without noting there was only **one sale** the year before is misleading.
- Larger increases in averages accompanied by a smaller increase in median shows that there were a few higher than normal sales that greatly affected the average, but not the median. (Example: Heber East Single-family homes where the average went up 61% but the median only 38%).
- Likewise, larger *decreases* in averages accompanied by smaller *decreases* in median shows that there were a few *lower than normal* sales in that Area.
- A large increase in median with a similar increase in average should indicate a uniform rise in prices in that Area without a significant outlier. (Example: Glenwild home sales)
- Note that lower Qty or Sales Volume could indicate these increases are driven by lack of inventory.
- Note that higher Qty or Sales Volume could indicate these increases are driven by demand.
- If Qty Sold is down, but median sales price (overall strength of respective Area) is up, there is a lack of inventory in this Area, not a weakness of sales (qty). (Example: Heber and Midway).
- Increases in all 4 stat columns (Qty, Volume, average, median) indicates a strong market for that Area. When you have more sales (qty), higher volume and increased average and median, that’s market strength.

Obviously, all columns should be evaluated, and common sense applied. Each area has a different combination of stats and tells a unique story.

Overall, how did the local market fare? Here is our take on two ways of looking at the market:

**For each area, the first two lines (white) compare the results of 2<sup>nd</sup> Quarter 2023 to 1<sup>st</sup> Quarter 2023.**

**The two lines in Blue compare the total year-long results on a rolling year-over-year basis for the period ending June 30, 2023. (Note: only areas with 10 or more sales are considered in the reporting.)**

# PCMLS Annual Sales Statistics - Period ending June 30, 2023

Single Family Homes

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SINGLE FAMILY HOMES	Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023							
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Park City Limits								
01 - Old Town								
Q1-2023	3		10,291,091		3,430,363		3,215,000	
Q2-2023	9	200%	32,742,500	218%	3,638,055	6%	3,500,000	9%
7/1/21-6/30/22	42		144,311,128		3,435,979		3,150,000	
7/1/22-6/30/23	24	-43%	100,137,337	-31%	4,172,389	21%	3,775,000	20%
02 - Thaynes Canyon								
Q1-2023	0		0		0		0	
Q2-2023	2		10,175,000		5,087,500		5,087,500	
7/1/21-6/30/22	16		79,140,000		4,946,250		4,437,500	
7/1/22-6/30/23	9	-44%	36,318,512	-54%	4,035,390	-18%	3,175,000	-28%
03 - Lower Deer Valley Resort								
Q1-2023	1		4,300,000		4,300,000		4,300,000	
Q2-2023	2	100%	7,840,000	82%	3,920,000	-9%	3,920,000	-9%
7/1/21-6/30/22	14		58,249,000		4,160,642		3,725,000	
7/1/22-6/30/23	4	-71%	15,290,000	-74%	3,822,500	-8%	3,787,500	2%
04 - Deer Crest								
Q1-2023	0		0		0		0	
Q2-2023	1		10,812,000		10,812,000		10,812,000	
7/1/21-6/30/22	4		37,088,384		9,272,096		7,370,442	
7/1/22-6/30/23	1	-75%	10,812,000	-71%	10,812,000	17%	10,812,000	47%
05 - Upper Deer Valley Resort								
Q1-2023	2		14,295,000		7,147,500		7,147,500	
Q2-2023	2	0%	20,500,000	43%	10,250,000	43%	10,250,000	43%
7/1/21-6/30/22	15		98,201,355		6,546,757		6,400,000	
7/1/22-6/30/23	11	-27%	96,045,000	-2%	8,731,363	33%	7,370,000	15%
06 - Empire Pass								
Q1-2023	1		7,425,000		7,425,000		7,425,000	
Q2-2023	1	0%	9,250,000	25%	9,250,000	25%	9,250,000	25%
7/1/21-6/30/22	5		52,700,000		10,540,000		8,400,000	
7/1/22-6/30/23	3	-40%	24,575,000	-53%	8,191,666	-22%	7,900,000	-6%
07 - Aerie								
Q1-2023	0		0		0		0	
Q2-2023	1		2,825,000		2,825,000		2,825,000	
7/1/21-6/30/22	7		29,774,000		4,253,428		3,540,000	
7/1/22-6/30/23	3	-57%	10,755,000	-64%	3,585,000	-16%	3,580,000	1%
08 - Prospector								
Q1-2023	1		2,700,000		2,700,000		2,700,000	
Q2-2023	5	400%	9,547,400	254%	1,909,480	-29%	2,000,000	-26%
7/1/21-6/30/22	12		31,500,000		2,625,000		2,612,500	
7/1/22-6/30/23	13	8%	25,996,400	-17%	1,999,723	-24%	2,000,000	-23%
09 - Park Meadows								
Q1-2023	3		10,225,000		3,408,333		4,000,000	
Q2-2023	7	133%	21,560,000	111%	3,080,000	-10%	3,050,000	-24%
7/1/21-6/30/22	47		175,877,247		3,742,069		3,225,000	
7/1/22-6/30/23	22	-53%	69,562,700	-60%	3,161,940	-16%	3,237,500	0%
Park City Limits	SUMMARY of all areas							
Q1-2023	11		49,236,091		4,476,008		4,126,091	
Q2-2023	30	173%	125,251,900	154%	4,175,063	-7%	3,262,500	-21%
7/1/21-6/30/22	162		706,841,114		4,363,216		3,700,000	
7/1/22-6/30/23	90	-44%	389,491,949	-45%	4,327,688	-1%	3,388,850	-8%



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# PCMLS Annual Sales Statistics - Period ending June 30, 2023

Single Family Homes

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SINGLE FAMILY HOMES	Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023							
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Snyderville Basin								
10 - Canyons Village								
Q1-2023	5		43,834,200		8,766,840		10,400,000	
Q2-2023	3	-40%	22,250,000	-49%	7,416,666	-15%	7,750,000	-25%
7/1/21-6/30/22	14		162,277,891		11,591,277		9,825,000	
7/1/22-6/30/23	10	-29%	93,103,918	-43%	9,310,391	-20%	9,200,000	-6%
11 - Sun Peak/Bear Hollow								
Q1-2023	4		9,039,100		2,259,775		1,482,800	
Q2-2023	1	-75%	1,758,750	-81%	1,758,750	-22%	1,758,750	19%
7/1/21-6/30/22	10		16,631,400		1,663,140		1,373,750	
7/1/22-6/30/23	7	-30%	16,397,850	-1%	2,342,550	41%	1,490,600	9%
12 - Silver Springs Area								
Q1-2023	3		9,185,000		3,061,666		2,475,000	
Q2-2023	4	33%	8,335,000	-9%	2,083,750	-32%	1,867,500	-25%
7/1/21-6/30/22	40		89,936,550		2,248,413		2,256,500	
7/1/22-6/30/23	20	-50%	50,764,100	-44%	2,538,205	13%	2,025,000	-10%
13 - Old Ranch Road	No Data to Report							
7/1/21-6/30/22	11		67,275,000		6,115,909		6,475,000	
7/1/22-6/30/23	0	-100%	0	-100%	0	-100%	0	-100%
14 - Kimball								
Q1-2023	2		2,016,500		1,008,250		1,008,250	
Q2-2023	3	50%	3,666,000	82%	1,222,000	21%	1,315,000	30%
7/1/21-6/30/22	13		15,540,388		1,195,414		1,150,000	
7/1/22-6/30/23	8	-38%	9,467,500	-39%	1,183,437	-1%	1,048,250	-9%
15 - Pinebrook								
Q1-2023	5		10,085,000		2,017,000		1,840,000	
Q2-2023	2	-60%	2,985,000	-70%	1,492,500	-26%	1,492,500	-19%
7/1/21-6/30/22	36		66,192,450		1,838,679		1,735,000	
7/1/22-6/30/23	21	-42%	41,722,393	-37%	1,986,780	8%	1,840,000	6%
16 - Summit Park								
Q1-2023	3		5,535,963		1,845,321		1,075,900	
Q2-2023	2	-33%	3,371,182	-39%	1,685,591	-9%	1,685,591	57%
7/1/21-6/30/22	43		52,107,400		1,211,800		1,155,000	
7/1/22-6/30/23	12	-72%	17,459,645	-66%	1,454,970	20%	1,202,500	4%
17 - Jeremy Ranch								
Q1-2023	1		1,540,000		1,540,000		1,540,000	
Q2-2023	5	400%	8,724,750	467%	1,744,950	13%	1,651,750	7%
7/1/21-6/30/22	38		83,580,835		2,199,495		1,900,000	
7/1/22-6/30/23	17	-55%	47,524,750	-43%	2,795,573	27%	2,300,000	21%
18 - Glenwild								
Q1-2023	4		20,150,000		5,037,500		6,100,000	
Q2-2023	2	-50%	14,365,825	-29%	7,182,912	43%	7,182,913	18%
7/1/21-6/30/22	19		95,829,920		5,043,680		5,150,000	
7/1/22-6/30/23	12	-37%	66,606,471	-30%	5,550,539	10%	6,200,000	20%
19 - Silver Creek Estates								
Q1-2023	4		9,350,000		2,337,500		2,175,000	
Q2-2023	2	-50%	4,750,000	-49%	2,375,000	2%	2,375,000	9%
7/1/21-6/30/22	20		73,575,500		3,678,775		2,875,000	
7/1/22-6/30/23	11	-45%	28,455,000	-61%	2,586,818	-30%	2,275,000	-21%



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SINGLE FAMILY HOMES Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
<b>20 - Trailside Park Area</b>								
Q1-2023	3		4,166,500		1,388,833		1,350,000	
Q2-2023	4	33%	12,200,000	193%	3,050,000	120%	2,925,000	117%
7/1/21-6/30/22	29		43,304,750		1,493,267		1,350,000	
7/1/22-6/30/23	14	-52%	30,991,950	-28%	2,213,710	48%	1,482,500	10%
<b>21 - Silver Creek South</b>								
Q1-2023	12		13,986,938		1,165,578		1,115,199	
Q2-2023	9	-25%	9,962,444	-29%	1,106,938	-5%	1,058,944	-5%
7/1/21-6/30/22	12		11,136,292		928,024		852,368	
7/1/22-6/30/23	47	292%	51,926,715	366%	1,104,823	19%	1,099,990	29%
<b>22 - Promontory</b>								
Q1-2023	13		54,551,668		4,196,282		3,800,000	
Q2-2023	14	8%	58,648,926	8%	4,189,209	-0%	3,863,856	2%
7/1/21-6/30/22	108		390,489,845		3,615,646		3,254,086	
7/1/22-6/30/23	71	-34%	263,631,643	-32%	3,713,121	3%	3,351,474	3%
<b>23 - Quinn's Junction</b>								
<b>No Data to Report</b>								
<b>Snyderville Basin</b>								
<b>SUMMARY of all areas</b>								
Q1-2023	59		183,440,869		3,109,167		2,060,000	
Q2-2023	51	-14%	151,017,878	-18%	2,961,134	-5%	1,900,000	-8%
7/1/21-6/30/22	393		1,167,878,223		2,971,700		2,000,000	
7/1/22-6/30/23	250	-36%	718,051,937	-39%	2,872,207	-3%	2,050,000	3%



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SINGLE FAMILY HOMES		Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023						
		Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median
Jordanelle								
24 - Jordanelle Park								
Q1-2023	3		8,757,884		2,919,294		2,700,000	
Q2-2023	2	-33%	5,886,525	-33%	2,943,262	1%	2,943,262	9%
7/1/21-6/30/22	10		19,295,579		1,929,557		1,856,604	
7/1/22-6/30/23	6	-40%	16,544,409	-14%	2,757,401	43%	2,765,385	49%
25 - Deer Mountain								
Q1-2023	3		7,805,000		2,601,666		2,105,000	
Q2-2023	4	33%	8,580,000	10%	2,145,000	-18%	1,767,500	-16%
7/1/21-6/30/22	17		43,085,080		2,534,416		2,350,000	
7/1/22-6/30/23	14	-18%	38,394,500	-11%	2,742,464	8%	2,297,250	-2%
26 - Tuhaye								
Q1-2023	7		26,020,706		3,717,243		3,150,000	
Q2-2023	6	-14%	20,414,914	-22%	3,402,485	-8%	3,074,738	-2%
7/1/21-6/30/22	16		51,139,614		3,196,225		2,842,000	
7/1/22-6/30/23	34	113%	112,143,602	119%	3,298,341	3%	3,020,150	6%
27 - South Jordanelle								
Q1-2023	4		16,963,723		4,240,930		3,925,000	
Q2-2023	7	75%	29,887,747	76%	4,269,678	1%	3,974,597	1%
7/1/21-6/30/22	57		117,181,359		2,055,813		1,117,320	
7/1/22-6/30/23	55	-4%	122,248,213	4%	2,222,694	8%	1,545,000	38%
28 - Mayflower Mountain		No Data to Report						
29 - Hideout								
Q1-2023	2		3,772,911		1,886,455		1,886,456	
Q2-2023	3	50%	4,600,187	22%	1,533,395	-19%	1,551,787	-18%
7/1/21-6/30/22	11		27,174,244		2,470,385		2,500,000	
7/1/22-6/30/23	13	18%	22,886,977	-16%	1,760,536	-29%	1,572,911	-37%
Jordanelle		SUMMARY of all areas						
Q1-2023	19		63,320,224		3,332,643		3,066,591	
Q2-2023	22	16%	69,369,373	10%	3,153,153	-5%	3,000,378	-2%
7/1/21-6/30/22	111		257,875,877		2,323,206		2,049,000	
7/1/22-6/30/23	122	10%	312,217,701	21%	2,559,161	10%	2,312,799	13%



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SINGLE FAMILY HOMES								
Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
<b>Heber Valley</b>								
<b>30 - Midway</b>								
Q1-2023	11		11,868,695		1,078,972		1,065,000	
Q2-2023	14	27%	20,100,258	69%	1,435,732	33%	1,239,409	16%
7/1/21-6/30/22	99		127,452,755		1,287,401		1,140,500	
7/1/22-6/30/23	59	-40%	69,650,828	-45%	1,180,522	-8%	1,129,920	-1%
<b>31 - North Fields</b>								
<b>32 - Heber North</b>								
Q1-2023	0		0		0		0	
Q2-2023	3		3,040,000		1,013,333		730,000	
7/1/21-6/30/22	16		22,170,171		1,385,635		1,242,000	
7/1/22-6/30/23	6	-63%	5,300,800	-76%	883,466	-36%	764,500	-38%
<b>33 - Red Ledges</b>								
Q1-2023	5		16,975,073		3,395,014		3,347,433	
Q2-2023	7	40%	22,204,840	31%	3,172,120	-7%	3,325,000	-1%
7/1/21-6/30/22	48		134,916,916		2,810,769		2,784,500	
7/1/22-6/30/23	23	-52%	80,457,413	-40%	3,498,148	24%	2,620,000	-6%
<b>35 - South Fields</b>								
Q1-2023	2		1,337,000		668,500		668,500	
Q2-2023	0	-100%	0	-100%	0	-100%	0	-100%
7/1/21-6/30/22	4		3,007,182		751,795		758,591	
7/1/22-6/30/23	2	-50%	1,337,000	-56%	668,500	-11%	668,500	-12%
<b>36 - Heber</b>								
Q1-2023	12		10,584,202		882,016		807,750	
Q2-2023	23	92%	16,462,035	56%	715,740	-19%	655,000	-19%
7/1/21-6/30/22	102		80,806,102		792,216		754,500	
7/1/22-6/30/23	81	-21%	68,234,361	-16%	842,399	6%	750,000	-1%
<b>37 - Heber East</b>								
Q1-2023	1		2,590,000		2,590,000		2,590,000	
Q2-2023	5	400%	5,592,550	116%	1,118,510	-57%	1,125,000	-57%
7/1/21-6/30/22	36		52,315,019		1,453,194		1,387,500	
7/1/22-6/30/23	17	-53%	26,867,550	-49%	1,580,444	9%	1,200,000	-14%
<b>38 - Timber Lakes</b>								
Q1-2023	4		3,530,000		882,500		767,500	
Q2-2023	5	25%	4,285,500	21%	857,100	-3%	799,000	4%
7/1/21-6/30/22	14		19,910,085		1,422,148		914,742	
7/1/22-6/30/23	22	57%	17,014,000	-15%	773,363	-46%	696,750	-24%
<b>40 - Independence</b>								
<b>41 - Daniel</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	5		6,137,500		1,227,500		700,000	
7/1/22-6/30/23	2	-60%	1,747,000	-72%	873,500	-29%	873,500	25%
<b>42 - Charleston</b>								
Q1-2023	1		16,000,000		16,000,000		16,000,000	
Q2-2023	0	-100%	0	-100%	0	-100%	0	-100%
7/1/21-6/30/22	6		26,821,500		4,470,250		2,745,000	
7/1/22-6/30/23	2	-67%	16,997,000	-37%	8,498,500	90%	8,498,500	210%
<b>43 - Wallsburg</b>								
<b>45 - Strawberry</b>								
<b>46 - Sundance &amp; Provo Canyon</b>								
Q1-2023	1		3,300,000		3,300,000		3,300,000	
Q2-2023	0	-100%	0	-100%	0	-100%	0	-100%
7/1/21-6/30/22	1		1,300,000		1,300,000		1,300,000	
7/1/22-6/30/23	1	0%	3,300,000	154%	3,300,000	154%	3,300,000	154%
<b>47 - North Village</b>								
<b>Heber Valley SUMMARY of all areas</b>								
Q1-2023	37		66,184,970		1,788,782		1,006,000	
Q2-2023	57	54%	71,685,183	8%	1,257,634	-30%	945,000	-6%
7/1/21-6/30/22	331		474,837,231		1,434,553		1,064,000	
7/1/22-6/30/23	216	-35%	291,420,952	-39%	1,349,171	-6%	919,834	-14%



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SINGLE FAMILY HOMES Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023									
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg	
<b>Kamas Valley</b>									
<b>50 - Woodland and Francis</b>									
Q1-2023	7		6,706,368		958,052		944,900		
Q2-2023	4	-43%	3,786,800	-44%	946,700	-1%	949,650	1%	
7/1/21-6/30/22	45		76,698,993		1,704,422		1,250,000		
7/1/22-6/30/23	28	-38%	42,221,768	-45%	1,507,920	-12%	989,650	-21%	
<b>51 - Kamas &amp; Marion</b>									
Q1-2023	9		16,844,703		1,871,633		1,567,080		
Q2-2023	8	-11%	11,219,876	-33%	1,402,484	-25%	1,538,872	-2%	
7/1/21-6/30/22	54		74,895,982		1,386,962		1,265,503		
7/1/22-6/30/23	38	-30%	58,485,743	-22%	1,539,098	11%	1,453,717	15%	
<b>52 - Oakley &amp; Weber Canyon</b>									
Q1-2023	3		3,907,500		1,302,500		1,437,500		
Q2-2023	3	0%	2,678,500	-31%	892,833	-31%	998,000	-31%	
7/1/21-6/30/22	33		38,327,500		1,161,439		694,000		
7/1/22-6/30/23	13	-61%	15,075,500	-61%	1,159,653	-0%	998,000	44%	
<b>53 - Peoa and Browns Canyon</b>									
Q1-2023	0		0		0		0		
Q2-2023	1		925,000		925,000		925,000		
7/1/21-6/30/22	3		1,991,300		663,766		630,000		
7/1/22-6/30/23	2	-33%	1,725,000	-13%	862,500	30%	862,500	37%	
<b>Kamas Valley SUMMARY of all areas</b>									
Q1-2023	19		27,458,571		1,445,187		1,425,562		
Q2-2023	16	-16%	18,610,176	-32%	1,163,136	-20%	1,099,650	-23%	
7/1/21-6/30/22	135		191,913,775		1,421,583		1,177,284		
7/1/22-6/30/23	81	-40%	117,508,011	-39%	1,450,716	2%	1,200,000	2%	
<b>OTHER AREAS</b>									
<b>54 - Wanship, Hoytsville, Coalville, Rockport</b>									
Q1-2023	8		5,782,150		722,768		750,000		
Q2-2023	9	13%	7,177,750	24%	797,527	10%	767,000	2%	
7/1/21-6/30/22	58		53,695,399		925,782		769,000		
7/1/22-6/30/23	36	-38%	27,067,900	-50%	751,886	-19%	685,625	-11%	
<b>56 - Morgan County, Henefer &amp; Echo</b>									
Q1-2023	1		1,200,000		1,200,000		1,200,000		
Q2-2023	0	-100%	0	-100%	0	-100%	0	-100%	
7/1/21-6/30/22	4		4,095,000		1,023,750		985,000		
7/1/22-6/30/23	7	75%	5,154,500	26%	736,357	-28%	535,000	-46%	
<b>57 - Huntsville/Snowbasin/Eden/Liberty</b>									
Q1-2023	4		4,485,000		1,121,250		1,114,000		
Q2-2023	2	-50%	1,685,250	-62%	842,625	-25%	842,625	-24%	
7/1/21-6/30/22	9		26,431,500		2,936,833		1,800,000		
7/1/22-6/30/23	9	0%	15,995,250	-39%	1,777,250	-39%	1,375,000	-24%	
<b>58 - Wasatch Front (Ogden, Salt Lake City)</b>									
Q1-2023	15		14,357,500		957,166		700,000		
Q2-2023	19	27%	16,343,000	14%	860,157	-10%	702,000	0%	
7/1/21-6/30/22	112		128,705,285		1,149,154		810,000		
7/1/22-6/30/23	72	-36%	68,343,200	-47%	949,211	-17%	727,500	-10%	
<b>59 - Other Utah</b>									
Q1-2023	11		8,294,000		754,000		570,000		
Q2-2023	11	0%	8,637,500	4%	785,227	4%	590,000	4%	
7/1/21-6/30/22	60		52,932,415		882,206		625,000		
7/1/22-6/30/23	35	-42%	33,162,500	-37%	947,500	7%	650,000	4%	



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SINGLE FAMILY HOMES Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
SINGLE FAMILY SUMMARY OVERALL ALL MLS OVERALL ALL MLS OVERALL ALL MLS								
Q1-2023	185		424,174,376		2,292,834		1,437,500	
Q2-2023	217	17%	469,778,011	11%	2,164,876	-6%	1,452,434	1%
7/1/21-6/30/22	1,382		3,076,414,472		2,226,060		1,452,232	
7/1/22-6/30/23	922	-33%	1,984,716,903	-35%	2,152,621	-3%	1,443,750	-1%
Park City Limits SUMMARY								
Q1-2023	11		49,236,091		4,476,008		4,126,091	
Q2-2023	30	173%	125,251,900	154%	4,175,063	-7%	3,262,500	-21%
7/1/21-6/30/22	162		706,841,114		4,363,216		3,700,000	
7/1/22-6/30/23	90	-44%	389,491,949	-45%	4,327,688	-1%	3,388,850	-8%
Snyderville Basin SUMMARY								
Q1-2023	59		183,440,869		3,109,167		2,060,000	
Q2-2023	51	-14%	151,017,878	-18%	2,961,134	-5%	1,900,000	-8%
7/1/21-6/30/22	393		1,167,878,223		2,971,700		2,000,000	
7/1/22-6/30/23	250	-36%	718,051,937	-39%	2,872,207	-3%	2,050,000	3%
Jordanelle SUMMARY								
Q1-2023	19		63,320,224		3,332,643		3,066,591	
Q2-2023	22	16%	69,369,373	10%	3,153,153	-5%	3,000,378	-2%
7/1/21-6/30/22	111		257,875,877		2,323,206		2,049,000	
7/1/22-6/30/23	122	10%	312,217,701	21%	2,559,161	10%	2,312,799	13%
Heber Valley SUMMARY								
Q1-2023	37		66,184,970		1,788,782		1,006,000	
Q2-2023	57	54%	71,685,183	8%	1,257,634	-30%	945,000	-6%
7/1/21-6/30/22	331		474,837,231		1,434,553		1,064,000	
7/1/22-6/30/23	216	-35%	291,420,952	-39%	1,349,171	-6%	919,834	-14%
Kamas Valley SUMMARY								
Q1-2023	19		27,458,571		1,445,187		1,425,562	
Q2-2023	16	-16%	18,610,176	-32%	1,163,136	-20%	1,099,650	-23%
7/1/21-6/30/22	135		191,913,775		1,421,583		1,177,284	
7/1/22-6/30/23	81	-40%	117,508,011	-39%	1,450,716	2%	1,200,000	2%



# PCMLS Annual Sales Statistics - Period ending June 30, 2023

Single Family Homes

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SINGLE FAMILY HOMES Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
SINGLE FAMILY SUMMARY PCMLS Primary Service Area Only (Summit & Wasatch Counties)								
Q1-2023	152		392,122,876		2,579,756		1,658,250	
Q2-2023	186	22%	443,487,261	13%	2,384,340	-8%	1,592,500	-4%
7/1/21-6/30/22	1,195		2,859,325,270		2,392,741		1,600,000	
7/1/22-6/30/23	799	-33%	1,854,835,452	-35%	2,321,446	-3%	1,567,080	-2%
SINGLE FAMILY SUMMARY (QoQ)								
	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City	30	173%	125,251,900	154%	4,175,063	-7%	3,262,500	-21%
Snyderville Basin	51	-14%	151,017,878	-18%	2,961,134	-5%	1,900,000	-8%
Jordanella	22	16%	69,369,373	10%	3,153,153	-5%	3,000,378	-2%
Heber Valley	57	54%	71,685,183	8%	1,257,634	-30%	945,000	-6%
Kamas Valley	16	-16%	18,610,176	-32%	1,163,136	-20%	1,099,650	-23%
Total Primary Market Area	186	22%	443,487,261	13%	2,384,340	-8%	1,592,500	-4%
Total Overall MLS Area	217	17%	469,778,011	11%	2,164,876	-6%	1,452,434	1%
SINGLE FAMILY SUMMARY (YoY)								
	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City	90	-44%	389,491,949	-45%	4,327,688	-1%	3,388,850	-8%
Snyderville Basin	250	-36%	718,051,937	-39%	2,872,207	-3%	2,050,000	3%
Jordanella	122	10%	312,217,701	21%	2,559,161	10%	2,312,799	13%
Heber Valley	216	-35%	291,420,952	-39%	1,349,171	-6%	919,834	-14%
Kamas Valley	81	-40%	117,508,011	-39%	1,450,716	2%	1,200,000	2%
Total Primary Market Area	799	-33%	1,854,835,452	-35%	2,321,446	-3%	1,567,080	-2%
Total Overall MLS Area	922	-33%	1,984,716,903	-35%	2,152,621	-3%	1,443,750	-1%
SINGLE FAMILY SUMMARY (Qtr over Qtr)								
			Q1-2023		Q2-2023		Changes Qtr over Qtr	
			Units	Volume	Units	Volume	Units	Volume
Total Market (Q1 to Q2 2023)	SFH		185	424,174,376	217	469,778,011	17%	11%
	Condo		177	258,726,016	203	343,144,242	15%	33%
	Land		92	104,301,255	98	109,719,135	7%	5%
	TOTAL		454	787,201,647	518	922,641,388	14%	17%
	Res Combo		362	682,900,392	420	812,922,253	16%	19%
SINGLE FAMILY SUMMARY (Yr over Yr)								
			2022		2023		Changes Year over Year	
			Units	Volume	Units	Volume	Units	Volume
Total Market (Yr End 6/30)	SFH		1,382	3,076,414,472	922	1,984,716,903	-33%	-35%
	Condo		1,375	1,778,422,817	782	1,145,058,859	-43%	-36%
	Land		1,010	1,002,030,518	458	482,363,565	-55%	-52%
	TOTAL		3,767	5,856,867,807	2,162	3,612,139,327	-43%	-38%
	Res Combo		2,757	4,854,837,289	1,704	3,129,775,762	-38%	-36%



# PCMLS Annual Sales Statistics - Period ending June 30, 2023

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CONDOMINIUM Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
<b>Park City Limits</b>								
<b>01 - Old Town</b>								
Q1-2023	17		32,544,000		1,914,352		1,750,000	
Q2-2023	26	53%	51,008,000	57%	1,961,846	2%	1,355,000	-23%
7/1/21-6/30/22	174		235,238,786		1,351,947		1,000,000	
7/1/22-6/30/23	88	-49%	158,811,926	-32%	1,804,680	33%	1,355,000	36%
<b>02 - Thaynes Canyon</b>								
<b>No Data to Report</b>								
<b>03 - Lower Deer Valley Resort</b>								
Q1-2023	12		20,217,000		1,684,750		1,612,500	
Q2-2023	5	-58%	9,962,500	-51%	1,992,500	18%	1,650,000	2%
7/1/21-6/30/22	48		100,268,500		2,088,927		1,817,500	
7/1/22-6/30/23	33	-31%	55,228,750	-45%	1,673,598	-20%	1,650,000	-9%
<b>04 - Deer Crest</b>								
Q1-2023	1		5,023,136		5,023,136		5,023,136	
Q2-2023	2		23,988,000		11,994,000		11,994,000	
7/1/21-6/30/22	7		21,305,000		3,043,571		3,000,000	
7/1/22-6/30/23	4	-43%	34,026,516	60%	8,506,629	179%	5,019,258	67%
<b>05 - Upper Deer Valley Resort</b>								
Q1-2023	4		18,680,000		4,670,000		4,690,000	
Q2-2023	9	125%	29,775,000	59%	3,308,333	-29%	3,600,000	-23%
7/1/21-6/30/22	37		99,139,250		2,679,439		1,800,000	
7/1/22-6/30/23	18	-51%	67,375,000	-32%	3,743,055	40%	4,510,000	151%
<b>06 - Empire Pass</b>								
Q1-2023	7		30,592,812		4,370,401		4,600,000	
Q2-2023	9	29%	63,120,000	106%	7,013,333	60%	4,700,000	2%
7/1/21-6/30/22	47		202,709,838		4,312,975		3,700,000	
7/1/22-6/30/23	45	-4%	197,225,696	-3%	4,382,793	2%	3,881,056	5%
<b>07 - Aerie</b>								
Q1-2023	1		2,286,988		2,286,988		2,286,988	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	1		2,450,000		2,450,000		2,450,000	
7/1/22-6/30/23	1	0%	2,286,988	-7%	2,286,988	-7%	2,286,988	-7%
<b>08 - Prospector</b>								
Q1-2023	2		980,000		490,000		490,000	
Q2-2023	8	300%	4,603,000	370%	575,375	17%	563,750	15%
7/1/21-6/30/22	54		25,531,300		472,801		411,500	
7/1/22-6/30/23	40	-26%	21,930,310	-14%	548,257	16%	436,250	6%
<b>09 - Park Meadows</b>								
Q1-2023	5		9,657,550		1,931,510		1,700,000	
Q2-2023	0	-100%	0	-100%	0	-100%	0	-100%
7/1/21-6/30/22	30		53,883,540		1,796,118		1,665,000	
7/1/22-6/30/23	15	-50%	26,465,050	-51%	1,764,336	-2%	1,700,000	2%
<b>Park City Limits SUMMARY of all areas</b>								
Q1-2023	49		119,981,486		2,448,601		2,000,000	
Q2-2023	59	20%	182,456,500	52%	3,092,483	26%	1,768,000	-12%
7/1/21-6/30/22	398		740,526,215		1,860,618		1,375,000	
7/1/22-6/30/23	244	-39%	563,350,237	-24%	2,308,812	24%	1,700,000	24%



# PCMLS Annual Sales Statistics - Period ending June 30, 2023

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CONDOMINIUM	Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023							
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Snyderville Basin								
10 - Canyons Village								
Q1-2023	33		49,969,989		1,514,242		895,000	
Q2-2023	36	9%	59,600,436	19%	1,655,567	9%	1,312,500	47%
7/1/21-6/30/22	398		531,533,061		1,335,510		1,222,500	
7/1/22-6/30/23	114	-71%	183,695,437	-65%	1,611,363	21%	1,300,000	6%
11 - Sun Peak/Bear Hollow								
Q1-2023	3		6,515,000		2,171,666		1,350,000	
Q2-2023	3	0%	4,890,000	-25%	1,630,000	-25%	770,000	-43%
7/1/21-6/30/22	25		33,165,975		1,326,639		1,075,000	
7/1/22-6/30/23	16	-36%	23,986,500	-28%	1,499,156	13%	840,000	-22%
12 - Silver Springs Area								
Q1-2023	3		2,749,000		916,333		947,500	
Q2-2023	1	-67%	980,000	-64%	980,000	7%	980,000	3%
7/1/21-6/30/22	6		6,425,000		1,070,833		1,037,500	
7/1/22-6/30/23	9	50%	9,086,000	41%	1,009,555	-6%	980,000	-6%
13 - Old Ranch Road	No Data to Report							
14 - Kimball								
Q1-2023	8		4,252,800		531,600		469,400	
Q2-2023	14	75%	8,539,900	101%	609,992	15%	575,000	22%
7/1/21-6/30/22	82		55,001,700		670,752		617,500	
7/1/22-6/30/23	51	-38%	34,086,067	-38%	668,354	-0%	599,000	-3%
15 - Pinebrook								
Q1-2023	5		3,939,000		787,800		940,000	
Q2-2023	7	40%	6,243,000	58%	891,857	13%	1,039,000	11%
7/1/21-6/30/22	62		54,750,370		883,070		873,515	
7/1/22-6/30/23	37	-40%	33,346,400	-39%	901,254	2%	910,000	4%
16 - Summit Park								
Q1-2023	0		0		0		0	
Q2-2023	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
7/1/21-6/30/22	1		654,000		654,000		654,000	
7/1/22-6/30/23	1	0%	747,000	14%	747,000	14%	747,000	14%
17 - Jeremy Ranch								
Q1-2023	4		5,600,000		1,400,000		1,275,000	
Q2-2023	1	-75%	1,148,300	-79%	1,148,300	-18%	1,148,300	-10%
7/1/21-6/30/22	10		10,097,000		1,009,700		1,032,500	
7/1/22-6/30/23	10	0%	12,176,800	21%	1,217,680	21%	1,199,150	16%
18 - Glenwild	No Data to Report							
Q1-2023	0		0		0		0	
Q2-2023	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
7/1/21-6/30/22	0		0		0		0	
7/1/22-6/30/23	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
19 - Silver Creek Estates	No Data to Report							
20 - Trailside Park Area	No Data to Report							
21 - Silver Creek South								
Q1-2023	5		4,964,385		992,877		904,485	
Q2-2023	4	-20%	4,855,990	-2%	1,213,997	22%	1,067,495	18%
7/1/21-6/30/22	23		18,757,275		815,533		700,000	
7/1/22-6/30/23	30	30%	24,003,097	28%	800,103	-2%	754,539	8%
22 - Promontory	No Data to Report							
23 - Quinn's Junction	No Data to Report							
Snyderville Basin	SUMMARY of all areas							
Q1-2023	61		77,990,174		1,278,527		904,485	
Q2-2023	66	8%	86,257,626	11%	1,306,933	2%	897,495	-1%
7/1/21-6/30/22	607		710,384,381		1,170,320		975,000	
7/1/22-6/30/23	268	-56%	321,127,301	-55%	1,198,236	2%	910,000	-7%





# PCMLS Annual Sales Statistics - Period ending June 30, 2023

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CONDOMINIUM	Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023							
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Jordanelle								
24 - Jordanelle Park								
Q1-2023	21		20,596,295		980,775		750,000	
Q2-2023	8	-62%	7,643,500	-63%	955,437	-3%	764,500	2%
7/1/21-6/30/22	45		44,443,962		987,643		969,978	
7/1/22-6/30/23	55	22%	50,535,835	14%	918,833	-7%	755,950	-22%
25 - Deer Mountain								
Q1-2023	12		11,769,756		980,813		937,500	
Q2-2023	23	92%	23,249,529	98%	1,010,849	3%	1,030,000	10%
7/1/21-6/30/22	144		127,977,400		888,731		809,950	
7/1/22-6/30/23	66	-54%	66,253,791	-48%	1,003,845	13%	980,000	21%
26 - Tuhaye	No Data to Report							
27 - South Jordanelle								
Q1-2023	0		0		0		0	
Q2-2023	1		674,607		674,607		674,607	
7/1/21-6/30/22	5		4,018,764		803,752		830,000	
7/1/22-6/30/23	5	0%	3,788,501	-6%	757,700	-6%	674,607	-19%
28 - Mayflower Mountain	No Data to Report							
29 - Hideout								
Q1-2023	14		15,772,404		1,126,600		993,214	
Q2-2023	20	43%	26,956,879	71%	1,347,843	20%	1,224,865	23%
7/1/21-6/30/22	79		92,949,716		1,176,578		988,323	
7/1/22-6/30/23	74	-6%	98,222,694	6%	1,327,333	13%	1,272,608	29%
Jordanelle	SUMMARY of all areas							
Q1-2023	47		48,138,455		1,024,222		918,255	
Q2-2023	52	11%	58,524,515	22%	1,125,471	10%	1,121,050	22%
7/1/21-6/30/22	273		269,389,843		986,775		920,000	
7/1/22-6/30/23	200	-27%	218,800,821	-19%	1,094,004	11%	1,014,899	10%



# PCMLS Annual Sales Statistics - Period ending June 30, 2023

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CONDOMINIUM	Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023							
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Heber Valley								
30 - Midway								
Q1-2023	4		2,412,000		603,000		465,000	
Q2-2023	4	0%	2,303,700	-4%	575,925	-4%	562,500	21%
7/1/21-6/30/22	34		19,423,570		571,281		520,500	
7/1/22-6/30/23	11	-68%	6,225,700	-68%	565,972	-1%	495,000	-5%
31 - North Fields	No Data to Report							
32 - Heber North	No Data to Report							
33 - Red Ledges								
Q1-2023	2		3,050,000		1,525,000		1,525,000	
Q2-2023	1	-50%	1,845,000	-40%	1,845,000	21%	1,845,000	21%
7/1/21-6/30/22	2		2,085,785		1,042,892		1,042,892	
7/1/22-6/30/23	4	100%	6,690,000	221%	1,672,500	60%	1,722,500	65%
35 - South Fields	No Data to Report							
36 - Heber								
Q1-2023	2		824,900		412,450		412,450	
Q2-2023	4	100%	1,971,900	139%	492,975	20%	480,950	17%
7/1/21-6/30/22	8		3,245,100		405,637		417,250	
7/1/22-6/30/23	12	50%	5,310,800	64%	442,566	9%	422,500	1%
37 - Heber East								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	2		2,185,000		1,092,500		1,092,500	
7/1/22-6/30/23	1	-50%	394,000	-82%	394,000	-64%	394,000	-64%
38 - Timber Lakes	No Data to Report							
40 - Independence	No Data to Report							
41 - Daniel	No Data to Report							
42 - Charleston	No Data to Report							
43 - Wallsburg	No Data to Report							
45 - Strawberry	No Data to Report							
46 - Sundance & Provo Canyon	No Data to Report							
47 - North Village	No Data to Report							
Heber Valley								
SUMMARY of all areas								
Q1-2023	8		6,286,900		785,862		465,000	
Q2-2023	9	13%	6,120,600	-3%	680,066	-13%	536,900	15%
7/1/21-6/30/22	46		26,939,455		585,640		476,000	
7/1/22-6/30/23	28	-39%	18,620,500	-31%	665,017	14%	440,000	-8%



# PCMLS Annual Sales Statistics - Period ending June 30, 2023

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CONDOMINIUM Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
<b>Kamas Valley</b>								
<b>50 - Woodland and Francis</b>								
Q1-2023	0		0		0		0	
Q2-2023	1		825,500		825,500		825,500	
7/1/21-6/30/22	0		0		0		0	
7/1/22-6/30/23	1		825,500		825,500		825,500	
<b>51 - Kamas &amp; Marion</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	4		2,188,500		547,125		575,000	
7/1/22-6/30/23	1	-75%	585,000	-73%	585,000	7%	585,000	2%
<b>52 - Oakley &amp; Weber Canyon</b>								
<b>No Data to Report</b>								
<b>53 - Peoa and Browns Canyon</b>								
<b>No Data to Report</b>								
<b>Kamas Valley SUMMARY of all areas</b>								
Q1-2023	0		0		0		0	
Q2-2023	1		825,500		825,500		825,500	
7/1/21-6/30/22	4		2,188,500		547,125		575,000	
7/1/22-6/30/23	2	-50%	1,410,500	-36%	705,250	29%	705,250	23%
<b>OTHER AREAS</b>								
<b>54 - Wanship, Hoytsville, Coalville, Rockport</b>								
<b>No Data to Report</b>								
<b>56 - Morgan County, Henefer &amp; Echo</b>								
<b>No Data to Report</b>								
<b>57 - Huntsville/Snowbasin/Eden/Liberty</b>								
Q1-2023	1		1,012,500		1,012,500		1,012,500	
Q2-2023	1	0%	460,000	-55%	460,000	-55%	460,000	-55%
7/1/21-6/30/22	4		6,363,000		1,590,750		1,615,000	
7/1/22-6/30/23	2	-50%	1,472,500	-77%	736,250	-54%	736,250	-54%
<b>58 - Wasatch Front (Ogden, Salt Lake City)</b>								
Q1-2023	9		4,668,500		518,722		458,000	
Q2-2023	12	33%	7,309,500	57%	609,125	17%	481,000	5%
7/1/21-6/30/22	39		20,671,420		530,036		425,000	
7/1/22-6/30/23	31	-21%	17,111,000	-17%	551,967	4%	489,000	15%
<b>59 - Other Utah</b>								
Q1-2023	2		648,000		324,000		324,000	
Q2-2023	1	-50%	418,000	-35%	418,000	29%	418,000	29%
7/1/21-6/30/22	3		1,100,000		366,666		350,000	
7/1/22-6/30/23	5	67%	2,394,000	118%	478,800	31%	405,000	16%



# PCMLS Annual Sales Statistics - Period ending June 30, 2023

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CONDOMINIUM Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
CONDOMINIUM SUMMARY OVERALL ALL MLS OVERALL ALL MLS OVERALL ALL MLS								
Q1-2023	177		258,726,016		1,461,729		993,070	
Q2-2023	203	15%	343,144,242	33%	1,690,366	16%	1,076,066	8%
7/1/21-6/30/22	1,375		1,778,422,817		1,293,398		963,000	
7/1/22-6/30/23	782	-43%	1,145,058,859	-36%	1,464,270	13%	1,000,000	4%
Park City Limits SUMMARY								
Q1-2023	49		119,981,486		2,448,601		2,000,000	
Q2-2023	59	20%	182,456,500	52%	3,092,483	26%	1,768,000	-12%
7/1/21-6/30/22	398		740,526,215		1,860,618		1,375,000	
7/1/22-6/30/23	244	-39%	563,350,237	-24%	2,308,812	24%	1,700,000	24%
Snyderville Basin SUMMARY								
Q1-2023	61		77,990,174		1,278,527		904,485	
Q2-2023	66	8%	86,257,626	11%	1,306,933	2%	897,495	-1%
7/1/21-6/30/22	607		710,384,381		1,170,320		975,000	
7/1/22-6/30/23	268	-56%	321,127,301	-55%	1,198,236	2%	910,000	-7%
Jordanelle SUMMARY								
Q1-2023	47		48,138,455		1,024,222		918,255	
Q2-2023	52	11%	58,524,515	22%	1,125,471	10%	1,121,050	22%
7/1/21-6/30/22	273		269,389,843		986,775		920,000	
7/1/22-6/30/23	200	-27%	218,800,821	-19%	1,094,004	11%	1,014,899	10%
Heber Valley SUMMARY								
Q1-2023	8		6,286,900		785,862		465,000	
Q2-2023	9	13%	6,120,600	-3%	680,066	-13%	536,900	15%
7/1/21-6/30/22	46		26,939,455		585,640		476,000	
7/1/22-6/30/23	28	-39%	18,620,500	-31%	665,017	14%	440,000	-8%
Kamas Valley SUMMARY								
Q1-2023	0		0		0		0	
Q2-2023	1		825,500		825,500		825,500	
7/1/21-6/30/22	4		2,188,500		547,125		575,000	
7/1/22-6/30/23	2	-50%	1,410,500	-36%	705,250	29%	705,250	23%



# PCMLS Annual Sales Statistics - Period ending June 30, 2023

Condominium  
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CONDOMINIUM Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
CONDOMINIUM SUMMARY PCMLS Primary Service Area Only (Summit & Wasatch Counties)								
Q1-2023	165		252,397,016		1,529,679		1,050,000	
Q2-2023	187	13%	334,184,742	32%	1,787,084	17%	1,148,300	9%
7/1/21-6/30/22	1,329		1,750,288,396		1,316,997		977,000	
7/1/22-6/30/23	742	-44%	1,123,309,360	-36%	1,513,894	15%	1,050,000	7%
CONDOMINIUM SUMMARY (QoQ)								
	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City	59	20%	182,456,500	52%	3,092,483	26%	1,768,000	-12%
Snyderville Basin	66	8%	86,257,626	11%	1,306,933	2%	897,495	-1%
Jordanella	52	11%	58,524,515	22%	1,125,471	10%	1,121,050	22%
Heber Valley	9	13%	6,120,600	-3%	680,066	-13%	536,900	15%
Kamas Valley	1	0%	825,500	0%	825,500	0%	825,500	0%
Total Primary Market Area	187	13%	334,184,742	32%	1,787,084	17%	1,148,300	9%
Total Overall MLS Area	203	15%	343,144,242	33%	1,690,366	16%	1,076,066	8%
Condominium SUMMARY (YoY)								
	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City	244	-39%	563,350,237	-24%	2,308,812	24%	1,700,000	24%
Snyderville Basin	268	-56%	321,127,301	-55%	1,198,236	2%	910,000	-7%
Jordanella	200	-27%	218,800,821	-19%	1,094,004	11%	1,014,899	10%
Heber Valley	28	-39%	18,620,500	-31%	665,017	14%	440,000	-8%
Kamas Valley	2	-50%	1,410,500	-36%	705,250	29%	705,250	23%
Total Primary Market Area	742	-44%	1,123,309,360	-36%	1,513,894	15%	1,050,000	7%
Total Overall MLS Area	782	-43%	1,145,058,859	-36%	1,464,270	13%	1,000,000	4%
Total Market (Q1 to Q2 2023)								
	Single Fam	185	424,174,376	217	469,778,011	17%	11%	
	Condo	177	258,726,016	203	343,144,242	15%	33%	
	Land	92	104,301,255	98	109,719,135	7%	5%	
	TOTAL	454	787,201,647	518	922,641,388	14%	17%	
	Res Combo	362	682,900,392	420	812,922,253	16%	19%	
Total Market (Yr End 6/30)								
	Single Fam	1,382	3,076,414,472	922	1,984,716,903	-33%	-35%	
	Condo	1,375	1,778,422,817	782	1,145,058,859	-43%	-36%	
	Land	1,010	1,002,030,518	458	482,363,565	-55%	-52%	
	TOTAL	3,767	5,856,867,807	2,162	3,612,139,327	-43%	-38%	
	Res Combo	2,757	4,854,837,289	1,704	3,129,775,762	-38%	-36%	



# PCMLS Annual Sales Statistics - Period ending June 30, 2023

Vacant Land  
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LAND Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
<b>Park City Limits</b>								
<b>01 - Old Town</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	6		13,294,000		2,215,666		1,372,500	
7/1/22-6/30/23	1	-83%	3,450,000	-74%	3,450,000	56%	3,450,000	151%
<b>02 - Thaynes Canyon</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	1		2,025,000		2,025,000		2,025,000	
7/1/22-6/30/23	0		0		0		0	
<b>03 - Lower Deer Valley Resort</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	2		3,300,000		1,650,000		1,650,000	
7/1/22-6/30/23	1	-50%	1,300,000	-61%	1,300,000	-21%	1,300,000	-21%
<b>04 - Deer Crest</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	14		30,050,000		2,146,428		1,750,000	
7/1/22-6/30/23	2	-86%	5,435,000	-82%	2,717,500	27%	2,717,500	55%
<b>05 - Upper Deer Valley Resort</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	5		16,750,000		3,350,000		3,350,000	
7/1/22-6/30/23	0	-100%	0	-100%	0	-100%	0	-100%
<b>06 - Empire Pass</b>								
Q1-2023	0		0		0		0	
Q2-2023	1		9,000,000		9,000,000		9,000,000	
7/1/21-6/30/22	2		6,325,000		3,162,500		3,162,500	
7/1/22-6/30/23	1	-50%	9,000,000	42%	9,000,000	185%	9,000,000	185%
<b>07 - Aerie</b>								
Q1-2023	0		0		0		0	
Q2-2023	2		2,030,000		1,015,000		1,015,000	
7/1/21-6/30/22	0		0		0		0	
7/1/22-6/30/23	3		3,619,000		1,206,333		1,030,000	
<b>08 - Prospector</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	1		1,160,000		1,160,000		1,160,000	
7/1/22-6/30/23	0	-100%	0	-100%	0	-100%	0	-100%
<b>09 - Park Meadows</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	3		6,182,000		2,060,666		2,100,000	
7/1/22-6/30/23	3	0%	6,750,000	9%	2,250,000	9%	2,100,000	0%
<b>Park City Limits SUMMARY of all areas</b>								
Q1-2023	0		0		0		0	
Q2-2023	3		11,030,000		3,676,666		1,030,000	
7/1/21-6/30/22	34		79,086,000		2,326,058		1,975,000	
7/1/22-6/30/23	11	-68%	29,554,000	-63%	2,686,727	16%	2,000,000	1%





# PCMLS Annual Sales Statistics - Period ending June 30, 2023

Vacant Land  
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LAND	Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023							
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
<b>Snyderville Basin</b>								
<b>10 - Canyons Village</b>								
Q1-2023	0		0		0		0	
Q2-2023	1		5,450,000		5,450,000		5,450,000	
7/1/21-6/30/22	8		28,675,000		3,584,375		3,700,000	
7/1/22-6/30/23	3	-63%	17,775,000	-38%	5,925,000	65%	5,800,000	57%
<b>11 - Sun Peak/Bear Hollow</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	2		2,795,000		1,397,500		1,397,500	
7/1/22-6/30/23	0	-100%	0	-100%	0	-100%	0	-100%
<b>12 - Silver Springs Area</b>	No Data to Report							
<b>13 - Old Ranch Road</b>	No Data to Report							
<b>14 - Kimball</b>	No Data to Report							
<b>15 - Pinebrook</b>								
Q1-2023	0		0		0		0	
Q2-2023	1		535,000		535,000		535,000	
7/1/21-6/30/22	10		4,892,200		489,220		465,600	
7/1/22-6/30/23	3	-70%	1,360,000	-72%	453,333	-7%	415,000	-11%
<b>16 - Summit Park</b>								
Q1-2023	6		1,247,000		207,833		187,500	
Q2-2023	1	-83%	280,000	-78%	280,000	35%	280,000	49%
7/1/21-6/30/22	11		3,652,500		332,045		325,000	
7/1/22-6/30/23	10	-9%	2,282,000	-38%	228,200	-31%	222,500	-32%
<b>17 - Jeremy Ranch</b>								
Q1-2023	0		0		0		0	
Q2-2023	2		1,530,000		765,000		765,000	
7/1/21-6/30/22	2		1,775,000		887,500		887,500	
7/1/22-6/30/23	2	0%	1,530,000	-14%	765,000	-14%	765,000	-14%
<b>18 - Glenwild</b>								
Q1-2023	3		3,585,000		1,195,000		1,200,000	
Q2-2023	1	-67%	1,385,000	-61%	1,385,000	16%	1,385,000	15%
7/1/21-6/30/22	14		17,369,000		1,240,642		1,312,500	
7/1/22-6/30/23	8	-43%	10,185,000	-41%	1,273,125	3%	1,442,500	10%
<b>19 - Silver Creek Estates</b>								
Q1-2023	1		925,000		925,000		925,000	
Q2-2023	1	0%	1,150,000	24%	1,150,000	24%	1,150,000	24%
7/1/21-6/30/22	3		4,611,000		1,537,000		1,475,000	
7/1/22-6/30/23	2	-33%	2,075,000	-55%	1,037,500	-32%	1,037,500	-30%
<b>20 - Trailside Park Area</b>								
Q1-2023	0		0		0		0	
Q2-2023	1		1,325,000		1,325,000		1,325,000	
7/1/21-6/30/22	2		1,940,000		970,000		970,000	
7/1/22-6/30/23	1	-50%	1,325,000	-32%	1,325,000	37%	1,325,000	37%
<b>21 - Silver Creek South</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	1		7,200,000		7,200,000		7,200,000	
7/1/22-6/30/23	0	-100%	0	-100%	0	-100%	0	-100%
<b>22 - Promontory</b>								
Q1-2023	10		15,306,000		1,530,600		1,208,000	
Q2-2023	7	-30%	6,915,000	-55%	987,857	-35%	975,000	-19%
7/1/21-6/30/22	112		147,872,400		1,320,289		1,100,000	
7/1/22-6/30/23	39	-65%	51,036,000	-65%	1,308,615	-1%	1,100,000	0%
<b>23 - Quinn's Junction</b>	No Data to Report							
<b>Snyderville Basin</b>	<b>SUMMARY of all areas</b>							
Q1-2023	20		21,063,000		1,053,150		1,005,000	
Q2-2023	15	-25%	18,570,000	-12%	1,238,000	18%	975,000	-3%
7/1/21-6/30/22	168		234,682,100		1,396,917		1,100,000	
7/1/22-6/30/23	68	-60%	87,568,000	-63%	1,287,764	-8%	1,012,500	-8%



# PCMLS Annual Sales Statistics - Period ending June 30, 2023

Vacant Land  
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LAND Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
<b>Jordanelle</b>								
<b>24 - Jordanelle Park</b>								
Q1-2023	4		3,243,600		810,900		862,500	
Q2-2023	1	-75%	885,000	-73%	885,000	9%	885,000	3%
7/1/21-6/30/22	62		48,849,200		787,890		663,950	
7/1/22-6/30/23	7	-89%	5,845,900	-88%	835,128	6%	885,000	33%
<b>25 - Deer Mountain</b>								
Q1-2023	2		1,430,000		715,000		715,000	
Q2-2023	1	-50%	369,000	-74%	369,000	-48%	369,000	-48%
7/1/21-6/30/22	6		4,572,500		762,083		875,000	
7/1/22-6/30/23	4	-33%	2,074,000	-55%	518,500	-32%	349,500	-60%
<b>26 - Tuhaye</b>								
Q1-2023	15		23,301,700		1,553,446		1,445,900	
Q2-2023	12	-20%	18,114,000	-22%	1,509,500	-3%	1,373,400	-5%
7/1/21-6/30/22	201		252,012,880		1,253,795		1,030,000	
7/1/22-6/30/23	74	-63%	108,446,630	-57%	1,465,495	17%	1,312,950	27%
<b>27 - South Jordanelle</b>								
Q1-2023	4		4,169,900		1,042,475		972,500	
Q2-2023	2	-50%	3,025,000	-27%	1,512,500	45%	1,512,500	56%
7/1/21-6/30/22	94		79,360,585		844,261		425,450	
7/1/22-6/30/23	65	-31%	35,925,275	-55%	552,696	-35%	400,000	-6%
<b>28 - Mayflower Mountain</b>								
Q1-2023	3		8,800,000		2,933,333		2,900,000	
Q2-2023	5	67%	17,450,000	98%	3,490,000	19%	2,900,000	0%
7/1/21-6/30/22	1		3,000,000		3,000,000		3,000,000	
7/1/22-6/30/23	14	1300%	45,100,000	1403%	3,221,428	7%	3,000,000	0%
<b>29 - Hideout</b>								
Q1-2023	3		1,860,000		620,000		455,000	
Q2-2023	6	100%	2,085,150	12%	347,525	-44%	349,000	-23%
7/1/21-6/30/22	56		25,503,500		455,419		392,500	
7/1/22-6/30/23	15	-73%	6,839,050	-73%	455,936	0%	393,150	0%
<b>Jordanelle SUMMARY of all areas</b>								
Q1-2023	31		42,805,200		1,380,812		1,275,900	
Q2-2023	27	-13%	41,928,150	-2%	1,552,894	12%	1,325,900	4%
7/1/21-6/30/22	420		413,298,665		984,044		773,582	
7/1/22-6/30/23	179	-57%	204,230,855	-51%	1,140,954	16%	850,900	10%



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435-200-6905

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# PCMLS Annual Sales Statistics - Period ending June 30, 2023

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LAND Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
<b>Heber Valley</b>								
<b>30 - Midway</b>								
Q1-2023	5		2,125,000		425,000		425,000	
Q2-2023	3	-40%	1,630,000	-23%	543,333	28%	535,000	26%
7/1/21-6/30/22	26		22,818,000		877,615		532,000	
7/1/22-6/30/23	15	-42%	9,200,000	-60%	613,333	-30%	535,000	1%
<b>31 - North Fields</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	2		1,650,000		825,000		825,000	
7/1/22-6/30/23	1	-50%	1,995,000	21%	1,995,000	142%	1,995,000	142%
<b>32 - Heber North</b>								
Q1-2023	1		278,000		278,000		278,000	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	4		3,705,000		926,250		287,500	
7/1/22-6/30/23	3	-25%	1,393,000	-62%	464,333	-50%	340,000	18%
<b>33 - Red Ledges</b>								
Q1-2022	21		15,211,875		724,375		650,000	
Q1-2023	6		3,225,000		537,500		487,500	
Q2-2022	17		9,931,230		584,190		535,000	
Q2-2023	8	33%	4,934,105	53%	616,763	15%	557,500	14%
7/1/21-6/30/22	116		62,801,003		541,387		499,500	
7/1/22-6/30/23	30	-74%	17,281,175	-72%	576,039	6%	536,250	7%
<b>35 - South Fields</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	1		1,675,000		1,675,000		1,675,000	
7/1/22-6/30/23	0	-100%	0	-100%	0	-100%	0	-100%
<b>36 - Heber</b>								
Q1-2023	2		16,069,900		8,034,950		8,034,950	
Q2-2023	2	0%	720,000	-96%	360,000	-96%	360,000	-96%
7/1/21-6/30/22	5		15,609,000		3,121,800		775,000	
7/1/22-6/30/23	9	80%	18,384,900	18%	2,042,766	-35%	350,000	-55%
<b>37 - Heber East</b>								
Q1-2023	1		1,200,000		1,200,000		1,200,000	
Q2-2023	2	100%	2,460,000	105%	1,230,000	3%	1,230,000	3%
7/1/21-6/30/22	10		8,450,000		845,000		850,000	
7/1/22-6/30/23	6	-40%	6,858,000	-19%	1,143,000	35%	1,200,000	41%
<b>38 - Timber Lakes</b>								
Q1-2023	5		786,500		157,300		175,000	
Q2-2023	4	-20%	769,900	-2%	192,475	22%	192,450	10%
7/1/21-6/30/22	21		3,255,500		155,023		145,000	
7/1/22-6/30/23	11	-48%	1,826,400	-44%	166,036	7%	164,900	14%
<b>40 - Independence</b>								
<b>41 - Daniel</b>								
<b>42 - Charleston</b>								
Q1-2023	0		0		0		0	
Q2-2023	2		3,900,000		1,950,000		1,950,000	
7/1/21-6/30/22	2		4,025,000		2,012,500		2,012,500	
7/1/22-6/30/23	3	50%	5,400,000	34%	1,800,000	-11%	1,500,000	-25%
<b>43 - Wallsburg</b>								
Q1-2023	0		0		0		0	
Q2-2023	0		0		0		0	
7/1/21-6/30/22	1		335,000		335,000		335,000	
7/1/22-6/30/23	0		0		0		0	
<b>45 - Strawberry</b>								
<b>46 - Sundance &amp; Provo Canyon</b>								
<b>47 - North Village</b>								
<b>Heber Valley SUMMARY of all areas</b>								
Q1-2023	20		23,684,400		1,184,220		412,500	
Q2-2023	21	5%	14,414,005	-39%	686,381	-42%	535,000	30%
7/1/21-6/30/22	188		124,323,503		661,295		470,000	
7/1/22-6/30/23	80	-57%	65,173,475	-48%	814,668	23%	465,678	-1%



# PCMLS Annual Sales Statistics - Period ending June 30, 2023

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LAND Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
<b>Kamas Valley</b>								
<b>50 - Woodland and Francis</b>								
Q1-2023	1		135,000		135,000		135,000	
Q2-2023	4	300%	1,930,000	1330%	482,500	257%	422,500	213%
7/1/21-6/30/22	27		27,734,900		1,027,218		500,000	
7/1/22-6/30/23	14	-48%	4,925,000	-82%	351,785	-66%	342,500	-32%
<b>51 - Kamas &amp; Marion</b>								
Q1-2023	3		1,235,000		411,666		500,000	
Q2-2023	2	-33%	1,030,000	-17%	515,000	25%	515,000	3%
7/1/21-6/30/22	30		23,834,000		794,466		545,000	
7/1/22-6/30/23	17	-43%	6,787,900	-72%	399,288	-50%	500,000	-8%
<b>52 - Oakley &amp; Weber Canyon</b>								
Q1-2023	1		85,000		85,000		85,000	
Q2-2023	3	200%	410,000	382%	136,666	61%	150,000	76%
7/1/21-6/30/22	29		12,905,500		445,017		130,000	
7/1/22-6/30/23	12	-59%	6,080,000	-53%	506,666	14%	182,500	40%
<b>53 - Peoa and Browns Canyon</b>								
Q1-2023	0		0		0		0	
Q2-2023	2		1,075,000		537,500		537,500	
7/1/21-6/30/22	7		4,655,000		665,000		425,000	
7/1/22-6/30/23	2	-71%	1,075,000	-77%	537,500	-19%	537,500	26%
<b>Kamas Valley SUMMARY of all areas</b>								
Q1-2023	5		1,455,000		291,000		135,000	
Q2-2023	11		4,445,000		404,090		375,000	
7/1/21-6/30/22	93		69,129,400		743,326		395,000	
7/1/22-6/30/23	45	-52%	18,867,900	-73%	419,286	-44%	335,000	-15%
<b>OTHER AREAS</b>								
<b>54 - Wanship, Hoytsville, Coalville, Rockport</b>								
Q1-2023	7		4,937,375		705,339		287,000	
Q2-2023	4	-43%	5,163,750	5%	1,290,937	83%	1,280,625	346%
7/1/21-6/30/22	48		20,819,400		433,737		247,500	
7/1/22-6/30/23	28	-42%	18,602,375	-11%	664,370	53%	286,000	16%
<b>56 - Morgan County, Henefer &amp; Echo</b>								
Q1-2023	1		430,000		430,000		430,000	
Q2-2023	3	200%	1,610,000	274%	536,666	25%	410,000	-5%
7/1/21-6/30/22	2		12,000,000		6,000,000		6,000,000	
7/1/22-6/30/23	4	100%	2,040,000	-83%	510,000	-92%	420,000	-93%
<b>57 - Huntsville/Snowbasin/Eden/Liberty</b>								
Q1-2022	9		7,985,200		887,244		865,000	
Q1-2023	3		2,368,000		789,333		868,000	
Q2-2023	6	100%	5,820,000	146%	970,000	23%	847,500	-2%
7/1/21-6/30/22	32		26,406,700		825,209		832,500	
7/1/22-6/30/23	17	-47%	13,580,500	-49%	798,852	-3%	820,000	-2%
<b>58 - Wasatch Front (Ogden, Salt Lake City)</b>								
Q1-2023	1		1,350,000		1,350,000		1,350,000	
Q2-2023	3	200%	5,520,000	309%	1,840,000	36%	1,995,000	48%
7/1/21-6/30/22	5		8,884,000		1,776,800		820,000	
7/1/22-6/30/23	6	20%	9,070,000	2%	1,511,666	-15%	1,575,000	92%
<b>59 - Other Utah</b>								
Q1-2023	4		6,208,280		1,552,070		501,640	
Q2-2023	4	0%	893,230	-86%	223,307	-86%	189,140	-62%
7/1/21-6/30/22	16		11,776,750		736,046		232,500	
7/1/22-6/30/23	18	13%	31,536,460	168%	1,752,025	138%	240,000	3%



Contact PCMLS  
435-200-6905

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# PCMLS Annual Sales Statistics - Period ending June 30, 2023

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LAND Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
LAND SUMMARY OVERALL ALL MLS OVERALL ALL MLS OVERALL ALL MLS								
Q1-2023	92		104,301,255		1,133,709		846,500	
Q2-2023	98	7%	109,719,135	5%	1,119,583	-1%	770,000	-9%
7/1/21-6/30/22	1,010		1,002,030,518		992,109		695,000	
7/1/22-6/30/23	458	-55%	482,363,565	-52%	1,053,196	6%	677,950	-2%
Park City Limits SUMMARY								
Q1-2023	0		0		0		0	
Q2-2023	3		11,030,000		3,676,666		1,030,000	
7/1/21-6/30/22	34		79,086,000		2,326,058		1,975,000	
7/1/22-6/30/23	11	-68%	29,554,000	-63%	2,686,727	16%	2,000,000	1%
Snyderville Basin SUMMARY								
Q1-2023	20		21,063,000		1,053,150		1,005,000	
Q2-2023	15	-25%	18,570,000	-12%	1,238,000	18%	975,000	-3%
7/1/21-6/30/22	168		234,682,100		1,396,917		1,100,000	
7/1/22-6/30/23	68	-60%	87,568,000	-63%	1,287,764	-8%	1,012,500	-8%
Jordanelle SUMMARY								
Q1-2023	31		42,805,200		1,380,812		1,275,900	
Q2-2023	27	-13%	41,928,150	-2%	1,552,894	12%	1,325,900	4%
7/1/21-6/30/22	420		413,298,665		984,044		773,582	
7/1/22-6/30/23	179	-57%	204,230,855	-51%	1,140,954	16%	850,900	10%
Heber Valley SUMMARY								
Q1-2023	20		23,684,400		1,184,220		412,500	
Q2-2023	21	5%	14,414,005	-39%	686,381	-42%	535,000	30%
7/1/21-6/30/22	188		124,323,503		661,295		470,000	
7/1/22-6/30/23	80	-57%	65,173,475	-48%	814,668	23%	465,678	-1%
Kamas Valley SUMMARY								
Q1-2023	5		1,455,000		291,000		135,000	
Q2-2023	11	120%	4,445,000	205%	404,090	39%	375,000	178%
7/1/21-6/30/22	93		69,129,400		743,326		395,000	
7/1/22-6/30/23	45	-52%	18,867,900	-73%	419,286	-44%	335,000	-15%

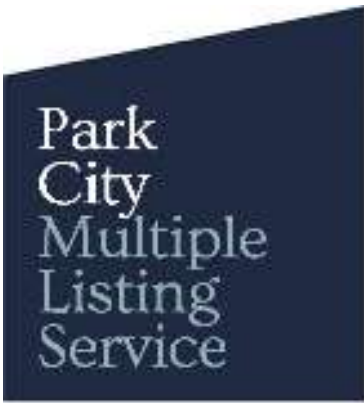


# PCMLS Annual Sales Statistics - Period ending June 30, 2023

LAND Qtr over Qtr and Yr over Yr Comparison Report - As of June 30, 2023								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
LAND SUMMARY PCMLS Primary Service Area Only (Summit & Wasatch Counties)								
Q1-2023	83		93,944,975		1,131,867		825,000	
Q2-2023	85	2%	97,485,905	4%	1,146,893	1%	750,000	-9%
7/1/21-6/30/22	955		942,963,068		987,396		695,000	
7/1/22-6/30/23	414	-57%	423,531,605	-55%	1,023,023	4%	683,125	-2%
LAND SUMMARY (QoQ)								
	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City	3	0%	11,030,000	0%	3,676,666	0%	1,030,000	0%
Snyderville Basin	15	-25%	18,570,000	-12%	1,238,000	18%	975,000	-3%
Jordanelle	27	-13%	41,928,150	-2%	1,552,894	12%	1,325,900	4%
Heber Valley	21	5%	14,414,005	-39%	686,381	-42%	535,000	30%
Kamas Valley	11	120%	4,445,000	205%	404,090	39%	375,000	178%
Total Primary Market Area	85	2%	97,485,905	4%	1,146,893	1%	750,000	-9%
Total Overall MLS Area	98	7%	109,719,135	5%	1,119,583	-1%	770,000	-9%
Q1-2023 Q2-2023 Changes Qtr over Qtr								
		Units	Volume	Units	Volume	Units	Volume	
Total Market (Q1 to Q2 2023)	Single Fam	185	424,174,376	217	469,778,011	17%	11%	
	Condo	177	258,726,016	203	343,144,242	15%	33%	
	Land	92	104,301,255	98	109,719,135	7%	5%	
	TOTAL	454	787,201,647	518	922,641,388	14%	17%	
	Res Combo	362	682,900,392	420	812,922,253	16%	19%	
Condominium SUMMARY (YoY)								
	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City	11	-68%	29,554,000	-63%	2,686,727	16%	2,000,000	1%
Snyderville Basin	68	-60%	87,568,000	-63%	1,287,764	-8%	1,012,500	-8%
Jordanelle	179	-57%	204,230,855	-51%	1,140,954	16%	850,900	10%
Heber Valley	80	-57%	65,173,475	-48%	814,668	23%	465,678	-1%
Kamas Valley	45	-52%	18,867,900	-73%	419,286	-44%	335,000	-15%
Total Primary Market Area	414	-57%	423,531,605	-55%	1,023,023	4%	683,125	-2%
Total Overall MLS Area	458	-55%	482,363,565	-52%	1,053,196	6%	677,950	-2%
2022 2023 Changes Year over Year								
		Units	Volume	Units	Volume	Units	Volume	
Total Market (Yr End 6/30)	Single Fam	1,382	3,076,414,472	922	1,984,716,903	-33%	-35%	
	Condo	1,375	1,778,422,817	782	1,145,058,859	-43%	-36%	
	Land	1,010	1,002,030,518	458	482,363,565	-55%	-52%	
	TOTAL	3,767	5,856,867,807	2,162	3,612,139,327	-43%	-38%	
	Res Combo	2,757	4,854,837,289	1,704	3,129,775,762	-38%	-36%	







## Park City Multiple Listing Service

Quarterly Market Report – Second Quarter 2023 – Summary of Key Results

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*For more information*

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