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Serving Summit and Wasatch Counties

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January 2026 – The Park City real estate market concluded 2025 with remarkable performance, posting the second-highest sales volume in recorded history at \$5.75 billion (combined single-family and condominium sales) —just behind the COVID-era peak. Despite December showing some weakness, not unusual for the holidays, the year demonstrated exceptional strength in pricing, solid transaction volumes, and a return to stable, pre-pandemic market patterns.

Year-over-year comparisons through December 31, 2025, revealed a market that has returned to pre-pandemic equilibrium. Single-family sales remained robust, totaling \$3.52 billion (up 26% year over year) impelled not by units sold (up only 6%) but by 17-19% rises in sale prices. A similar result was seen in the condominium market that saw a 20% increase in sales volume (to \$1.66 billion) despite selling 8% fewer units, because the average sales price was up 30% to \$1.8 million.

As we can see in this graph, the smooth arc of increasing year-over-year sales beginning in 2009 after the financial crisis ended, extends on that trajectory to today – except for the spike during the Covid pandemic.



Single-Family Homes: Considerations

The dramatic difference between newly constructed or recently remodeled homes identified last quarter continued to affect sales decisions through year end. Buyers paid a significant premium for new, move-in-ready construction. Add to that a recently identified trend in vacant land sales, where buyers show a strong appetite for lots in gated communities with golf club memberships attached to the lot. Agents reported seeing such entitled lots selling for \$800K to \$1 million more than similar sized lots without golf options.

Key Single-Family Highlights:

- **Park City proper (Areas 1-9):** Exceptional growth: 143 sales (+29% from 2024)
 - Sales volume jumped 39% to \$712 million
 - Median price: \$3,825,000
 - Agent observations: Buyers trending younger demographically
 - Migration pattern: Agents noted a continued strong influx from out of state, with many buyers relocating full-time rather than purchasing second homes

- **Old Town:** Only 53 homes sold in the past 12 months, with the median price holding steady at \$3.9 million, reflecting the scarcity of inventory in this coveted neighborhood.
- **Canyons:** It was a banner year for the mega-homes on White Pine Canyon Road. Ten of them sold for an average price of over \$17 million.
- **Promontory:** As noted earlier, interested golf buyers paid a premium for homes in Promontory. 70% of potential buyers wanted golf-accessible properties, and many were willing to downsize their target homes in order to be close to the courses. The average home sold in Promontory was 5-6% smaller than last year.
- **Jordanelle:** Further south, frantic construction continued to bring new houses to market, so sales units (110, up 25%) and volume (\$508 million, up 45%) reflected that activity. The median sale price crossed over \$4 million for the first time. Tuhaye was the stand-out performer, seeing 29 sales at a median price just a skosh under \$6 million.

	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
SINGLE FAMILY SUMMARY PCMLS Primary Service Area Only (Summit & Wasatch Counties)								
Q4-2024	294		791,890,885		2,693,506		1,685,350	
Q4-2025	294	0%	878,032,765	11%	2,986,506	11%	1,960,350	16%
1/1/24-12/31/24	1,020		2,576,929,390		2,526,401		1,643,164	
1/1/25-12/31/25	1,085	6%	3,246,375,261	26%	2,992,051	18%	1,960,000	19%

Bright Spots in the Condo Market

Overall, 859 condos sold in 2025 (Wasatch & Summit counties), down 9% from '24. However, what was missing in units sold was more than offset by dramatic average price increases, which pushed total volume up 20% to \$1.6 billion.

Several condo markets showed exceptional strength:

- **Park City proper:** Driving sales numbers within Park City Limits were the luxurious new Founders Place development in Deer Crest. 49 units sold for an average sale price of \$5.5 million.
- **Overall, in Park City Limits:** 284 sales totaling \$936 million (+85% volume increase)
 - Median price soared 56% to \$2,497,500
- **Deer Crest explosion:** From 5 sales to 53 sales (+960%), volume up 1,030%
- **Lower Deer Valley:** 54 sales (+69%) at \$169 million (+121%)
- **Upper Deer Valley:** The median price on the 22 homes sold in this resort soared to \$4.9 million, nearly double year over year.
- **Jordanelle area:** New developments at Jordanelle Ridge and Mayflower Lakeside drove a 12% increase in unit sales, though pricing remained diverse depending on the specific project. Median sale prices at two of the most popular developments:
 - **Mayflower Lakeside 37 sales at \$1.5 million on average**
 - **Pioche Village 19 sales at \$587,000 on average**
 - **Shoreline 27 sales at \$2.8 million on average**

	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
CONDOMINIUMS SUMMARY PCMLS Primary Service Area Only (Summit & Wasatch Counties)								
Q4-2024	294		434,384,588		1,477,499		1,040,000	
Q4-2025	232	-21%	453,431,028	4%	1,954,444	32%	1,125,060	8%
1/1/24-12/31/24	946		1,350,160,373		1,427,231		1,097,500	
1/1/25-12/31/25	859	-9%	1,624,260,874	20%	1,890,874	32%	1,175,000	7%

Buyer & Seller Profiles

Who's Buying

Park City's top agents reported seeing a significant demographic shift: Younger buyers increasingly active, particularly in Old Town. They also noted the continued increases in buyers coming from out of state, many of whom were looking for full-time relocations rather than second homes.

Why Park City over other resort markets? Buyers cite newer housing stock, better access, and more contemporary design aesthetic. But the buyers were also sensitive to price, often choosing to purchase a smaller home to stay within budget ceilings, resulting in higher price-per-square-foot despite lower overall prices in some segments.

Who's Selling

Following a national trend expected to accelerate in the coming years, sellers are skewing older (baby boomers), while buyers are skewing younger. Gen Xers and millennials are set to inherit nearly \$2.4 trillion in US real estate over the next 10 years, and many will sell the family home to buy one they like better. Some sellers report declining rental income and rising expenses, particularly in nightly rental properties, as their motivation. We have yet to see how the move by the Sundance Film Festival out of Park City will affect the short-term rental market.

The trend noticed in the third quarter continued through year's end: strong demand for new or recently renovated homes. Buyers were resistant to buying into major remodeling projects. However: Well-priced older properties with strong fundamentals (location, views, rental income) still sell well.

Supply Conditions

Average monthly residential inventory rose 14% from 2024, the highest level since the Covid anomaly. The overall absorption rate for the year was 5.2 months, indicating a balanced market. As would be expected, properties priced below the median sold faster, while those above the median moved more slowly, particularly at ultra-high price points.

The New Construction Factor

New construction represents a significant portion of inventory in key areas:

- Jordanelle: 60% of sales
- Heber Valley: 40% of sales

This was particularly impactful in Heber where new townhomes in the mid-\$500Ks compete with older existing stock.

Positive Indicators

The Greater Park City Market continued to be a stable, consistent, normalized market, recovering fully from the Covid volatility. Historic appreciation rates continue to outpace state and national averages. And agents continue to report a diverse buyer pool, not overly dependent on any single demographic or price point.

Headwinds to Monitor

The late arrival of snow conditions has dampened the ski season so far in the new year and those disappointments could impact 2026 buyer sentiment. With a drop in visits by ski enthusiasts, rental income also drops, due to increased nightly rental inventory and decreased demand across all rental property types.

The area is beginning to see Insurance costs rise, as fire zone reclassifications causes significant premium increases in certain areas.

Will Prices Continue Rising?

The agent consensus is Yes, but with caveats:

However, median prices for single-family homes in December 2025 showed softness (down 1.6% from December 2024), suggesting some moderation. Markets are now highly segmented making it nearly impossible to predict uniform appreciation. Other factors such as golf memberships, new construction, ski access, and location will drive divergent outcomes.

Market Segmentation: The Critical Takeaway

Perhaps the most important insight from Q4 2025 is that "The Park City Market" no longer exists as a monolithic entity. Performance varies dramatically by:

- Property age (new vs. existing)
- Amenities (golf membership can add \$850K-\$1.1M)
- Location (ski-in/ski-out vs. drive-to-resort)
- Price tier (below vs. above median)
- Property type (single-family vs. condo)

Buyers and sellers must work with knowledgeable local agents who understand these nuanced micro-markets to achieve optimal outcomes. Despite all the variables, the consensus overall outlook for 2026 suggests "We're good for another year."

Single-family Homes by the numbers

SINGLE FAMILY HOMES		Yr over Yr Comparison Report - As of				12/31/2025		
SINGLE FAMILY SUMMARY (YoY)	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City (Ar 1-9)	143	29%	711,994,015	39%	4,978,979	8%	3,825,000	-6%
Snyderville Basin (Ar 10-23)	362	11%	1,333,902,343	27%	3,684,813	14%	2,468,750	3%
Jordanelle (Ar 24-29)	110	25%	508,484,611	45%	4,622,587	16%	4,003,655	6%
Heber Valley (Ar 30-47)	347	3%	543,658,439	12%	1,566,739	9%	1,100,000	12%
Kamas Valley (Ar 50-53)	95	-9%	134,984,263	3%	1,420,886	13%	1,045,000	7%
Primary Market Area	1,085	6%	3,246,375,261	26%	2,992,051	18%	1,960,000	19%
Overall MLS Area	1,284	6%	3,517,801,601	26%	2,739,721	19%	1,710,500	17%

Condominiums by the numbers

CONDOMINIUMS		Qtr over Qtr and Yr over Yr Comparison Report - As of				12/31/2025		
CONDOMINIUMS SUMMARY (YoY)	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City (Ar 1-9)	284	17%	936,416,623	85%	3,297,241	58%	2,497,500	56%
Snyderville Basin (Ar 10-23)	228	-14%	288,028,053	-13%	1,263,280	1%	958,750	-4%
Jordanelle (Ar 24-29)	233	-31%	329,583,095	-27%	1,414,519	6%	1,200,000	4%
Heber Valley (Ar 30-47)	98	-1%	62,010,945	1%	632,764	2%	549,900	3%
Kamas Valley (Ar 50-53)	15	400%	7,727,558	260%	515,170	-28%	489,662	-36%
Primary Market Area	859	-9%	1,624,260,874	20%	1,890,874	32%	1,175,000	7%
Overall MLS Area	914	-8%	1,658,331,244	20%	1,814,367	30%	1,110,000	5%

* Primary Market totals include only Summit and Wasatch Counties.

Comparing Market Segments

		Quarter Q4-2024		Quarter Q4-2025		Changes Qtr over Qtr	
		Units	Volume	Units	Volume	Units	Volume
Total Market (Q4 to Q4)	Single Fam	339	845,974,885	345	954,600,331	2%	13%
	Condo	304	442,950,773	249	465,410,407	-18%	5%
	Land	130	167,190,177	138	177,578,750	6%	6%
	TOTAL	773	1,456,115,835	732	1,597,589,488	-5%	10%
Single Family & Condos combined	Res Combo	643	1,288,925,658	594	1,420,010,738	-8%	10%
		Year ending Q4-2024		Year ending Q4-2025		Changes Year over Year	
		Units	Volume	Units	Volume	Units	Volume
Total Market (Yr-to-Yr End 12/31)	Single Fam	1,208	2,786,301,203	1,284	3,517,801,601	6%	26%
	Condo	992	1,385,349,023	914	1,658,331,244	-8%	20%
	Land	505	636,648,679	452	570,895,179	-10%	-10%
	TOTAL	2,705	4,808,298,905	2,650	5,747,028,024	-2%	20%
Single Family & Condos combined	Res Combo	2,200	4,171,650,226	2,198	5,176,132,845	0%	24%

Opinions and Observations

In his quarterly market report, local economist, Rick Klein, summarized the results.

Despite a softer finish to the year, overall demand in 2025 proved remarkably steady. Fourth-quarter activity disappointed relative to last year, with both pending and closed transactions down 14% in December and approximately 2% for the quarter. That said, zooming out to the full year tells a calmer story: pending sales increased just over 1% year-over-year, and closed sales finished roughly 1% above pre-COVID norms.

Supply conditions continued to improve. Active listings as of January rose 14% compared to the prior year, and average inventory levels for 2025 were the highest seen since 2020. This year's analysis also clearly highlights the growing role of new construction. While it is no surprise that more than half of Jordanelle listings are newly built, it was notable that new construction accounted for over 40% of listings in the Heber Valley as well, quietly reshaping inventory composition across multiple sub-markets.

Price appreciation remains striking. Median prices for Greater Park City condos and single-family homes rose approximately 29% year-over-year, compared with a recent national annual increase of under 1% reported by the National Association of Realtors. Even when new construction is removed from the analysis, existing-home median prices still rose more than 14% — hardly a rounding error, and certainly not a cooling market by historical standards.

That said, the Park City market remains highly nuanced. Different segments behave very differently. In Areas 1–9, condo prices surged, with the median increasing 56%, while single-family home prices in the same areas declined by approximately 6%. Adjusting for new construction sharpens this contrast: existing-only condos in Areas 1–9 rose a healthy 17%, while single-family medians were essentially unchanged whether new construction was included or excluded.

Looking ahead, the market appears well positioned for another solid year. Inventory levels are meaningfully higher than in recent years, demand remains consistent, and additional new supply is likely to continue coming online. If interest rates cooperate, even modestly, 2026 should be another strong and stable year to practice real estate in Park City. In other words, conditions look less like unforgiving moguls and more like a long, well-groomed blue run: not flashy, but very skiable.

Market Overview								
Comparison Report - Q-o-Q & Y-o-Y Thru 12/31/2025								
Park City MLS Primary Service Areas - Summit & Wasatch Counties (Only)								
SINGLE FAMILY	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Quarter Q4-2024	294		791,890,885		2,693,506		1,685,350	
Quarter Q4-2025	294	0%	878,032,765	11%	2,986,506	11%	1,960,350	16%
1/1/24-12/31/24	1,020		2,576,929,390		2,526,401		1,274,000	
1/1/25-12/31/25	1,085	6%	3,246,375,261	26%	2,992,051	18%	1,470,000	15%
CONDOMINIUM	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Quarter Q4-2024	294		434,384,588		1,477,499		1,040,000	
Quarter Q4-2025	232	-21%	453,431,028	4%	1,954,444	32%	1,125,060	8%
1/1/24-12/31/24	946		1,350,160,373		1,427,231		960,000	
1/1/25-12/31/25	859	-9%	1,624,260,874	20%	1,890,874	32%	1,150,000	20%
LAND	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Quarter Q4-2024	120		157,650,177		1,313,751		793,450	
Quarter Q4-2025	133	11%	174,376,750	11%	1,311,103	-0%	979,000	23%
1/1/24-12/31/24	463		602,160,483		1,300,563		800,000	
1/1/25-12/31/25	410	-11%	519,405,179	-14%	1,266,842	-3%	905,500	13%

Overall, how did the local market fare? The tables above and those that follow show two ways of looking at the market: For each area. The first two lines (white) compare the results of the 4th Quarter 2024 to 4th Quarter 2025. The two lines in Blue compare the total year-long results on a rolling year-over-year basis for the period ending December 31, 2024, and 2025.

(Note: only areas with 10 or more sales are considered in the report.)

About the Wasatch Back Market:

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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Market Analysis – Fourth Quarter 2025



About these numbers

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: 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.
- 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).
- Increases in all 4 stat columns (Qty, Volume, average, median) indicate 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. Even if valid, statistics alone do not explain current market conditions, nor do they tell the whole story. To fully understand where the market is now, and where it may be headed in the future, consumers are encouraged to seek advice and counsel from a local Park City Realtor who has the experience and expertise to interpret the numbers and guide clients toward their housing goals.

PCMLS Annual Sales Statistics - Period ending December 31, 2025

Single Family Homes

Page 1 of 9

SINGLE FAMILY HOMES Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Park City Limits								
01 - Old Town								
Q4-2024	8		22,740,000		3,790,000		3,620,000	
Q4-2025	20	150%	78,905,706	247%	3,945,285	4%	3,231,809	-11%
1/1/24-12/31/24	34		131,023,116		3,853,621		3,737,500	
1/1/25-12/31/25	53	56%	206,230,449	57%	3,891,140	1%	3,400,000	-9%
02 - Thaynes Canyon								
Q4-2024	5		19,938,000		3,987,600		4,400,000	
Q4-2025	2	-60%	5,200,000	-74%	2,600,000	-35%	2,600,000	-41%
1/1/24-12/31/24	14		61,070,000		4,362,142		4,500,000	
1/1/25-12/31/25	8	-43%	38,340,000	-37%	4,792,500	10%	4,817,500	7%
03 - Lower Deer Valley Resort								
Q4-2024	4		16,435,000		4,108,750		3,992,500	
Q4-2025	2	-50%	7,950,000	-52%	3,975,000	-3%	3,975,000	-0%
1/1/24-12/31/24	9		39,070,500		4,341,166		4,350,000	
1/1/25-12/31/25	8	-11%	35,802,315	-8%	4,475,289	3%	4,308,000	-1%
04 - Deer Crest								
Q4-2024	1		12,000,000		12,000,000		12,000,000	
Q4-2025	0	-100%	0	-100%	0	-100%	0	-100%
1/1/24-12/31/24	5		57,400,000		11,480,000		12,000,000	
1/1/25-12/31/25	4	-20%	50,000,000	-13%	12,500,000	9%	12,025,000	0%
05 - Upper Deer Valley Resort								
Q4-2024	4		36,288,000		9,072,000		7,175,000	
Q4-2025	1		7,300,000		7,300,000		7,300,000	
1/1/24-12/31/24	7		56,238,000		8,034,000		7,200,000	
1/1/25-12/31/25	4	-43%	32,700,000	-42%	8,175,000	2%	7,475,000	4%
06 - Empire Pass								
Q4-2024	0		0		0		0	
Q4-2025	2		29,175,000		14,587,500		14,587,500	
1/1/24-12/31/24	1		13,000,000		13,000,000		13,000,000	
1/1/25-12/31/25	10	900%	144,406,500	1011%	14,440,650	11%	14,508,750	12%
07 - Aerie								
Q4-2024	1		3,600,000		3,600,000		3,600,000	
Q4-2025	0	-100%	0	-100%	0	-100%	0	-100%
1/1/24-12/31/24	4		22,165,000		5,541,250		5,032,500	
1/1/25-12/31/25	4	0%	22,876,189	3%	5,719,047	3%	5,062,500	1%
08 - Prospector								
Q4-2024	1		3,500,000		3,500,000		3,500,000	
Q4-2025	3	200%	5,920,700	69%	1,973,566	-44%	1,945,700	-44%
1/1/24-12/31/24	12		26,956,605		2,246,383		2,093,284	
1/1/25-12/31/25	17	42%	41,057,217	52%	2,415,130	8%	2,289,135	9%
09 - Park Meadows								
Q4-2024	7		32,012,987		4,573,283		4,700,000	
Q4-2025	7	0%	24,611,000	-23%	3,515,857	-23%	3,705,000	-21%
1/1/24-12/31/24	25		105,899,987		4,235,999		3,475,020	
1/1/25-12/31/25	35	40%	140,581,345	33%	4,016,609	-5%	3,395,000	-2%
Park City Limits SUMMARY of all areas								
Q4-2024	31		153,969,071		4,966,744		4,500,000	
Q4-2025	37	19%	159,062,406	3%	4,298,983	-13%	3,262,618	-27%
1/1/24-12/31/24	111		512,823,208		4,620,028		4,075,000	
1/1/25-12/31/25	143	29%	711,994,015	39%	4,978,979	8%	3,825,000	-6%



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Printed:
1/18/2026

PCMLS Annual Sales Statistics - Period ending December 31, 2025

Single Family Homes

Page 2 of 9

SINGLE FAMILY HOMES Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Snyderville Basin								
10 - Canyons Village								
Q4-2024	1		1,800,000		1,800,000		1,800,000	
Q4-2025	2		30,460,000		15,230,000		15,230,000	
1/1/24-12/31/24	4		30,900,000		7,725,000		7,050,000	
1/1/25-12/31/25	10	150%	178,772,514	479%	17,877,251	131%	17,225,000	144%
11 - Sun Peak/Bear Hollow								
Q4-2024	6		18,786,750		3,131,125		2,874,000	
Q4-2025	8	33%	26,529,950	41%	3,316,243	6%	3,075,000	7%
1/1/24-12/31/24	15		38,371,750		2,558,116		2,265,000	
1/1/25-12/31/25	14	-7%	43,549,450	13%	3,110,675	22%	3,223,000	42%
12 - Silver Springs Area								
Q4-2024	9		18,300,000		2,033,333		1,680,000	
Q4-2025	3	-67%	6,440,500	-65%	2,146,833	6%	2,250,000	34%
1/1/24-12/31/24	32		70,891,645		2,215,363		2,200,000	
1/1/25-12/31/25	20	-38%	49,352,302	-30%	2,467,615	11%	2,409,000	10%
13 - Old Ranch Road								
Q4-2024	2		19,610,000		9,805,000		9,805,000	
Q4-2025	1	-50%	4,700,000	-76%	4,700,000	-52%	4,700,000	-52%
1/1/24-12/31/24	7		51,840,000		7,405,714		5,900,000	
1/1/25-12/31/25	9	29%	68,298,000	32%	7,588,666	2%	6,300,000	7%
14 - Kimball								
Q4-2024	4		4,800,000		1,200,000		1,242,500	
Q4-2025	5	25%	5,943,360	24%	1,188,672	-1%	1,223,360	-2%
1/1/24-12/31/24	10		11,129,357		1,112,935		1,140,304	
1/1/25-12/31/25	14	40%	17,412,360	56%	1,243,740	12%	1,250,000	10%
15 - Pinebrook								
Q4-2024	9		17,295,876		1,921,764		1,800,000	
Q4-2025	6	-33%	11,960,000	-31%	1,993,333	4%	2,112,500	17%
1/1/24-12/31/24	31		57,572,655		1,857,182		1,800,000	
1/1/25-12/31/25	25	-19%	49,602,320	-14%	1,984,092	7%	1,960,000	9%
16 - Summit Park								
Q4-2024	6		7,064,000		1,177,333		1,240,000	
Q4-2025	12	100%	14,149,500	100%	1,179,125	0%	1,042,500	-16%
1/1/24-12/31/24	30		39,981,868		1,332,728		1,267,500	
1/1/25-12/31/25	34	13%	44,190,400	11%	1,299,717	-2%	1,287,500	2%
17 - Jeremy Ranch								
Q4-2024	16		32,405,821		2,025,363		1,887,500	
Q4-2025	6	-63%	13,980,000	-57%	2,330,000	15%	2,400,000	27%
1/1/24-12/31/24	41		91,989,321		2,243,641		1,900,000	
1/1/25-12/31/25	43	5%	97,436,734	6%	2,265,970	1%	2,125,000	12%
18 - Glenwild								
Q4-2024	7		38,362,500		5,480,357		5,687,500	
Q4-2025	4	-43%	39,615,000	3%	9,903,750	81%	9,175,000	61%
1/1/24-12/31/24	19		111,774,000		5,882,842		5,400,000	
1/1/25-12/31/25	16	-16%	96,989,063	-13%	6,061,816	3%	5,192,250	-4%
19 - Silver Creek Estates								
Q4-2024	5		22,940,000		4,588,000		4,300,000	
Q4-2025	4	-20%	10,765,000	-53%	2,691,250	-41%	2,162,500	-50%
1/1/24-12/31/24	16		55,651,520		3,478,220		2,620,000	
1/1/25-12/31/25	18	13%	57,325,676	3%	3,184,759	-8%	2,567,838	-2%



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Single Family Homes

Page 3 of 9

SINGLE FAMILY HOMES Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
20 - Trailside Park Area								
Q4-2024	1		1,540,000		1,540,000		1,540,000	
Q4-2025	4	300%	5,667,150	268%	1,416,787	-8%	1,238,575	-20%
1/1/24-12/31/24	14		27,063,100		1,933,078		1,536,300	
1/1/25-12/31/25	20	43%	43,196,650	60%	2,159,832	12%	1,647,500	7%
21 - Silver Creek South								
Q4-2024	9		11,432,446		1,270,271		1,100,000	
Q4-2025	10	11%	10,662,490	-7%	1,066,249	-16%	1,005,000	-9%
1/1/24-12/31/24	22		27,615,436		1,255,247		1,112,500	
1/1/25-12/31/25	28	27%	32,254,984	17%	1,151,963	-8%	1,049,950	-6%
22 - Promontory								
Q4-2024	31		151,602,149		4,890,391		4,229,000	
Q4-2025	41	32%	203,162,274	34%	4,955,177	1%	4,200,000	-1%
1/1/24-12/31/24	84		438,845,810		5,224,354		4,450,000	
1/1/25-12/31/25	111	32%	555,521,890	27%	5,004,701	-4%	4,350,000	-2%
23 - Quinn's Junction								
Insufficient Data to Report								
Snyderville Basin								
SUMMARY of all areas								
Q4-2024	106		345,939,542		3,263,580		2,587,500	
Q4-2025	106	0%	384,035,224	11%	3,622,973	11%	2,425,000	-6%
1/1/24-12/31/24	325		1,053,626,462		3,241,927		2,395,000	
1/1/25-12/31/25	362	11%	1,333,902,343	27%	3,684,813	14%	2,468,750	3%



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Single Family Homes

Page 4 of 9

SINGLE FAMILY HOMES Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Jordanelle								
24 - Mayflower-Jordanelle								
Q4-2024	6		23,550,000		3,925,000		3,875,000	
Q4-2025	7		26,345,213		3,763,601		3,950,000	
1/1/24-12/31/24	10		36,944,624		3,694,462		3,700,000	
1/1/25-12/31/25	15	50%	62,299,553	69%	4,153,303	12%	4,000,000	8%
25 - Deer Mountain								
Q4-2024	0		0		0		0	
Q4-2025	2		5,500,000		2,750,000		2,750,000	
1/1/24-12/31/24	10		30,585,000		3,058,500		2,512,500	
1/1/25-12/31/25	9	-10%	27,388,625	-10%	3,043,180	-1%	1,750,000	-30%
26 - Tuhaye								
Q4-2024	5		30,987,200		6,197,440		5,850,000	
Q4-2025	9	80%	69,290,000	124%	7,698,888	24%	8,800,000	50%
1/1/24-12/31/24	24		130,229,182		5,426,215		5,137,500	
1/1/25-12/31/25	29	21%	191,892,369	47%	6,616,978	22%	5,999,000	17%
27 - South Jordanelle								
Q4-2024	6		32,270,000		5,378,333		4,250,000	
Q4-2025	8	33%	30,020,119	-7%	3,752,514	-30%	3,286,360	-23%
1/1/24-12/31/24	21		95,620,624		4,553,363		4,200,000	
1/1/25-12/31/25	31	48%	130,709,844	37%	4,216,446	-7%	4,295,000	2%
28 - Deer Valley East Village								
Q4-2024	0		0		0		0	
Q4-2025	1		18,400,000		18,400,000		18,400,000	
1/1/24-12/31/24	0		0		0		0	
1/1/25-12/31/25	1		18,400,000		18,400,000		18,400,000	
29 - Hideout								
Q4-2024	6		18,512,976		3,085,496		2,701,488	
Q4-2025	11	83%	34,201,798	85%	3,109,254	1%	2,730,000	1%
1/1/24-12/31/24	23		57,728,459		2,509,933		2,470,674	
1/1/25-12/31/25	25	9%	77,794,220	35%	3,111,768	24%	2,730,000	10%
Jordanelle SUMMARY of all areas								
Q4-2024	23		105,320,176		4,579,138		4,100,000	
Q4-2025	38	65%	183,757,130	74%	4,835,713	6%	3,737,500	-9%
1/1/24-12/31/24	88		351,107,889		3,989,862		3,761,500	
1/1/25-12/31/25	110	25%	508,484,611	45%	4,622,587	16%	4,003,655	6%



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Single Family Homes

Page 5 of 9

SINGLE FAMILY HOMES Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Heber Valley								
30 - Midway								
Q4-2024	24		41,670,010		1,736,250		1,430,000	
Q4-2025	14	-42%	22,824,762	-45%	1,630,340	-6%	1,250,000	-13%
1/1/24-12/31/24	94		132,518,017		1,409,766		1,148,176	
1/1/25-12/31/25	85	-10%	130,624,763	-1%	1,536,761	9%	1,232,500	7%
31 - North Fields								
Insufficient Data to Report								
32 - Heber North								
Q4-2024	8		6,522,610		815,326		797,500	
Q4-2025	5	-38%	4,782,900	-27%	956,580	17%	845,000	6%
1/1/24-12/31/24	27		25,859,510		957,759		807,900	
1/1/25-12/31/25	30	11%	31,001,900	20%	1,033,396	8%	862,450	7%
33 - Red Ledges								
Q4-2024	7		27,456,000		3,922,285		4,300,000	
Q4-2025	14	100%	42,499,500	55%	3,035,678	-23%	3,082,500	-28%
1/1/24-12/31/24	42		134,190,577		3,195,013		3,050,000	
1/1/25-12/31/25	55	31%	167,343,652	25%	3,042,611	-5%	2,750,000	-10%
35 - South Fields								
Q4-2024	1		725,000		725,000		725,000	
Q4-2025	2	100%	1,510,470	108%	755,235	4%	755,235	4%
1/1/24-12/31/24	7		6,226,128		889,446		725,000	
1/1/25-12/31/25	13	86%	11,097,416	78%	853,647	-4%	743,019	2%
36 - Heber								
Q4-2024	16		11,576,325		723,520		706,500	
Q4-2025	23	44%	17,022,150	47%	740,093	2%	655,000	-7%
1/1/24-12/31/24	78		65,212,395		836,056		767,500	
1/1/25-12/31/25	69	-12%	54,587,848	-16%	791,128	-5%	719,000	-6%
37 - Heber East								
Q4-2024	9		24,767,000		2,751,888		1,750,000	
Q4-2025	10	11%	13,510,400	-45%	1,351,040	-51%	1,325,000	-24%
1/1/24-12/31/24	27		54,268,078		2,009,928		1,650,000	
1/1/25-12/31/25	35	30%	50,862,137	-6%	1,453,203	-28%	1,285,000	-22%
38 - Timber Lakes								
Q4-2024	18		15,741,400		874,522		821,500	
Q4-2025	6	-67%	5,002,500	-68%	833,750	-5%	804,250	-2%
1/1/24-12/31/24	49		43,604,950		889,896		780,000	
1/1/25-12/31/25	34	-31%	28,465,370	-35%	837,216	-6%	793,250	2%
40 - Independence								
Insufficient Data to Report								
41 - Daniel								
Q4-2024	3		2,509,000		836,333		839,000	
Q4-2025	2	-33%	1,675,000	-33%	837,500	0%	837,500	-0%
1/1/24-12/31/24	7		7,468,899		1,066,985		930,000	
1/1/25-12/31/25	8	14%	8,785,000	18%	1,098,125	3%	908,750	-2%
42 - Charleston								
Q4-2024	0		0		0		0	
Q4-2025	1	#DIV/0!	5,825,000	#DIV/0!	5,825,000	#DIV/0!	5,825,000	#DIV/0!
1/1/24-12/31/24	5		10,546,765		2,109,353		2,183,190	
1/1/25-12/31/25	4	-20%	22,775,000	116%	5,693,750	170%	5,137,500	135%
43 - Wallsburg								
Insufficient Data to Report								
45 - Strawberry								
Insufficient Data to Report								
Q4-2024	0		0		0		0	
Q4-2025	0		0		0		0	
1/1/24-12/31/24	0		0		0		0	
1/1/25-12/31/25	0		0		0		0	
46 - Sundance & Provo Canyon								
Insufficient Data to Report								
47 - North Village								
Insufficient Data to Report								
Heber Valley SUMMARY of all areas								
Q4-2024	87		134,667,345		1,547,900		950,000	
Q4-2025	80	-8%	120,103,530	-11%	1,501,294	-3%	1,100,000	16%
1/1/24-12/31/24	338		484,570,319		1,433,639		984,500	
1/1/25-12/31/25	347	3%	543,658,439	12%	1,566,739	9%	1,100,000	12%



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Single Family Homes

Page 6 of 9

SINGLE FAMILY HOMES Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
48 - Other Wasatch								
Q4-2024	2		1,217,313		608,656		608,656	
Q4-2025	0	-100%	0	-100%	0	-100%	0	-100%
1/1/24-12/31/24	5		4,267,548		853,509		675,000	
1/1/25-12/31/25	3	-40%	3,125,000	-27%	1,041,666	22%	815,000	21%
Kamas Valley								
50 - Woodland and Francis								
Q4-2024	11		19,951,438		1,813,767		1,063,019	
Q4-2025	9	-18%	9,466,225	-53%	1,051,802	-42%	1,031,785	-3%
1/1/24-12/31/24	40		68,345,205		1,708,630		1,137,500	
1/1/25-12/31/25	40	0%	59,824,263	-12%	1,495,606	-12%	1,124,355	-1%
51 - Kamas & Marion								
Q4-2024	6		6,106,000		1,017,666		672,500	
Q4-2025	8	33%	6,024,450	-1%	753,056	-26%	614,725	-9%
1/1/24-12/31/24	24		26,763,500		1,115,145		875,000	
1/1/25-12/31/25	23	-4%	32,869,200	23%	1,429,095	28%	892,000	2%
52 - Oakley & Weber Canyon								
Q4-2024	8		8,783,000		1,097,875		669,000	
Q4-2025	11	38%	10,168,800	16%	924,436	-16%	520,000	-22%
1/1/24-12/31/24	38		34,126,400		898,063		642,500	
1/1/25-12/31/25	29	-24%	37,630,800	10%	1,297,613	44%	713,800	11%
53 - Peoa and Browns Canyon								
Q4-2024	0		0		0		0	
Q4-2025	1		1,125,000		1,125,000		1,125,000	
1/1/24-12/31/24	2		1,915,000		957,500		957,500	
1/1/25-12/31/25	3	50%	4,660,000	143%	1,553,333	62%	1,125,000	17%
Kamas Valley SUMMARY of all areas								
Q4-2024	25		34,840,438		1,393,617		935,138	
Q4-2025	29	16%	26,784,475	-23%	923,602	-34%	727,000	-22%
1/1/24-12/31/24	104		131,150,105		1,261,058		980,000	
1/1/25-12/31/25	95	-9%	134,984,263	3%	1,420,886	13%	1,045,000	7%
OTHER AREAS								
54 - Wanship, Hoytsville, Coalville, Rockport								
Q4-2024	20		15,937,000		796,850		773,500	
Q4-2025	4	-80%	4,290,000	-73%	1,072,500	35%	1,045,000	35%
1/1/24-12/31/24	47		38,840,694		826,397		753,848	
1/1/25-12/31/25	29	-38%	26,931,589	-31%	928,675	12%	899,000	19%
56 - Morgan County, Henefer & Echo								
Q4-2024	2		4,252,000		2,126,000		2,126,000	
Q4-2025	1	-50%	1,775,000	-58%	1,775,000	-17%	1,775,000	-17%
1/1/24-12/31/24	6		9,256,900		1,542,816		1,538,500	
1/1/25-12/31/25	1	-83%	1,775,000	-81%	1,775,000	15%	1,775,000	15%
57 - Huntsville/Snowbasin/Eden/Liberty								
Q4-2024	2		5,507,000		2,753,500		2,753,500	
Q4-2025	7	250%	11,698,750	112%	1,671,250	-39%	1,127,000	-59%
1/1/24-12/31/24	7		15,310,970		2,187,281		1,220,000	
1/1/25-12/31/25	23	229%	39,406,250	157%	1,713,315	-22%	1,600,000	31%
58 - Wasatch Front (Ogden, Salt Lake City)								
Q4-2024	29		35,705,500		1,231,224		1,055,000	
Q4-2025	26	-10%	30,294,516	-15%	1,165,173	-5%	967,500	-8%
1/1/24-12/31/24	120		133,190,781		1,109,923		809,500	
1/1/25-12/31/25	98	-18%	113,687,366	-15%	1,160,075	5%	832,500	3%
59 - Other Utah								
Q4-2024	12		8,619,500		718,291		496,000	
Q4-2025	16	33%	31,559,300	266%	1,972,456	175%	1,041,400	110%
1/1/24-12/31/24	55		50,375,327		915,915		675,000	
1/1/25-12/31/25	72	31%	98,612,725	96%	1,369,621	50%	725,000	7%
60 - National								
Q4-2024	0		0		0		0	
Q4-2025	1		1,240,000		1,240,000		1,240,000	
2/31/24	2		1,781,000		890,500		890,500	
2/31/25	1	-50%	1,240,000	-30%	1,240,000	39%	1,240,000	39%



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Single Family Homes

Page 7 of 9

SINGLE FAMILY HOMES		Qtr over Qtr and Yr over Yr Comparison Report - As of					12/31/2025	
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
61 - International	Insufficient Data to Report							



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Single Family Homes
Page 8 of 9

SINGLE FAMILY HOMES Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
SINGLE FAMILY SUMMARY OVERALL ALL MLS OVERALL ALL MLS OVERALL ALL MLS								
Q4-2024	339		845,974,885		2,495,501		1,548,750	
Q4-2025	345	2%	954,600,331	13%	2,766,957	11%	1,800,000	16%
1/1/24-12/31/24	1,208		2,786,301,203		2,306,541		1,463,275	
1/1/25-12/31/25	1,284	6%	3,517,801,601	26%	2,739,721	19%	1,710,500	17%
Park City Limits SUMMARY								
Q4-2024	31		153,969,071		4,966,744		4,500,000	
Q4-2025	37	19%	159,062,406	3%	4,298,983	-13%	3,262,618	-27%
1/1/24-12/31/24	111		512,823,208		4,620,028		4,075,000	
1/1/25-12/31/25	143	29%	711,994,015	39%	4,978,979	8%	3,825,000	-6%
Snyderville Basin SUMMARY								
Q4-2024	106		345,939,542		3,263,580		2,587,500	
Q4-2025	106	0%	384,035,224	11%	3,622,973	11%	2,425,000	-6%
1/1/24-12/31/24	325		1,053,626,462		3,241,927		2,395,000	
1/1/25-12/31/25	362	11%	1,333,902,343	27%	3,684,813	14%	2,468,750	3%
Jordanelle SUMMARY								
Q4-2024	23		105,320,176		4,579,138		4,100,000	
Q4-2025	38	65%	183,757,130	74%	4,835,713	6%	3,737,500	-9%
1/1/24-12/31/24	88		351,107,889		3,989,862		3,761,500	
1/1/25-12/31/25	110	25%	508,484,611	45%	4,622,587	16%	4,003,655	6%
Heber Valley SUMMARY								
Q4-2024	87		134,667,345		1,547,900		950,000	
Q4-2025	80	-8%	120,103,530	-11%	1,501,294	-3%	1,100,000	16%
1/1/24-12/31/24	338		484,570,319		1,433,639		984,500	
1/1/25-12/31/25	347	3%	543,658,439	12%	1,566,739	9%	1,100,000	12%
Kamas Valley SUMMARY								
Q4-2024	25		34,840,438		1,393,617		935,138	
Q4-2025	29	16%	26,784,475	-23%	923,602	-34%	727,000	-22%
1/1/24-12/31/24	104		131,150,105		1,261,058		980,000	
1/1/25-12/31/25	95	-9%	134,984,263	3%	1,420,886	13%	1,045,000	7%
Wanship, Hoytsville Summit County Summit County Summit County Summit Co								
54 - Wanship, Hoytsville, Coalville, Rockport								
Q4-2024	20		15,937,000		796,850		773,500	
Q4-2025	4	-80%	4,290,000	-73%	1,072,500	35%	1,045,000	35%
1/1/24-12/31/24	120		133,190,781		1,109,923		809,500	
1/1/25-12/31/25	98	-18%	113,687,366	-15%	1,160,075	5%	832,500	3%



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Single Family Homes

Page 9 of 9

SINGLE FAMILY HOMES Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
SINGLE FAMILY SUMMARY PCMLS Primary Service Area Only (Summit & Wasatch Counties)								
Q4-2024	294		791,890,885		2,693,506		1,685,350	
Q4-2025	294	0%	878,032,765	11%	2,986,506	11%	1,960,350	16%
1/1/24-12/31/24	1,020		2,576,929,390		2,526,401		1,643,164	
1/1/25-12/31/25	1,085	6%	3,246,375,261	26%	2,992,051	18%	1,960,000	19%
SINGLE FAMILY SUMMARY (QoQ)								
	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City (Ar 1-9)	37	19%	159,062,406	3%	4,298,983	-13%	3,262,618	-27%
Snyderville Basin (Ar 10-23)	106	0%	384,035,224	11%	3,622,973	11%	2,425,000	-6%
Jordanelle (Ar 24-29)	38	65%	183,757,130	74%	4,835,713	6%	3,737,500	-9%
Heber Valley (Ar 30-47)	80	-8%	120,103,530	-11%	1,501,294	-3%	1,100,000	16%
Kamas Valley (Ar 50-53)	29	16%	26,784,475	-23%	923,602	-34%	727,000	-22%
Primary Market Area	294	0%	878,032,765	11%	2,986,506	11%	1,960,350	16%
Overall MLS Area	345	2%	954,600,331	13%	2,766,957	11%	1,800,000	16%
Quarter Q4-2024 Quarter Q4-2025 Changes Qtr over Qtr								
		Units	Volume	Units	Volume	Units	Volume	
Total Market (Q4 to Q4)	SFH	339	845,974,885	345	954,600,331	2%	13%	
	Condo	304	442,950,773	249	465,410,407	-18%	5%	
	Land	130	167,190,177	138	177,578,750	6%	6%	
	TOTAL	773	1,456,115,835	732	1,597,589,488	-5%	10%	
Single Family & Condos combined	Res Combo	643	1,288,925,658	594	1,420,010,738	-8%	10%	
SINGLE FAMILY SUMMARY (YoY)								
	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City (Ar 1-9)	143	29%	711,994,015	39%	4,978,979	8%	3,825,000	-6%
Snyderville Basin (Ar 10-23)	362	11%	1,333,902,343	27%	3,684,813	14%	2,468,750	3%
Jordanelle (Ar 24-29)	110	25%	508,484,611	45%	4,622,587	16%	4,003,655	6%
Heber Valley (Ar 30-47)	347	3%	543,658,439	12%	1,566,739	9%	1,100,000	12%
Kamas Valley (Ar 50-53)	95	-9%	134,984,263	3%	1,420,886	13%	1,045,000	7%
Primary Market Area	1,085	6%	3,246,375,261	26%	2,992,051	18%	1,960,000	19%
Overall MLS Area	1,284	6%	3,517,801,601	26%	2,739,721	19%	1,710,500	17%
Year ending Q4-2024 Year ending Q4-2025 Changes Year over Year								
		Units	Volume	Units	Volume	Units	Volume	
Total Market (Yr-to-Yr End 12/31)	SFH	1,208	2,786,301,203	1,284	3,517,801,601	6%	26%	
	Condo	992	1,385,349,023	914	1,658,331,244	-8%	20%	
	Land	505	636,648,679	452	570,895,179	-10%	-10%	
	TOTAL	2,705	4,808,298,905	2,650	5,747,028,024	-2%	20%	
Single Family & Condos combined	Res Combo	2,200	4,171,650,226	2,198	5,176,132,845	0%	24%	



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Condominiums
Page 1 of 7

CONDOMINIUMS Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Park City Limits								
01 - Old Town								
Q4-2024	25		14,997,000		937,312		832,500	
Q4-2025	26	4%	34,389,840	129%	1,322,686	41%	1,180,000	42%
1/1/24-12/31/24	96		149,220,750		1,554,382		1,210,500	
1/1/25-12/31/25	86	-10%	131,554,766	-12%	1,529,706	-2%	1,110,000	-8%
02 - Thaynes Canyon								
03 - Lower Deer Valley Resort								
Q4-2024	4		9,378,500		2,344,625		2,409,625	
Q4-2025	17	325%	56,541,306	503%	3,325,959	42%	3,250,000	35%
1/1/24-12/31/24	32		76,295,600		2,384,237		2,219,500	
1/1/25-12/31/25	54	69%	168,883,156	121%	3,127,465	31%	2,825,000	27%
04 - Deer Crest								
Q4-2024	2		12,255,039		6,127,519		6,127,520	
Q4-2025	18	800%	110,462,943	801%	6,136,830	0%	5,361,204	-13%
1/1/24-12/31/24	5		26,155,039		5,231,007		4,150,000	
1/1/25-12/31/25	53	960%	295,662,052	1030%	5,578,529	7%	5,251,532	27%
05 - Upper Deer Valley Resort								
Q4-2024	3		13,375,000		4,458,333		4,575,000	
Q4-2025	3	0%	22,400,000	67%	7,466,666	67%	5,500,000	20%
1/1/24-12/31/24	18		64,487,700		3,582,650		2,662,500	
1/1/25-12/31/25	22	22%	119,564,000	85%	5,434,727	52%	4,900,000	84%
06 - Empire Pass								
Q4-2024	6		40,155,000		6,692,500		7,197,500	
Q4-2025	6	0%	43,815,000	9%	7,302,500	9%	6,132,500	-15%
1/1/24-12/31/24	20		110,802,022		5,540,101		5,137,500	
1/1/25-12/31/25	21	5%	144,840,000	31%	6,897,142	24%	6,315,000	23%
07 - Aerie								
Insufficient Data to Report								
08 - Prospector								
Q4-2024	15		6,333,500		422,233		381,000	
Q4-2025	4	-73%	4,095,000	-35%	1,023,750	142%	1,107,500	191%
1/1/24-12/31/24	42		20,753,333		494,126		379,000	
1/1/25-12/31/25	17	-60%	13,171,500	-37%	774,794	57%	520,000	37%
09 - Park Meadows								
Q4-2024	9		14,644,385		1,627,153		1,310,000	
Q4-2025	7	-22%	13,003,449	-11%	1,857,635	14%	932,500	-29%
1/1/24-12/31/24	30		58,857,835		1,961,927		1,692,500	
1/1/25-12/31/25	29	-3%	55,541,149	-6%	1,915,212	-2%	1,325,000	-22%
Park City Limits SUMMARY of all areas								
Q4-2024	64		128,153,424		2,002,397		1,072,500	
Q4-2025	81	27%	284,707,538	122%	3,514,907	76%	2,400,000	124%
1/1/24-12/31/24	243		506,572,279		2,084,659		1,600,000	
1/1/25-12/31/25	284	17%	936,416,623	85%	3,297,241	58%	2,497,500	56%



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Condominiums
Page 2 of 7

CONDOMINIUMS Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Snyderville Basin								
10 - Canyons Village								
Q4-2024	32		50,412,500		1,575,390		1,184,000	
Q4-2025	24	-25%	36,638,995	-27%	1,526,624	-3%	1,087,500	-8%
1/1/24-12/31/24	125		188,703,471		1,509,627		1,175,000	
1/1/25-12/31/25	98	-22%	164,106,655	-13%	1,674,557	11%	1,387,500	18%
11 - Sun Peak/Bear Hollow								
Q4-2024	9		9,170,800		1,018,977		917,000	
Q4-2025	6	-33%	9,699,500	6%	1,616,583	59%	1,071,500	17%
1/1/24-12/31/24	29		36,239,600		1,249,641		1,050,000	
1/1/25-12/31/25	23	-21%	31,074,047	-14%	1,351,045	8%	1,175,000	12%
12 - Silver Springs Area								
Q4-2024	2		2,295,000		1,147,500		1,147,500	
Q4-2025	1	-50%	1,650,000	-28%	1,650,000	44%	1,650,000	44%
1/1/24-12/31/24	6		6,894,300		1,149,050		1,147,500	
1/1/25-12/31/25	4	-33%	5,345,700	-22%	1,336,425	16%	1,435,350	25%
13 - Old Ranch Road Insufficient Data to Report								
14 - Kimball								
Q4-2024	16		12,470,400		779,400		818,950	
Q4-2025	13	-19%	11,398,000	-9%	876,769	12%	880,000	7%
1/1/24-12/31/24	36		27,655,400		768,205		790,000	
1/1/25-12/31/25	45	25%	33,198,533	20%	737,745	-4%	739,000	-6%
15 - Pinebrook								
Q4-2024	9		9,299,827		1,033,314		1,025,000	
Q4-2025	9	0%	8,458,000	-9%	939,777	-9%	895,000	-13%
1/1/24-12/31/24	31		30,196,827		974,091		995,000	
1/1/25-12/31/25	30	-3%	26,417,130	-13%	880,571	-10%	882,500	-11%
16 - Summit Park								
17 - Jeremy Ranch								
Q4-2024	3		3,725,000		1,241,666		1,375,000	
Q4-2025	4	33%	3,540,300	-5%	885,075	-29%	872,500	-37%
1/1/24-12/31/24	11		13,932,500		1,266,590		1,300,000	
1/1/25-12/31/25	11	0%	12,349,300	-11%	1,122,663	-11%	1,150,000	-12%
18 - Glenwild Insufficient Data to Report								
19 - Silver Creek Estates Insufficient Data to Report								
20 - Trailside Park Area Insufficient Data to Report								
21 - Silver Creek South								
Q4-2024	4		4,049,900		1,012,475		977,500	
Q4-2025	3	-25%	1,989,120	-51%	663,040	-35%	885,000	-9%
1/1/24-12/31/24	25		26,207,000		1,048,280		1,020,000	
1/1/25-12/31/25	16	-36%	14,766,688	-44%	922,918	-12%	872,500	-14%
22 - Promontory								
23 - Quinn's Junction No Data to Report								
Snyderville Basin SUMMARY of all areas								
Q4-2024	75		91,423,427		1,218,979		967,000	
Q4-2025	60	-20%	73,373,915	-20%	1,222,898	0%	917,500	-5%
1/1/24-12/31/24	264		330,561,098		1,252,125		1,000,000	
1/1/25-12/31/25	228	-14%	288,028,053	-13%	1,263,280	1%	958,750	-4%



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Condominiums
Page 3 of 7

CONDOMINIUMS Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Jordanelle								
24 - Mayflower-Jordanelle								
Q4-2024	18		26,434,074		1,468,559		1,295,000	
Q4-2025	15	-17%	23,539,482	-11%	1,569,298	7%	1,443,533	11%
1/1/24-12/31/24	79		121,768,911		1,541,378		1,252,100	
1/1/25-12/31/25	72	-9%	124,573,950	2%	1,730,193	12%	1,527,500	22%
25 - Deer Mountain								
Q4-2024	19		19,502,200		1,026,431		1,075,000	
Q4-2025	6	-68%	6,863,500	-65%	1,143,916	11%	1,113,000	4%
1/1/24-12/31/24	48		48,770,070		1,016,043		1,060,000	
1/1/25-12/31/25	51	6%	49,604,600	2%	972,639	-4%	929,000	-12%
26 - Tuhaye	Insufficient Data to Report							
27 - South Jordanelle								
Q4-2024	3		2,284,168		761,389		857,011	
Q4-2025	5	67%	5,255,840	130%	1,051,168	38%	975,000	14%
1/1/24-12/31/24	7		6,983,397		997,628		1,150,000	
1/1/25-12/31/25	12	71%	13,245,740	90%	1,103,811	11%	1,166,500	1%
28 - Deer Valley East Village								
Q4-2024	62		126,023,770		2,032,641		1,700,124	
Q4-2025	6	-90%	3,695,000	-97%	615,833	-70%	525,000	-69%
1/1/24-12/31/24	132		169,441,540		1,283,648		742,250	
1/1/25-12/31/25	20	-85%	15,020,250	-91%	751,012	-41%	539,625	-27%
29 - Hideout								
Q4-2024	9		14,279,625		1,586,625		1,597,500	
Q4-2025	24	167%	35,064,740	146%	1,461,030	-8%	1,442,500	-10%
1/1/24-12/31/24	69		98,456,695		1,426,908		1,402,500	
1/1/25-12/31/25	78	13%	127,138,555	29%	1,629,981	14%	1,680,038	20%
Jordanelle SUMMARY of all areas								
Q4-2024	111		188,523,837		1,698,412		1,464,210	
Q4-2025	56	-50%	74,418,562	-61%	1,328,902	-22%	1,169,814	-20%
1/1/24-12/31/24	336		448,995,613		1,336,296		1,150,000	
1/1/25-12/31/25	233	-31%	329,583,095	-27%	1,414,519	6%	1,200,000	4%



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Condominiums
Page 4 of 7

CONDOMINIUMS					Qtr over Qtr and Yr over Yr Comparison Report - As of		12/31/2025	
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Heber Valley								
30 - Midway								
Q4-2024	8		4,663,000		582,875		499,500	
Q4-2025	6	-25%	2,859,500	-39%	476,583	-18%	459,000	-8%
1/1/24-12/31/24	28		15,172,050		541,858		491,000	
1/1/25-12/31/25	21	-25%	11,773,085	-22%	560,623	3%	567,945	16%
31 - North Fields	Insufficient Data to Report							
32 - Heber North								
Q4-2024	20		12,106,200		605,310		570,900	
Q4-2025	3	-85%	1,532,800	-87%	510,933	-16%	510,000	-11%
1/1/24-12/31/24	36		21,687,705		602,436		591,550	
1/1/25-12/31/25	41	14%	22,486,700	4%	548,456	-9%	549,900	-7%
33 - Red Ledges								
Q4-2024	2		2,850,000		1,425,000		1,425,000	
Q4-2025	4	100%	6,100,000	114%	1,525,000	7%	1,512,500	6%
1/1/24-12/31/24	7		11,191,200		1,598,742		1,550,000	
1/1/25-12/31/25	8	14%	12,777,000	14%	1,597,125	-0%	1,600,000	3%
35 - South Fields								
36 - Heber								
Q4-2024	14		6,664,700		476,050		474,900	
Q4-2025	9	-36%	4,201,060	-37%	466,784	-2%	389,000	-18%
1/1/24-12/31/24	28		13,535,500		483,410		474,900	
1/1/25-12/31/25	25	-11%	13,082,260	-3%	523,290	8%	479,900	1%
37 - Heber East	Insufficient Data to Report							
38 - Timber Lakes	Insufficient Data to Report							
40 - Independence	Insufficient Data to Report							
41 - Daniel	Insufficient Data to Report							
42 - Charleston	Insufficient Data to Report							
43 - Wallsburg	Insufficient Data to Report							
45 - Strawberry	Insufficient Data to Report							
46 - Sundance & Provo Canyon	Insufficient Data to Report							
47 - North Village	Insufficient Data to Report							
Heber Valley SUMMARY of all areas								
Q4-2024	44		26,283,900		597,361		542,400	
Q4-2025	22	-50%	14,693,360	-44%	667,880	12%	512,000	-6%
1/1/24-12/31/24	99		61,586,455		622,085		534,900	
1/1/25-12/31/25	98	-1%	62,010,945	1%	632,764	2%	549,900	3%
48 - Other Wasatch								
Q4-2024	0		0		0		0	
Q4-2025	1		494,600		494,600		494,600	
1/1/24-12/31/24	1		300,000		300,000		300,000	
1/1/25-12/31/25	1	0%	494,600	65%	494,600	65%	494,600	65%



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Condominiums
Page 5 of 7

CONDOMINIUMS Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Kamas Valley								
50 - Woodland and Francis								
Q4-2024	0		0		0		0	
Q4-2025	10		5,003,053		500,305		487,731	
1/1/24-12/31/24	1		877,028		877,028		877,028	
1/1/25-12/31/25	12	1100%	6,397,558	629%	533,129	-39%	490,204	-44%
51 - Kamas & Marion								
Q4-2024	0		0		0		0	
Q4-2025	2		740,000		370,000		370,000	
1/1/24-12/31/24	2		1,267,900		633,950		633,950	
1/1/25-12/31/25	3	50%	1,330,000	5%	443,333	-30%	375,000	-41%
52 - Oakley & Weber Canyon								
Insufficient Data to Report								
53 - Peoa and Browns Canyon								
Kamas Valley SUMMARY of all areas								
Q4-2024	0		0		0		0	
Q4-2025	12		5,743,053		478,587		485,238	
1/1/24-12/31/24	3		2,144,928		714,976		768,000	
1/1/25-12/31/25	15	400%	7,727,558	260%	515,170	-28%	489,662	-36%
OTHER AREAS								
54 - Wanship, Hoytsville, Coalville, Rockport								
Insufficient Data to Report								
56 - Morgan County, Henefer & Echo								
Insufficient Data to Report								
57 - Huntsville/Snowbasin/Eden/Liberty								
Q4-2024	0		0		0		0	
Q4-2025	2		1,547,500		773,750		773,750	
1/1/24-12/31/24	2		2,515,000		1,257,500		1,257,500	
1/1/25-12/31/25	4	100%	2,422,500	-4%	605,625	-52%	602,750	-52%
58 - Wasatch Front (Ogden, Salt Lake City)								
Q4-2024	8		6,578,185		822,273		617,000	
Q4-2025	11	38%	8,252,260	25%	750,205	-9%	530,000	-14%
1/1/24-12/31/24	39		29,260,962		750,281		585,000	
1/1/25-12/31/25	38	-3%	24,843,451	-15%	653,775	-13%	511,500	-13%
59 - Other Utah								
Q4-2024	2		1,988,000		994,000		994,000	
Q4-2025	4	100%	2,179,619	10%	544,904	-45%	569,810	-43%
1/1/24-12/31/24	5		3,412,688		682,537		502,000	
1/1/25-12/31/25	13	160%	6,804,419	99%	523,416	-23%	520,000	4%
60 - National								
Insufficient Data to Report								
61 - International								
Insufficient Data to Report								



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Condominiums
Page 6 of 7

CONDOMINIUMS Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
CONDOMINIUMS SUMMARY								
	OVERALL ALL MLS		OVERALL ALL MLS		OVERALL ALL MLS			
Q4-2024	304		442,950,773		1,457,075		1,017,400	
Q4-2025	249	-18%	465,410,407	5%	1,869,118	28%	1,100,000	8%
1/1/24-12/31/24	992		1,385,349,023		1,396,521		1,055,000	
1/1/25-12/31/25	914	-8%	1,658,331,244	20%	1,814,367	30%	1,110,000	5%
Park City Limits SUMMARY								
Q4-2024	64		128,153,424		2,002,397		1,072,500	
Q4-2025	81	27%	284,707,538	122%	3,514,907	76%	2,400,000	124%
1/1/24-12/31/24	243		506,572,279		2,084,659		1,600,000	
1/1/25-12/31/25	284	17%	936,416,623	85%	3,297,241	58%	2,497,500	56%
Snyderville Basin SUMMARY								
Q4-2024	75		91,423,427		1,218,979		967,000	
Q4-2025	60	-20%	73,373,915	-20%	1,222,898	0%	917,500	-5%
1/1/24-12/31/24	264		330,561,098		1,252,125		1,000,000	
1/1/25-12/31/25	228	-14%	288,028,053	-13%	1,263,280	1%	958,750	-4%
Jordanelle SUMMARY								
Q4-2024	111		188,523,837		1,698,412		1,464,210	
Q4-2025	56	-50%	74,418,562	-61%	1,328,902	-22%	1,169,814	-20%
1/1/24-12/31/24	336		448,995,613		1,336,296		1,150,000	
1/1/25-12/31/25	233	-31%	329,583,095	-27%	1,414,519	6%	1,200,000	4%
Heber Valley SUMMARY								
Q4-2024	44		26,283,900		597,361		542,400	
Q4-2025	22	-50%	14,693,360	-44%	667,880	12%	512,000	-6%
1/1/24-12/31/24	99		61,586,455		622,085		534,900	
1/1/25-12/31/25	98	-1%	62,010,945	1%	632,764	2%	549,900	3%
Kamas Valley SUMMARY								
Q4-2024	0		0		0		0	
Q4-2025	12		5,743,053		478,587		485,238	
1/1/24-12/31/24	3		2,144,928		714,976		768,000	
1/1/25-12/31/25	15	400%	7,727,558	260%	515,170	-28%	489,662	-36%



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Condominiums

Page 7 of 7

CONDOMINIUMS Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
CONDOMINIUMS SUMMARY PCMLS Primary Service Area Only (Summit & Wasatch Counties)								
Q4-2024	294		434,384,588		1,477,499		1,040,000	
Q4-2025	232	-21%	453,431,028	4%	1,954,444	32%	1,125,060	8%
1/1/24-12/31/24	946		1,350,160,373		1,427,231		1,097,500	
1/1/25-12/31/25	859	-9%	1,624,260,874	20%	1,890,874	32%	1,175,000	7%
CONDOMINIUMS SUMMARY (QoQ)								
	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City (Ar 1-9)	81	27%	284,707,538	122%	3,514,907	76%	2,400,000	124%
Snyderville Basin (Ar 10-23)	60	-20%	73,373,915	-20%	1,222,898	0%	917,500	-5%
Jordanelle (Ar 24-29)	56	-50%	74,418,562	-61%	1,328,902	-22%	1,169,814	-20%
Heber Valley (Ar 30-47)	22	-50%	14,693,360	-44%	667,880	12%	512,000	-6%
Kamas Valley (Ar 50-53)	12	0%	5,743,053	0%	478,587	0%	485,238	0%
Primary Market Area	232	-21%	453,431,028	4%	1,954,444	32%	1,125,060	8%
Overall MLS Area	249	-18%	465,410,407	5%	1,869,118	28%	1,100,000	8%
Quarter Q4-2024 Quarter Q4-2025 Changes Qtr over Qtr								
		Units	Volume	Units	Volume	Units	Volume	
Total Market (Q4 to Q4)	Single Fam	339	845,974,885	345	954,600,331	2%	13%	
	Condo	304	442,950,773	249	465,410,407	-18%	5%	
	Land	130	167,190,177	138	177,578,750	6%	6%	
	TOTAL	773	1,456,115,835	732	1,597,589,488	-5%	10%	
Single Family & Condos combined	Res Combo	643	1,288,925,658	594	1,420,010,738	-8%	10%	
CONDOMINIUMS SUMMARY (YoY)								
	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City (Ar 1-9)	284	17%	936,416,623	85%	3,297,241	58%	2,497,500	56%
Snyderville Basin (Ar 10-23)	228	-14%	288,028,053	-13%	1,263,280	1%	958,750	-4%
Jordanelle (Ar 24-29)	233	-31%	329,583,095	-27%	1,414,519	6%	1,200,000	4%
Heber Valley (Ar 30-47)	98	-1%	62,010,945	1%	632,764	2%	549,900	3%
Kamas Valley (Ar 50-53)	15	400%	7,727,558	260%	515,170	-28%	489,662	-36%
Primary Market Area	859	-9%	1,624,260,874	20%	1,890,874	32%	1,175,000	7%
Overall MLS Area	914	-8%	1,658,331,244	20%	1,814,367	30%	1,110,000	5%
Year ending Q4-2024 Year ending Q4-2025 Changes Year over Year								
		Units	Volume	Units	Volume	Units	Volume	
Total Market (Yr-to-Yr End 12/31)	Single Fam	1,208	2,786,301,203	1,284	3,517,801,601	6%	26%	
	Condo	992	1,385,349,023	914	1,658,331,244	-8%	20%	
	Land	505	636,648,679	452	570,895,179	-10%	-10%	
	TOTAL	2,705	4,808,298,905	2,650	5,747,028,024	-2%	20%	
Single Family & Condos combined	Res Combo	2,200	4,171,650,226	2,198	5,176,132,845	0%	24%	



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

LAND	Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025							
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Park City Limits								
01 - Old Town								
Q4-2024	0		0		0		0	
Q4-2025	1		1,400,000		1,400,000		1,400,000	
1/1/24-12/31/24	2		4,050,000		2,025,000		2,025,000	
1/1/25-12/31/25	2	0%	4,000,000	-1%	2,000,000	-1%	2,000,000	-1%
02 - Thaynes Canyon	<i>Insufficient Data to Report</i>							
03 - Lower Deer Valley Resort	<i>Insufficient Data to Report</i>							
04 - Deer Crest	<i>Insufficient Data to Report</i>							
05 - Upper Deer Valley Resort	<i>Insufficient Data to Report</i>							
06 - Empire Pass	<i>Insufficient Data to Report</i>							
07 - Aerie	<i>Insufficient Data to Report</i>							
08 - Prospector								
Q4-2024	0		0		0		0	
Q4-2025	1		1,075,000		1,075,000		1,075,000	
1/1/24-12/31/24	1		995,000		995,000		995,000	
1/1/25-12/31/25	1	0%	1,075,000	8%	1,075,000	8%	1,075,000	8%
09 - Park Meadows								
Q4-2024	0		0		0		0	
Q4-2025	0		0		0		0	
1/1/24-12/31/24	1		2,250,000		2,250,000		2,250,000	
1/1/25-12/31/25	0		0		0		0	
Park City Limits	SUMMARY of all areas							
Q4-2024	0		0		0		0	
Q4-2025	2		2,475,000		1,237,500		1,237,500	
1/1/24-12/31/24	10		38,085,000		3,808,500		1,925,000	
1/1/25-12/31/25	6	-40%	10,085,000	-74%	1,680,833	-56%	1,385,000	-28%



PCMLS Annual Sales Statistics - Period ending December 31, 2025

Land
Page 2 of 7

LAND					Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025			
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Snyderville Basin								
10 - Canyons Village	Insufficient Data to Report							
11 - Sun Peak/Bear Hollow	Insufficient Data to Report							
12 - Silver Springs Area	Insufficient Data to Report							
13 - Old Ranch Road								
Q4-2024	0		0		0		0	
Q4-2025	2		11,900,000		5,950,000		5,950,000	
1/1/24-12/31/24	2		12,300,000		6,150,000		6,150,000	
1/1/25-12/31/25	4	100%	25,500,000	107%	6,375,000	4%	6,400,000	4%
14 - Kimball	Insufficient Data to Report							
15 - Pinebrook								
Q4-2024	2		1,025,000		512,500		512,500	
Q4-2025	2	0%	1,060,000	3%	530,000	3%	530,000	3%
1/1/24-12/31/24	6		3,245,000		540,833		512,500	
1/1/25-12/31/25	5	-17%	2,695,000	-17%	539,000	-0%	525,000	2%
16 - Summit Park								
Q4-2024	2		515,000		257,500		257,500	
Q4-2025	2	0%	720,000	40%	360,000	40%	360,000	40%
1/1/24-12/31/24	7		1,824,000		260,571		265,000	
1/1/25-12/31/25	6	-14%	1,844,000	1%	307,333	18%	327,000	23%
17 - Jeremy Ranch								
Q4-2024	2		1,225,000		612,500		612,500	
Q4-2025	1	-50%	613,000	-50%	613,000	0%	613,000	0%
1/1/24-12/31/24	3		1,900,000		633,333		675,000	
1/1/25-12/31/25	3	0%	2,328,000	23%	776,000	23%	665,000	-1%
18 - Glenwild								
Q4-2024	3		5,300,000		1,766,666		1,475,000	
Q4-2025	2	-33%	3,050,000	-42%	1,525,000	-14%	1,525,000	3%
1/1/24-12/31/24	14		19,375,000		1,383,928		1,337,500	
1/1/25-12/31/25	6	-57%	8,519,000	-56%	1,419,833	3%	1,525,000	14%
19 - Silver Creek Estates								
Q4-2024	0		0		0		0	
Q4-2025	0		0		0		0	
1/1/24-12/31/24	1		1,250,000		1,250,000		1,250,000	
1/1/25-12/31/25	4	300%	3,887,199	211%	971,799	-22%	1,012,500	-19%
20 - Trailside Park Area	Insufficient Data to Report							
21 - Silver Creek South								
Q4-2024	1		412,500		412,500		412,500	
Q4-2025	0	-100%	0	-100%	0	-100%	0	-100%
1/1/24-12/31/24	1		412,500		412,500		412,500	
1/1/25-12/31/25	0	-100%	0	-100%	0	-100%	0	-100%
22 - Promontory								
Q4-2024	12		21,650,000		1,804,166		1,475,000	
Q4-2025	16	33%	21,001,250	-3%	1,312,578	-27%	1,400,000	-5%
1/1/24-12/31/24	41		63,053,500		1,537,890		1,300,000	
1/1/25-12/31/25	52	27%	77,530,250	23%	1,490,966	-3%	1,290,000	-1%
23 - Quinn's Junction	Insufficient Data to Report							
Snyderville Basin SUMMARY of all areas								
Q4-2024	23		39,327,500		1,709,891		1,400,000	
Q4-2025	26	13%	39,268,600	-0%	1,510,330	-12%	1,100,000	-21%
1/1/24-12/31/24	78		121,860,000		1,562,307		1,150,000	
1/1/25-12/31/25	81	4%	123,227,799	1%	1,521,330	-3%	1,100,000	-4%
Jordanelle								



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	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
24 - Mayflower-Jordanelle								
Q4-2024	9		7,666,400		851,822		878,100	
Q4-2025	16	78%	22,195,000	190%	1,387,187	63%	1,350,000	54%
1/1/24-12/31/24	49		38,236,780		780,342		825,000	
1/1/25-12/31/25	40	-18%	44,098,300	15%	1,102,457	41%	1,000,000	21%
25 - Deer Mountain								
Q4-2024	1		850,000		850,000		850,000	
Q4-2025	0		0		0		0	
1/1/24-12/31/24	8		6,360,000		795,000		722,500	
1/1/25-12/31/25	3	-63%	2,725,000	-57%	908,333	14%	950,000	31%
26 - Tuhaye								
Q4-2024	17		33,585,300		1,975,605		1,750,000	
Q4-2025	21	24%	36,372,900	8%	1,732,042	-12%	1,425,000	-19%
1/1/24-12/31/24	49		89,583,600		1,828,236		1,500,000	
1/1/25-12/31/25	57	16%	92,481,300	3%	1,622,478	-11%	1,340,000	-11%
27 - South Jordanelle								
Q4-2024	6		10,147,500		1,691,250		1,512,500	
Q4-2025	2	-67%	3,400,000	-66%	1,700,000	1%	1,700,000	12%
1/1/24-12/31/24	16		20,816,990		1,301,061		1,211,250	
1/1/25-12/31/25	16	0%	17,061,500	-18%	1,066,343	-18%	1,000,000	-17%
28 - Deer Valley East Village								
Q4-2024	5		26,655,737		5,331,147		4,250,000	
Q4-2025	5	0%	22,495,000	-16%	4,499,000	-16%	4,295,000	1%
1/1/24-12/31/24	35		141,605,737		4,045,878		3,500,000	
1/1/25-12/31/25	24	-31%	103,095,000	-27%	4,295,625	6%	4,272,500	22%
29 - Hideout								
Q4-2024	11		5,730,250		520,931		420,850	
Q4-2025	4	-64%	2,479,000	-57%	619,750	19%	520,000	24%
1/1/24-12/31/24	31		15,460,091		498,712		420,850	
1/1/25-12/31/25	20	-35%	12,637,000	-18%	631,850	27%	515,500	22%
Jordanelle SUMMARY of all areas								
Q4-2024	49		84,635,187		1,727,248		1,075,000	
Q4-2025	48	-2%	86,941,900	3%	1,811,289	5%	1,412,500	31%
1/1/24-12/31/24	188		312,063,198		1,659,910		926,650	
1/1/25-12/31/25	160	-15%	272,098,100	-13%	1,700,613	2%	1,185,000	28%



PCMLS Annual Sales Statistics - Period ending December 31, 2025

Land
Page 4 of 7

LAND Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Heber Valley								
30 - Midway								
Q4-2024	12		6,762,490		563,540		544,995	
Q4-2025	11	-8%	9,378,800	39%	852,618	51%	660,000	21%
1/1/24-12/31/24	43		34,013,490		791,011		685,000	
1/1/25-12/31/25	19	-56%	14,832,700	-56%	780,668	-1%	660,000	-4%
31 - North Fields								
Insufficient Data to Report								
32 - Heber North								
Q4-2024	0		0		0		0	
Q4-2025	0		0		0		0	
1/1/24-12/31/24	3		960,000		320,000		275,000	
1/1/25-12/31/25	0	-100%	0	-100%	0	-100%	0	-100%
33 - Red Ledges								
Q4-2024	9		8,088,000		898,666		539,100	
Q4-2025	17	89%	14,795,500	83%	870,323	-3%	750,000	39%
1/1/24-12/31/24	38		27,998,300		736,797		596,000	
1/1/25-12/31/25	36	-5%	28,142,400	1%	781,733	6%	716,400	20%
35 - South Fields								
Insufficient Data to Report								
36 - Heber								
Q4-2024	2		2,325,000		1,162,500		1,162,500	
Q4-2025	0	-100%	0	-100%	0	-100%	0	-100%
1/1/24-12/31/24	6		6,852,500		1,142,083		593,750	
1/1/25-12/31/25	3	-50%	5,125,000	-25%	1,708,333	50%	1,100,000	85%
37 - Heber East								
Q4-2024	1		1,410,000		1,410,000		1,410,000	
Q4-2025	1	0%	700,000	-50%	700,000	-50%	700,000	-50%
1/1/24-12/31/24	9		10,205,000		1,133,888		800,000	
1/1/25-12/31/25	6	-33%	3,850,000	-62%	641,666	-43%	612,500	-23%
38 - Timber Lakes								
Q4-2024	0		0		0		0	
Q4-2025	2		397,000		198,500		198,500	
1/1/24-12/31/24	10		1,621,495		162,149		162,500	
1/1/25-12/31/25	14	40%	2,416,000	49%	172,571	6%	160,000	-2%
40 - Independence								
Insufficient Data to Report								
41 - Daniel								
Q4-2024	3		3,115,000		1,038,333		250,000	
Q4-2025	2	-33%	1,500,000	-52%	750,000	-28%	750,000	200%
1/1/24-12/31/24	4		3,315,000		828,750		225,000	
1/1/25-12/31/25	3	-25%	2,467,500	-26%	822,500	-1%	750,000	233%
42 - Charleston								
Insufficient Data to Report								
43 - Wallsburg								
Q4-2024	0		0		0		0	
Q4-2025	0		0		0		0	
1/1/24-12/31/24	2		750,000		375,000		375,000	
1/1/25-12/31/25	1		1,500,000		1,500,000		1,500,000	
45 - Strawberry								
Insufficient Data to Report								
46 - Sundance & Provo Canyon								
Insufficient Data to Report								
47 - North Village								
Q4-2024	0		0		0		0	
Q4-2025	1		325,000		325,000		325,000	
1/1/24-12/31/24	0		0		0		0	
1/1/25-12/31/25	1		325,000		325,000		325,000	
Heber Valley SUMMARY of all areas								
Q4-2024	27		21,700,490		803,721		599,990	
Q4-2025	34	26%	27,096,300	25%	796,950	-1%	708,900	18%
1/1/24-12/31/24	117		88,490,785		756,331		563,000	
1/1/25-12/31/25	86	-26%	64,269,530	-27%	747,320	-1%	666,500	18%



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PCMLS Annual Sales Statistics - Period ending December 31, 2025

Land
Page 5 of 7

LAND Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
48 - Other Wasatch								
Q4-2024	0		0		0		0	
Q4-2025	0		0		0		0	
1/1/24-12/31/24	4		1,369,000		342,250		262,000	
1/1/25-12/31/25	3	-25%	2,055,000	50%	685,000	100%	230,000	-12%
Kamas Valley								
50 - Woodland and Francis								
Q4-2024	8		5,890,000		736,250		357,500	
Q4-2025	5	-38%	8,315,000	41%	1,663,000	126%	1,200,000	236%
1/1/24-12/31/24	15		9,817,000		654,466		395,000	
1/1/25-12/31/25	17	13%	17,124,800	74%	1,007,341	54%	400,000	1%
51 - Kamas & Marion								
Q4-2024	1		155,000		155,000		155,000	
Q4-2025	2	100%	590,000	281%	295,000	90%	295,000	90%
1/1/24-12/31/24	7		7,075,000		1,010,714		530,000	
1/1/25-12/31/25	16	129%	10,291,500	45%	643,218	-36%	305,000	-42%
52 - Oakley & Weber Canyon								
Q4-2024	3		2,023,000		674,333		435,000	
Q4-2025	2	-33%	1,425,450	-30%	712,725	6%	712,725	64%
1/1/24-12/31/24	10		4,383,000		438,300		190,000	
1/1/25-12/31/25	10	0%	5,510,950	26%	551,095	26%	620,000	226%
53 - Peoa and Browns Canyon								
Q4-2024	0		0		0		0	
Q4-2025	1		800,000		800,000		800,000	
1/1/24-12/31/24	3		4,340,000		1,446,666		625,000	
1/1/25-12/31/25	2	-33%	1,415,000	-67%	707,500	-51%	707,500	13%
Kamas Valley SUMMARY of all areas								
Q4-2024	12		8,068,000		672,333		357,500	
Q4-2025	10		11,130,450		1,113,045		712,725	
1/1/24-12/31/24	35		25,615,000		731,857		400,000	
1/1/25-12/31/25	45	29%	34,342,250	34%	763,161	4%	400,000	0%
OTHER AREAS								
54 - Wanship, Hoytsville, Coalville, Rockport								
Q4-2024	9		3,919,000		435,444		165,000	
Q4-2025	11	22%	3,964,500	1%	360,409	-17%	225,000	36%
1/1/24-12/31/24	31		13,792,500		444,919		200,000	
1/1/25-12/31/25	28	-10%	10,057,500	-27%	359,196	-19%	240,000	20%
56 - Morgan County, Henefer & Echo								
Q4-2024	0		0		0		0	
Q4-2025	2		3,500,000		1,750,000		1,750,000	
1/1/24-12/31/24	1		322,500		322,500		322,500	
1/1/25-12/31/25	2	100%	3,500,000	985%	1,750,000	443%	1,750,000	443%
57 - Huntsville/Snowbasin/Eden/Liberty								
Q4-2024	2		1,796,000		898,000		898,000	
Q4-2025	0		0		0		0	
1/1/24-12/31/24	10		13,603,300		1,360,330		1,037,950	
1/1/25-12/31/25	9	-10%	11,855,000	-13%	1,317,222	-3%	1,425,000	37%
58 - Wasatch Front (Ogden, Salt Lake City)								
Q4-2024	4		5,860,000		1,465,000		1,850,000	
Q4-2025	2	-50%	1,945,000	-67%	972,500	-34%	972,500	-47%
1/1/24-12/31/24	8		8,748,000		1,093,500		1,150,000	
1/1/25-12/31/25	11	38%	18,200,000	108%	1,654,545	51%	1,350,000	17%
59 - Other Utah								
Q4-2024	4		1,884,000		471,000		135,000	
Q4-2025	3	-25%	1,257,000	-33%	419,000	-11%	160,000	19%
1/1/24-12/31/24	23		12,699,396		552,147		130,000	
1/1/25-12/31/25	21	-9%	21,205,000	67%	1,009,761	83%	150,000	15%
60 - National	Insufficient Data to Report							
61 - International	Insufficient Data to Report							



Contact PCMLS
435-200-6905

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PCMLS Annual Sales Statistics - Period ending December 31, 2025

LAND					Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025			
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
LAND SUMMARY		OVERALL ALL MLS		OVERALL ALL MLS		OVERALL ALL MLS		
Q4-2024	130		167,190,177		1,286,078		793,450	
Q4-2025	138	6%	177,578,750	6%	1,286,803	0%	970,500	22%
1/1/24-12/31/24	505		636,648,679		1,260,690		765,000	
1/1/25-12/31/25	452	-10%	570,895,179	-10%	1,263,042	0%	898,850	17%
Park City Limits SUMMARY								
Q4-2024	0		0		0		0	
Q4-2025	2		2,475,000		1,237,500		1,237,500	
1/1/24-12/31/24	10		38,085,000		3,808,500		1,925,000	
1/1/25-12/31/25	6	-40%	10,085,000	-74%	1,680,833	-56%	1,385,000	-28%
Snyderville Basin SUMMARY								
Q4-2024	23		39,327,500		1,709,891		1,400,000	
Q4-2025	26	13%	39,268,600	-0%	1,510,330	-12%	1,100,000	-21%
1/1/24-12/31/24	78		121,860,000		1,562,307		1,150,000	
1/1/25-12/31/25	81	4%	123,227,799	1%	1,521,330	-3%	1,100,000	-4%
Jordanelle SUMMARY								
Q4-2024	49		84,635,187		1,727,248		1,075,000	
Q4-2025	48	-2%	86,941,900	3%	1,811,289	5%	1,412,500	31%
1/1/24-12/31/24	188		312,063,198		1,659,910		926,650	
1/1/25-12/31/25	160	-15%	272,098,100	-13%	1,700,613	2%	1,185,000	28%
Heber Valley SUMMARY								
Q4-2024	27		21,700,490		803,721		599,990	
Q4-2025	34	26%	27,096,300	25%	796,950	-1%	708,900	18%
1/1/24-12/31/24	117		88,490,785		756,331		563,000	
1/1/25-12/31/25	86	-26%	64,269,530	-27%	747,320	-1%	666,500	18%
Kamas Valley SUMMARY								
Q4-2024	12		8,068,000		672,333		357,500	
Q4-2025	10	-17%	11,130,450	38%	1,113,045	66%	712,725	99%
1/1/24-12/31/24	35		25,615,000		731,857		400,000	
1/1/25-12/31/25	45	29%	34,342,250	34%	763,161	4%	400,000	0%
Wanship, Hoytsville		Summit County		Summit County		Summit County		
54 - Wanship, Hoytsville, Coalville, Rockport								
Q4-2024	9		3,919,000		435,444		165,000	
Q4-2025	13	44%	7,464,500	90%	574,192	32%	440,000	167%
1/1/24-12/31/24	31		8,748,000		1,093,500		1,150,000	
1/1/25-12/31/25	30	-3%	18,200,000	108%	1,654,545	51%	1,350,000	17%



PCMLS Annual Sales Statistics - Period ending December 31, 2025

LAND Qtr over Qtr and Yr over Yr Comparison Report - As of 12/31/2025								
	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
LAND SUMMARY PCMLS Primary Service Area Only (Summit & Wasatch Counties)								
Q4-2024	120		157,650,177		1,313,751		793,450	
Q4-2025	133	11%	174,376,750	11%	1,311,103	-0%	979,000	23%
1/1/24-12/31/24	463		602,160,483		1,300,563		800,000	
1/1/25-12/31/25	410	-11%	519,405,179	-14%	1,266,842	-3%	905,500	13%
LAND SUMMARY (QoQ)	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City (Ar 1-9)	2	0%	2,475,000	0%	1,237,500	0%	1,237,500	0%
Snyderville Basin (Ar 10-23)	26	13%	39,268,600	-0%	1,510,330	-12%	1,100,000	-21%
Jordanelle (Ar 24-29)	48	-2%	86,941,900	3%	1,811,289	5%	1,412,500	31%
Heber Valley (Ar 30-47)	34	26%	27,096,300	25%	796,950	-1%	708,900	18%
Kamas Valley (Ar 50-53)	10	-17%	11,130,450	38%	1,113,045	66%	712,725	99%
Primary Market Area	133	11%	174,376,750	11%	1,311,103	-0%	979,000	23%
Overall MLS Area	138	6%	177,578,750	6%	1,286,803	0%	970,500	22%
		Quarter Q4-2024		Quarter Q4-2025		Changes Qtr over Qtr		
		Units	Volume	Units	Volume	Units	Volume	
Total Market (Q4 to Q4)	Single Fam	339	845,974,885	345	954,600,331	2%	13%	
	Condo	304	442,950,773	249	465,410,407	-18%	5%	
	Land	130	167,190,177	138	177,578,750	6%	6%	
	TOTAL	773	1,456,115,835	732	1,597,589,488	-5%	10%	
Single Family & Lands combined	Res Combo	643	1,288,925,658	594	1,420,010,738	-8%	10%	
LAND SUMMARY (YoY)	Qty Sold	% Chg	Sales Volume	% Chg	Average Price	% Chg	Median Price	% Chg
Park City (Ar 1-9)	6	-40%	10,085,000	-74%	1,680,833	-56%	1,385,000	-28%
Snyderville Basin (Ar 10-23)	81	4%	123,227,799	1%	1,521,330	-3%	1,100,000	-4%
Jordanelle (Ar 24-29)	160	-15%	272,098,100	-13%	1,700,613	2%	1,185,000	28%
Heber Valley (Ar 30-47)	86	-26%	64,269,530	-27%	747,320	-1%	666,500	18%
Kamas Valley (Ar 50-53)	45	29%	34,342,250	34%	763,161	4%	400,000	0%
Primary Market Area	410	-11%	519,405,179	-14%	1,266,842	-3%	905,500	13%
Overall MLS Area	452	-10%	570,895,179	-10%	1,263,042	0%	898,850	17%
		Year ending Q4-2024		Year ending Q4-2025		Changes Year over Year		
		Units	Volume	Units	Volume	Units	Volume	
Total Market (Yr-to-Yr End 12/31)	Single Fam	1,208	2,786,301,203	1,284	3,517,801,601	6%	26%	
	Condo	992	1,385,349,023	914	1,658,331,244	-8%	20%	
	Land	505	636,648,679	452	570,895,179	-10%	-10%	
	TOTAL	2,705	4,808,298,905	2,650	5,747,028,024	-2%	20%	
Single Family & Lands combined	Res Combo	2,200	4,171,650,226	2,198	5,176,132,845	0%	24%	



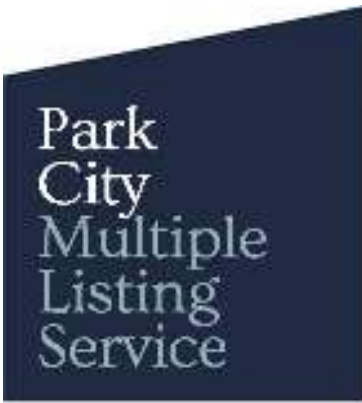
PCMLS Quarterly Sales Statistics - Period ending Dec. 31, 2025

Market Overview

Comparison Report - Q-o-Q & Y-o-Y Thru 12/31/2025

Park City MLS Primary Service Areas - Summit & Wasatch Counties (Only)

SINGLE FAMILY	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Quarter Q4-2024	294		791,890,885		2,693,506		1,685,350	
Quarter Q4-2025	294	0%	878,032,765	11%	2,986,506	11%	1,960,350	16%
1/1/24-12/31/24	1,020		2,576,929,390		2,526,401		1,274,000	
1/1/25-12/31/25	1,085	6%	3,246,375,261	26%	2,992,051	18%	1,470,000	15%
CONDOMINIUM	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Quarter Q4-2024	294		434,384,588		1,477,499		1,040,000	
Quarter Q4-2025	232	-21%	453,431,028	4%	1,954,444	32%	1,125,060	8%
1/1/24-12/31/24	946		1,350,160,373		1,427,231		960,000	
1/1/25-12/31/25	859	-9%	1,624,260,874	20%	1,890,874	32%	1,150,000	20%
LAND	Qty Sold	% Chg	Volume	% Chg	Average	% Chg	Median	% Chg
Quarter Q4-2024	120		157,650,177		1,313,751		793,450	
Quarter Q4-2025	133	11%	174,376,750	11%	1,311,103	-0%	979,000	23%
1/1/24-12/31/24	463		602,160,483		1,300,563		800,000	
1/1/25-12/31/25	410	-11%	519,405,179	-14%	1,266,842	-3%	905,500	13%



Park City Multiple Listing Service

Quarterly Market Report – Fourth Quarter 2025 – Summary of Key Results

For more information

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