

**Park City Limits  
Vacant Land  
Market Overview 2010**



Status	MLS #	Area	Subdivision	Address	Lot #	# Acr	List Price	Price List/Acre	DOM	Sold Price	Price Sold/Acre	Date Sold	SP/LP
ACT	9985982	1	Park City Survey	206 Grant AVE		0.05	\$225,000	\$4,500,000	154				
ACT	9978163	1	Park City Survey	475 ONTARIO AVE	19 & 20	0.08	\$249,000	\$3,112,500	770				
ACT	9983781	1	Park City Survey	100 DALY AVE		0.07	\$270,000	\$3,857,143	313				
ACT	9987310	1	Old Town Area	488 MARSAC AVE		0.04	\$275,000	\$6,875,000	9				
ACT	9981872	1	Anchor	57 King Rd	1	0.17	\$299,000	\$1,758,824	490				
ACT	9986092	1	Park City Survey	70 CHAMBERS AVE	1	0.095	\$325,000	\$3,421,053	145				
ACT	9987328	1	Snyders Addition	1134 LOWELL AVE		0.04	\$350,000	\$8,750,000	8				
ACT	9987360	1	Park City Survey	520 Park AVE	44	0.04	\$350,000	\$8,750,000	5				
ACT	9987362	1	Park City Survey	522 Park AVE	43	0.04	\$350,000	\$8,750,000	5				
ACT	9981825	1	Park City Survey	80 Daly Ave	80	0.13	\$359,900	\$2,768,462	495				
ACT	9975292	1	Old Town Area	429 Ontario Avenue	2	0.09	\$399,000	\$4,433,333	957				
ACT	9980409	1	Old Town Area	328 WOODSIDE AVE		0.04	\$449,000	\$11,225,000	594				
ACT	9985534	1	Snyders Addition	1375 PARK AVE		0.1	\$599,000	\$5,990,000	187				
ACT	9974444	1	Old Town Area	553 DEER VALLEY LOOP RD	PC-535	0.18	\$625,000	\$3,472,222	996				
ACT	9986870	1	Old Town Area	657 PARK AVE		0.086	\$684,000	\$7,953,488	63				
ACT	9980392	1	Old Town Area	326 WOODSIDE AVE		0.09	\$850,000	\$9,444,444	594				
ACT	9985072	1	Millsite Reservation	30 SAMPSON AVE	3	0.162	\$1,150,000	\$7,098,765	217				
ACT	9985874	1	Old Town Area	205 MAIN ST		0.21	\$1,900,000	\$9,047,619	161				
<b>Average</b>							<b>\$539,383</b>	<b>\$6,178,214</b>	<b>342.4</b>				
<b>Median</b>							<b>\$354,950</b>	<b>\$6,432,500</b>					
ACT	9983507	2	Aspen Springs Ranch	2625 ASPEN SPRINGS DR	60	1.47	\$675,000	\$459,184	337				
ACT	9981707	2	Aspen Springs Ranch	2656 Aspen Springs DR	47	1.61	\$695,000	\$431,677	503				
ACT	9979367	2	Iron Canyon	2449 IRON CANYON DR	19	1.1	\$749,912	\$681,738	672				
ACT	9981708	2	Aspen Springs Ranch	2482 Aspen Springs DR	53	56.95	\$1,695,000	\$29,763	503				
<b>Average</b>							<b>\$953,728</b>	<b>\$400,590</b>	<b>503.8</b>				
<b>Median</b>							<b>\$722,456</b>	<b>\$445,430</b>					
ACT	9987344	3	Hidden Oaks	3367 SOLAMERE DR		0.44	\$499,000	\$1,134,091	9				
ACT	9986462	3	The Oaks At Deer Valley	3155 SUN RIDGE CT	92	0.77	\$549,000	\$712,987	106				
ACT	9986270	3	Hidden Oaks	3831 SOLAMERE DR	63	0.59	\$575,000	\$974,576	126				
ACT	9987190	3	The Oaks At Deer Valley	3415 Sun Ridge DR	80	0.36	\$675,000	\$1,875,000	28				
ACT	9978152	3	Solamere	3010 SOLAMERE DR	SOL-2-A-79	0.3	\$690,000	\$2,300,000	771				
ACT	9985559	3	Hidden Meadows	3677 SOLAMERE DR	18	1.71	\$725,000	\$423,977	183				
ACT	9980527	3	Solamere	3150 SOLAMERE DR	76	0.31	\$739,000	\$2,383,871	586				
ACT	9986973	3	Hidden Meadows	3725 SOLAMERE DR		2.94	\$749,000	\$254,762	50				
ACT	9986957	3	Royal Oaks	3615 SUN RIDGE DR		0.357	\$815,000	\$2,282,913	53				
ACT	9986412	3	The Oaks At Deer Valley	3615 OAK WOOD DR	63	0.34	\$849,000	\$2,497,059	113				
ACT	9982933	3	Solamere	2041 SOLAMERE DR	3	0.57	\$895,000	\$1,570,175	380				
ACT	9986017	3	Hidden Meadows	3709 SOLAMERE DR		2.99	\$899,000	\$300,669	152				
<b>Average</b>							<b>\$721,583</b>	<b>\$1,392,507</b>	<b>213.1</b>				
<b>Median</b>							<b>\$732,000</b>	<b>\$1,352,133</b>					

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ACT	9983458	4	Deer Crest Estates	2721 W DEER HOLLOW RD	116	0.98	\$999,000	\$1,019,388	338				
ACT	9986986	4	Deer Crest Estates	2937 W Deer Crest Estate Drive	105	0.78	\$1,149,900	\$1,474,231	49				
ACT	9980581	4	Deer Crest Estates	2866 W Deer Pointe DR	97	0.57	\$1,200,000	\$2,105,263	582				
ACT	9985718	4	Deer Crest Estates	2955 Jordanelle View DR	88	0.63	\$1,350,000	\$2,142,857	173				
ACT	9987175	4	Deer Crest Estates	2977 W PIOCHE CT	9U	0.92	\$1,575,000	\$1,711,957	30				
ACT	9987000	4	Deer Crest Estates	3022 W Jordanelle Way	93	0.62	\$1,895,000	\$3,056,452	43				
ACT	9986380	4	Deer Crest Estates	10139 W SUMMIT VIEW DR	32	0.79	\$1,995,000	\$2,525,316	117				
<b>Average</b>							<b>\$1,451,986</b>	<b>\$2,005,066</b>	<b>190.3</b>				
<b>Median</b>							<b>\$1,350,000</b>	<b>\$2,105,263</b>					
ACT	9987163	5	American Flag	2 ROYAL CT		0.59	\$1,495,000	\$2,533,898	31				
ACT	9987350	5	American Flag	409 CENTENNIAL CIR	72	0.42	\$1,750,000	\$4,166,667	6				
<b>Average</b>							<b>\$1,622,500</b>	<b>\$3,350,282</b>	<b>18.5</b>				
<b>Median</b>							<b>\$1,622,500</b>	<b>\$3,350,282</b>					
ACT	9986655	6	Red Cloud	59 Red Cloud Trail	25	1.03	\$3,600,000	\$3,495,146	85				
ACT	9972857	6	Bannerwood	85 Silver Strike Trail, Lot 1	1	0.72	\$3,650,000	\$5,069,444	1094				
ACT	9987018	6	Red Cloud	67 RED CLOUD TRL	23	1.49	\$4,150,000	\$2,785,235	42				
ACT	9987014	6	Red Cloud	11 RED CLOUD TRL	1	1.45	\$4,250,000	\$2,931,034	44				
ACT	9972853	6	Bannerwood	80 Silver Strike Trail, Lot 6	6	0.69	\$4,350,000	\$6,304,348	1094				
ACT	9987015	6	Red Cloud	47 RED CLOUD TRL	28	1.02	\$4,550,000	\$4,460,784	44				
ACT	9987016	6	Red Cloud	54 RED CLOUD TRL	17	1.95	\$4,650,000	\$2,384,615	44				
ACT	9987017	6	Red Cloud	37 RED CLOUD TRL	30	1.44	\$4,650,000	\$3,229,167	44				
ACT	9986241	6	Red Cloud	2 Ruby Hollow DR	12	1.1	\$4,995,000	\$4,540,909	133				
ACT	9986739	6	Red Cloud	11 RUBY HOLLOW DR	8	1.46	\$5,200,000	\$3,561,644	76				
<b>Average</b>							<b>\$4,404,500</b>	<b>\$3,876,233</b>	<b>270</b>				
<b>Median</b>							<b>\$4,450,000</b>	<b>\$3,528,395</b>					
ACT	9986721	7	Aerie Area	1515 AERIE DR		0.34	\$425,000	\$1,250,000	78				
ACT	9986722	7	Aerie Area	1439 EAGLE WAY		0.31	\$475,000	\$1,532,258	78				
ACT	9986907	7	Aerie Area	1283 AERIE DR	83	0.42	\$595,000	\$1,416,667	58				
ACT	9985707	7	April Mountain	1435 SEASONS DR	11	0.49	\$629,000	\$1,283,673	174				
ACT	9987295	7	April Mountain	915 Mellow Mountain		0.78	\$825,000	\$1,057,692	16				
<b>Average</b>							<b>\$589,800</b>	<b>\$1,308,058</b>	<b>80.8</b>				
<b>Median</b>							<b>\$595,000</b>	<b>\$1,283,673</b>					
ACT	9976690	8	Chatham Hills	2039 HIGH ST	40	0.3	\$485,000	\$1,616,667	883				
ACT	9981422	8	Prospector Village	2253 LITTLE BESSIE AVE	115	0.14	\$499,900	\$3,570,714	524				
<b>Average</b>							<b>\$492,450</b>	<b>\$2,593,690</b>	<b>703.5</b>				
<b>Median</b>							<b>\$492,450</b>	<b>\$2,593,690</b>					

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ACT	9984653	9	Ridgeview	3042 OAK RIM LN		0.3	\$375,000	\$1,250,000	240				
ACT	9986736	9	Eagle Pointe	3205 Meadows DR	10	0.55	\$575,000	\$1,045,455	76				
ACT	9980963	9	Mountain Top	310 W Mountain Top DR	4	2.44	\$590,000	\$241,803	560				
ACT	9986104	9	Fairway Hills	2749 UINTAH CT	55	0.86	\$590,000	\$686,047	142				
ACT	9982015	9	Fairway Hills	2552 Silver Cloud DR	FHE-II-71	0.57	\$599,000	\$1,050,877	476				
ACT	9986029	9	West Ridge	2575 LARKSPUR DR	35	0.41	\$675,000	\$1,646,341	149				
ACT	9984173	9	Eagle Pointe	22 MARILYN CT	70	4.42	\$685,000	\$154,977	279				
ACT	9985981	9	Fairway Hills	2562 SILVER CLOUD DR		0.68	\$785,000	\$1,154,412	154				
ACT	9981036	9	Holiday Ranchettes	1211 Little Kate RD	73	1.02	\$890,000	\$872,549	555				
ACT	9987160	9	Eagle Pointe	3297 MEADOWS DR		0.57	\$995,000	\$1,745,614	33				
<b>Average</b>							<b>\$675,900</b>	<b>\$984,808</b>	<b>266.4</b>				
<b>Median</b>							<b>\$637,000</b>	<b>\$1,048,166</b>					
<b>Average - All Areas</b>							<b>\$1,295,638</b>	<b>\$2,939,423</b>	<b>276.9</b>				
<b>Median</b>							<b>\$723,728</b>	<b>\$2,291,457</b>					

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PND	9984290	3	The Oaks At Deer Valley	3695 Oak Wood DR	56	0.48	\$799,000	\$1,664,583	193				
PND	9983032	4	Deer Crest Area	6,0 Pioche ST	6,0	40.84	\$4,000,000	\$97,943	247				
PND	9975706	9	Holiday Ranchettes	1334 LUCKY JOHN DR	50	2.47	\$799,000	\$323,482	643				
PND	9987341	9	Eagle Pointe	18 Eagle View CT	36	1	\$1,000,000	\$1,000,000	1				
<b>Average</b>							<b>\$1,649,500</b>	<b>\$771,502</b>	<b>271</b>				
<b>Median</b>							<b>\$899,500</b>	<b>\$661,741</b>					

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CLO	9980312	1	Sunnyside	625 Sunnyside DR	19	0.44	\$425,000	\$965,909	468	\$350,000	\$795,455	9/30/2010	82%
CLO	9983257	1	Snyders Addition	1307 NORFOLK AVE		0.04	\$449,900	\$11,247,500	102	\$390,000	\$9,750,000	5/19/2010	87%
CLO	9982875	1	Millsite Reservation	261 Upper Norfolk AVE	261	0.06	\$605,000	\$10,083,333	34	\$450,000	\$7,500,000	2/1/2010	74%
CLO	9982879	1	Millsite Reservation	259 Upper Norfolk AVE	259	0.06	\$605,000	\$10,083,333	34	\$450,000	\$7,500,000	2/1/2010	74%
CLO	9982881	1	Millsite Reservation	263 Upper Norfolk AVE	263	0.07	\$605,000	\$8,642,857	8	\$605,000	\$8,642,857	1/29/2010	100%
CLO	9983969	1	Old Town Area	637 WOODSIDE AVE	6	0.16	\$1,150,000	\$7,187,500	13	\$1,050,000	\$6,562,500	4/21/2010	91%
<b>Average</b>							<b>\$639,983</b>	<b>\$8,035,072</b>	<b>109.8</b>	<b>\$549,167</b>	<b>\$6,791,802</b>		<b>85%</b>
<b>Median</b>							<b>\$605,000</b>	<b>\$9,363,095</b>		<b>\$450,000</b>	<b>\$7,500,000</b>		
CLO	9982734	3	The Oaks At Deer Valley	3605 OAK WOOD DR		0.33	\$649,000	\$1,966,667	30	\$570,000	\$1,727,273	2/1/2010	88%
CLO	9982948	4	Hidden Hollow	11398 N SNOW TOP RD	1	9.37	\$679,000	\$72,465	2	\$664,000	\$70,864	2/1/2010	98%
CLO	9984349	4	Deer Crest Estates	3631 Crestwood DR	19	0.75	\$1,300,000	\$1,733,333	70	\$850,000	\$1,133,333	7/29/2010	65%
CLO	9982806	4	Deer Crest Area	2977 Deer Crest Estates DR	104	0.7	\$1,395,000	\$1,992,857	185	\$1,017,785	\$1,453,979	6/16/2010	73%
CLO	9982790	4	Deer Crest Estates	9865 N SUMMIT VIEW DR		0.87	\$1,450,000	\$1,666,667	249	\$955,000	\$1,097,701	9/17/2010	66%
<b>Average</b>							<b>\$1,206,000</b>	<b>\$1,366,331</b>	<b>126.5</b>	<b>\$871,696</b>	<b>\$938,969</b>		<b>76%</b>
<b>Median</b>							<b>\$1,347,500</b>	<b>\$1,700,000</b>		<b>\$902,500</b>	<b>\$1,115,517</b>		
CLO	9980660	5	Alta Vista	8005 Woodland View DR	3	0.66	\$1,058,500	\$1,603,788	491	\$925,000	\$1,401,515	10/27/2010	87%
CLO	9980661	5	Alta Vista	7965 Woodland View DR	2	0.6	\$1,058,500	\$1,764,167	437	\$950,000	\$1,583,333	9/22/2010	90%
<b>Average</b>							<b>\$1,058,500</b>	<b>\$1,683,977</b>	<b>464</b>	<b>\$937,500</b>	<b>\$1,492,424</b>		<b>89%</b>
<b>Median</b>							<b>\$1,058,500</b>	<b>\$1,683,977</b>		<b>\$937,500</b>	<b>\$1,492,424</b>		
CLO	9985991	6	Red Cloud	74 RED CLOUD TRL		2.08	\$4,000,000	\$1,923,077	1	\$3,600,000	\$1,730,769	8/12/2010	90%
CLO	9984755	6	Red Cloud	44 RED CLOUD TRL		1.01	\$4,100,000	\$4,059,406	1	\$3,800,000	\$3,762,376	5/24/2010	93%
<b>Average</b>							<b>\$4,050,000</b>	<b>\$2,991,241</b>	<b>1</b>	<b>\$3,700,000</b>	<b>\$2,746,573</b>		<b>91%</b>
<b>Median</b>							<b>\$4,050,000</b>	<b>\$2,991,241</b>		<b>\$3,700,000</b>	<b>\$2,746,573</b>		
CLO	9983792	7	Overlook	986 AERIE DR	5	0.5	\$550,000	\$1,100,000	133	\$437,500	\$875,000	7/30/2010	80%
CLO	9981035	7	April Mountain	1439 Wild Rose CT	28	0.38	\$675,000	\$1,776,316	232	\$620,000	\$1,631,579	4/5/2010	92%
<b>Average</b>							<b>\$612,500</b>	<b>\$1,438,158</b>	<b>182.5</b>	<b>\$528,750</b>	<b>\$1,253,289</b>		<b>86%</b>
<b>Median</b>							<b>\$612,500</b>	<b>\$1,438,158</b>		<b>\$528,750</b>	<b>\$1,253,289</b>		

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CLO	9983727	8	Chatham Hills	2042 PADDINGTON DR		0.49	\$265,000	\$540,816	184	\$224,500	\$458,163	11/30/2010	85%
CLO	9987137	8	Chatham Hills	1990 PADDINGTON DR	32	0.36	\$349,000	\$969,444	1	\$330,000	\$916,667	12/28/2010	95%
<b>Average</b>							<b>\$307,000</b>	<b>\$755,130</b>	<b>92.5</b>	<b>\$277,250</b>	<b>\$687,415</b>		<b>90%</b>
<b>Median</b>							<b>\$307,000</b>	<b>\$755,130</b>		<b>\$277,250</b>	<b>\$687,415</b>		
CLO	9980233	9	Mountain Ridge	3097 MOUNTAIN RIDGE CT		0.3	\$375,000	\$1,250,000	543	\$324,000	\$1,080,000	11/17/2010	86%
CLO	9983312	9	West Ridge	2516 LARKSPUR DR	1	0.47	\$449,000	\$955,319	30	\$423,000	\$900,000	3/1/2010	94%
CLO	9980731	9	Risner Ridge	3308 AMERICAN SADDLER DR	40	0.45	\$575,000	\$1,277,778	368	\$585,000	\$1,300,000	6/21/2010	102%
CLO	9980735	9	Fairway Hills	3046 FAIRWAY HILLS CT		0.7	\$650,000	\$928,571	462	\$588,500	\$840,714	9/23/2010	91%
CLO	9982752	9	Park Meadows	000 Unassigned		4	\$699,000	\$174,750	259	\$575,000	\$143,750	11/17/2010	82%
CLO	9980384	9	Meadows Estates	2933 Estates CIR	11	0.35	\$739,000	\$2,111,429	301	\$475,000	\$1,357,143	3/24/2010	64%
CLO	9976251	9	Eagle Pointe	15 Normans Way	64	1.94	\$799,000	\$411,856	617	\$675,000	\$347,938	3/26/2010	85%
CLO	9986569	9	Eagle Pointe	3333 MEADOWS DR		0.57	\$895,000	\$1,570,175	1	\$855,000	\$1,500,000	11/24/2010	96%
<b>Average</b>							<b>\$647,625</b>	<b>\$1,084,985</b>		<b>\$562,563</b>	<b>\$933,693</b>		<b>87%</b>
<b>Median</b>							<b>\$674,500</b>	<b>\$1,102,660</b>		<b>\$580,000</b>	<b>\$990,000</b>		
<b>Average - All Areas</b>							<b>\$1,087,292</b>	<b>\$2,878,483</b>	<b>188.9</b>	<b>\$933,324</b>	<b>\$2,429,964</b>		<b>86%</b>
<b>Median</b>							<b>\$675,000</b>	<b>\$1,683,977</b>		<b>\$588,500</b>	<b>\$1,357,143</b>		