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WASATCH BACK  
**MARKET REPORT**

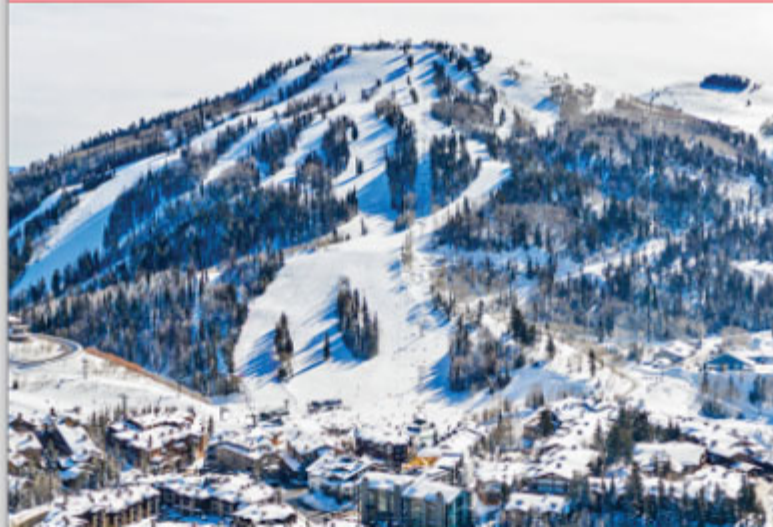
2019 YEAR IN REVIEW



  
**ENGEL & VÖLKERS<sup>®</sup>**

**MARKET REPORT**

PARK CITY - EASTERN SUMMIT CO. - WASATCH CO.





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entire market report.**

## 2019 Year End Review

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*At the end of the fourth quarter of 2019, the overall year-over-year housing statistics for Summit and Wasatch Counties continued to show strong appreciation with increases in both average and median sale price as well as dollar volume.*

### *Park City*

*The greater Park City market in general continues to show great stability in single family homes. The number of homes sold increased 4% with the median sale price rising 12% year over year. During the same period in 2018, the median sale price gained 7% indicating a sustained period of steady, consistent growth.*

## PARK CITY LIMITS

Average Sale Price **-3%**

**\$2,645,903**

**SINGLE FAMILY HOMES**

**\$1,980,000**

Median Sale Price **-5%**

Average Sale Price **-20%**

**\$1,086,757**

**CONDOMINIUMS**

**\$779,000**

Median Sale Price **-12%**

Average Sale Price **+16%**

**\$1,339,474**

**VACANT LAND**

**\$1,100,000**

Median Sale Price **+6%**

## SNYDERVILLE BASIN

Average Sale Price **+8%**

**\$1,747,184**

**SINGLE FAMILY HOMES**

**\$1,286,250**

Median Sale Price **+5%**

Average Sale Price **+44%**

**\$926,506**

**CONDOMINIUMS**

**\$649,000**

Median Sale Price **+20%**

Average Sale Price **+6%**

**\$719,836**

**VACANT LAND**

**\$527,500**

Median Sale Price **+7%**



### *Key Takeaway*

*Park City continues to be a great long-term investment, whether as a primary residence, seasonal getaway home, or as an investment rental.*

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### *Heber Valley*

*Heber Valley posted a 4% gain in median price to \$528K. By neighborhood, Heber City had the highest number of sales and (129) saw a 16% median price increase to \$450,000.*

## HEBER VALLEY

Average Sale Price **+3%**

**\$697,482**

**SINGLE FAMILY HOMES**

**\$528,000**

Median Sale Price **+4%**

Average Sale Price **-6%**

**\$345,758**

**CONDOMINIUMS**

**\$279,400**

Median Sale Price **+5%**

Average Sale Price **+15%**

**\$315,834**

**VACANT LAND**

**\$250,000**

Median Sale Price **+9%**



### *Key Takeaway*

*Heber Valley again had over 300 home sales in the last 12 months as demand remained strong for this growing community with good schools and near proximity to the Park City ski resorts.*

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### *In Conclusion*

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*Overall, the fourth quarter numbers continue to reinforce the stability and pricing consistency within the greater Park City area. Pricing growth continues at or slightly above the national average. Inventory constraints and the impact of new, higher priced construction support a well-balanced and nearly straight-line appreciation in home values.*



### **Utah Ski Properties**

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