

Presented For: Craig Franek (Test)

# COMPARATIVE MARKET ANALYSIS

6312 N PARK LN #7, Park City, UT 84098



**Craig Franek** Agent


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Broker

 801-413-3852

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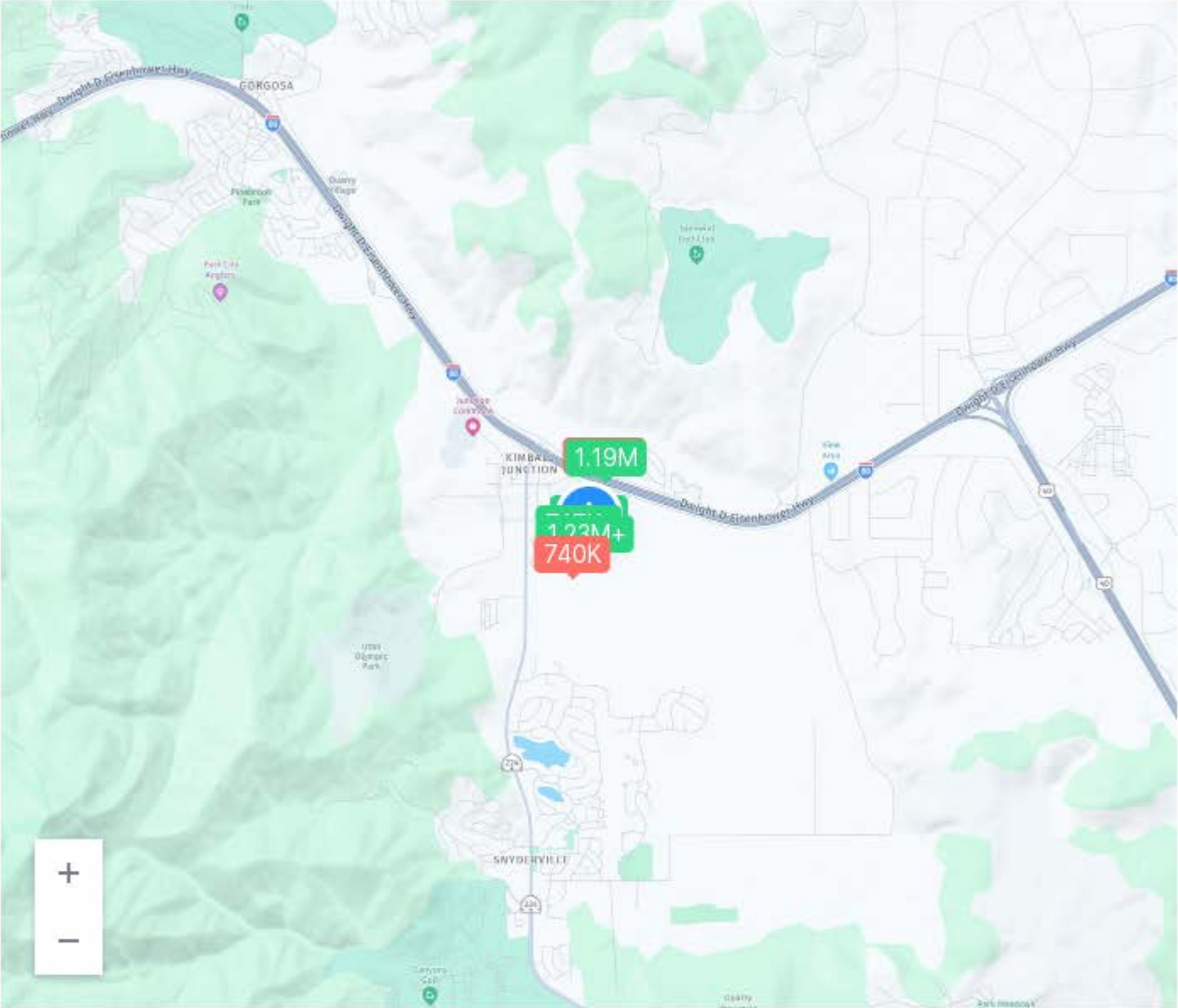
 3350 S 2940 E Unit 9007, Salt Lake City, UT, 84109-3159, USA

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# LISTINGS MAP

**6312 N PARK LN #7, PARK CITY, UT 84098**

Bedrooms 2 Bathrooms 3 Sqft 1,345



■ Active    ■ Pending    ■ Sold

# COMPARABLES

Address & Feature	Bed/Bath	Sq Ft	Price	Sold Price	\$/Sq Ft	Lot Size	DOM
1456 NEWPARK BLVD #417 Park City UT 84098 Condo   <span>Active</span>	2/2.0	1,111 Abv Grd 1,111	\$759K	--	\$683	435 Sqft	74
1456 W NEWPARK BLVD #213 Park City UT 84098 Condo   <span>Active</span>	2/2.0	1,100 Abv Grd 1,100	\$717K	--	\$651	435 Sqft	105
6169 PARK LN #44 Park City UT 84098 Condo   <span>Active</span>	2/2.0	1,385 Abv Grd 1,385	\$850K	--	\$613	871 Sqft	122
1339 FIDDICH GLEN LN Park City UT 84098 Condo   <span>Active</span>	3/4.0	1,752 Abv Grd 1,752	\$1.19M	--	\$676	1,742 Sqft	203
6169 PARK LANE LN #9 Park City UT 84098 Condo   <span>Active</span>	2/2.0	1,385 Abv Grd 1,385	\$998K	--	\$720	871 Sqft	287
1348 FIDDICH GLEN LN Park City UT 84098 Condo   <span>Sold</span>	3/4.0	1,752 Abv Grd --	\$1.05M	\$1.05M	\$599	1,742 Sqft	110
1456 NEWPARK BLVD #422 Park City UT 84098 Condo   <span>Sold</span>	2/2.0	1,111 Abv Grd 1,111	\$750K	\$750K	\$675	435 Sqft	760
6169 PARK LANE S #36 Park City UT 84098 Condo   <span>Sold</span>	3/3.0	1,489 Abv Grd 1,489	\$1.23M	\$1.23M	\$822	871 Sqft	50



# COMPARABLES

Address & Feature	Bed/Bath	Sq Ft	Price	Sold Price	\$/Sq Ft	Lot Size	DOM
1541 REDSTONE AVE #C Park City UT 84098 Condo   <b>Sold</b>	2/2.0	1,026 Abv Grd 1,026	\$740K	\$740K	\$721	871 Sqft	106

# 1456 NEWPARK BLVD #417

List Price	Sold Price	Sold Date	DOM	Status	MLS #:
\$759,000	-	-	74	<b>Active</b>	<b>2114440</b>

## Key Detail

<b>Bed:</b> 2	<b>Lot Size:</b> 435 Sqft	<b>Bath:</b> 2.0
<b>Year Built:</b> 2007	<b>Sqft:</b> 1,111	<b>HOA Fee:</b> \$4,072/Quarterly

## Property Description

Indulge in the ultimate mountain retreat with this stunning 2-bedroom, 2-bath top-floor condominium spanning 1111 SF. Embrace the breathtaking ski area and mountain vistas from your private south-facing balcony, complete with a rejuvenating hot tub. Nestled right in the heart of the action, this prime location allows you to stroll to a plethora of amenities, including top-notch restaurants, vibrant bars, boutique shops, fitness centers, grocery stores, a movie theater, and numerous town attractions. The building itself boasts an array of luxurious features, including an indoor-outdoor pool, steam room, sauna, common area hot tub, exercise room, conference facilities, meeting rooms, and a welcoming lobby. Moreover, the town center is adjacent to a sprawling 1000-acre nature preserve, providing an oasis of tranquility amidst the adventure. Miles of biking, walking, and hiking trails invite you to explore the surrounding beauty at your leisure. Elevate your vacation experience or create cherished memories...

## Features

**Interior:** Bar: Wet, Bath: Primary, Bath: Sep. Tub/Shower, Disposal, Gas Log, Great Room, Range/Oven: Built-In, Granite Countertops

**Utilities:** Natural Gas Connected, Electricity Connected, Sewer Connected, Water Connected

**Heating:** gas: central

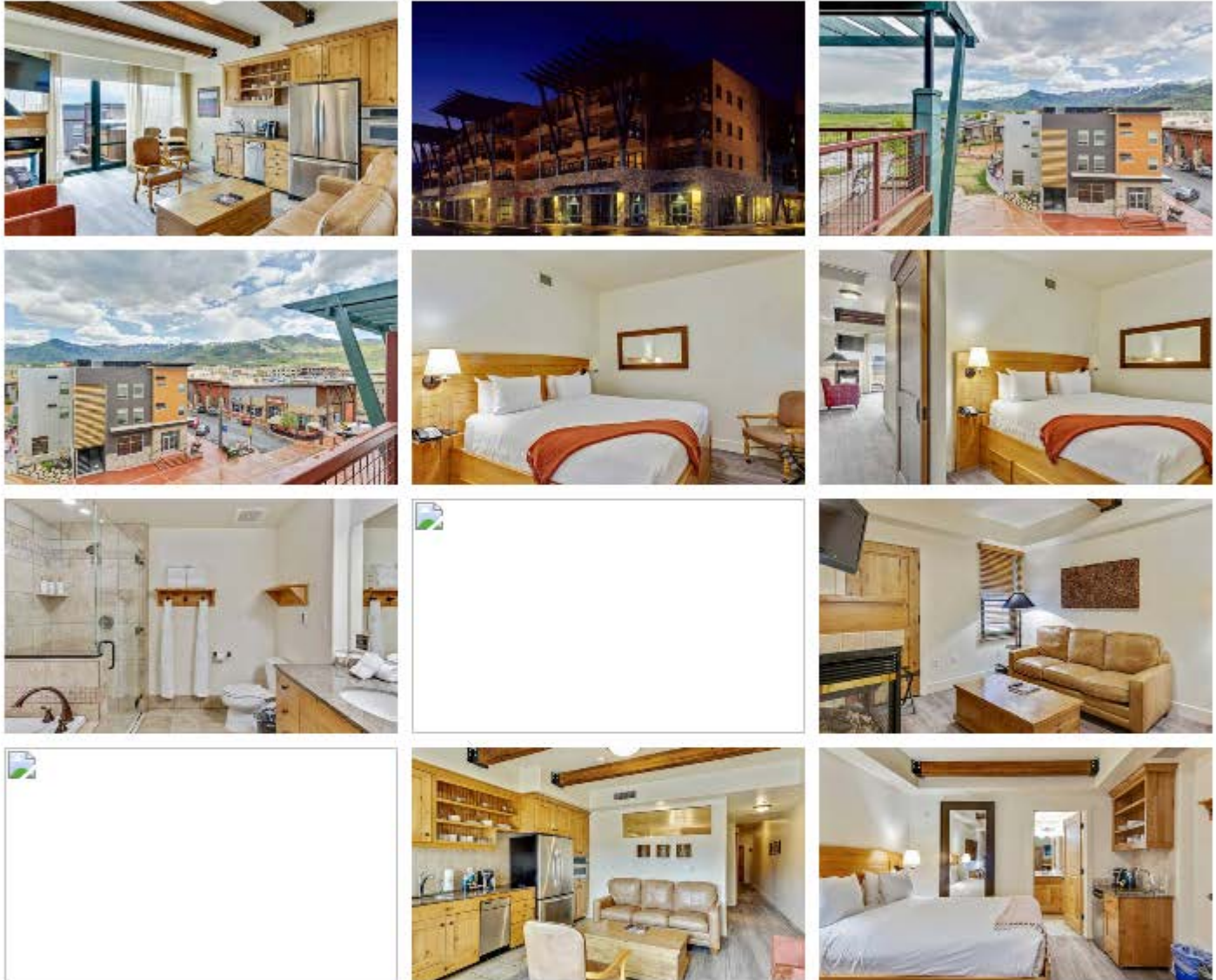
**View:** Mountain(s), Valley

**Exterior:** Balcony, Lighting



# 1456 NEWPARK BLVD #417

MLS #: 2114440



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# 1456 W NEWPARK BLVD #213

List Price	Sold Price	Sold Date	DOM	Status	MLS #:
\$717,000	-	-	105	<b>Active</b>	<b>2108292</b>

## Key Detail

<b>Bed:</b> 2	<b>Lot Size:</b> 435 Sqft	<b>Bath:</b> 2.0
<b>Year Built:</b> 2008	<b>Sqft:</b> 1,100	<b>HOA Fee:</b> \$3,623/Quarterly

## Property Description

OPEN HOUSE SATURDAY, NOVEMBER 2ND FROM 2-3 PM. Front desk will direct you to the east building, second floor. Charming, fully furnished condo in vibrant Kimball Junction, the gateway to Park City's world-class adventures. Ideal for personal escapes or nightly rentals-generate income by renting two rooms; sleeps up to 8. Includes lockable owner's closet. Resort amenities: indoor/outdoor pools, steam room, sauna, hot tub, gym, and meeting rooms. Steps from hiking trails, ski resorts like Park City Mountain and Deer Valley, Utah Olympic Park ziplines and bobsled, outlets, and Swaner Preserve. Perfect blend of comfort, convenience, and investment potential in this bustling hub. Buyer to verify all details.

## Features

**Interior:** Alarm: Fire,Bath: Primary,Bath: Sep. Tub/Shower,Disposal,Gas Log,Kitchen: Second,Oven: Wall,Range: Countertop,Granite Countertops

**Utilities:** Natural Gas Connected,Electricity Connected,Sewer Connected,Water Connected

**Heating:** forced air

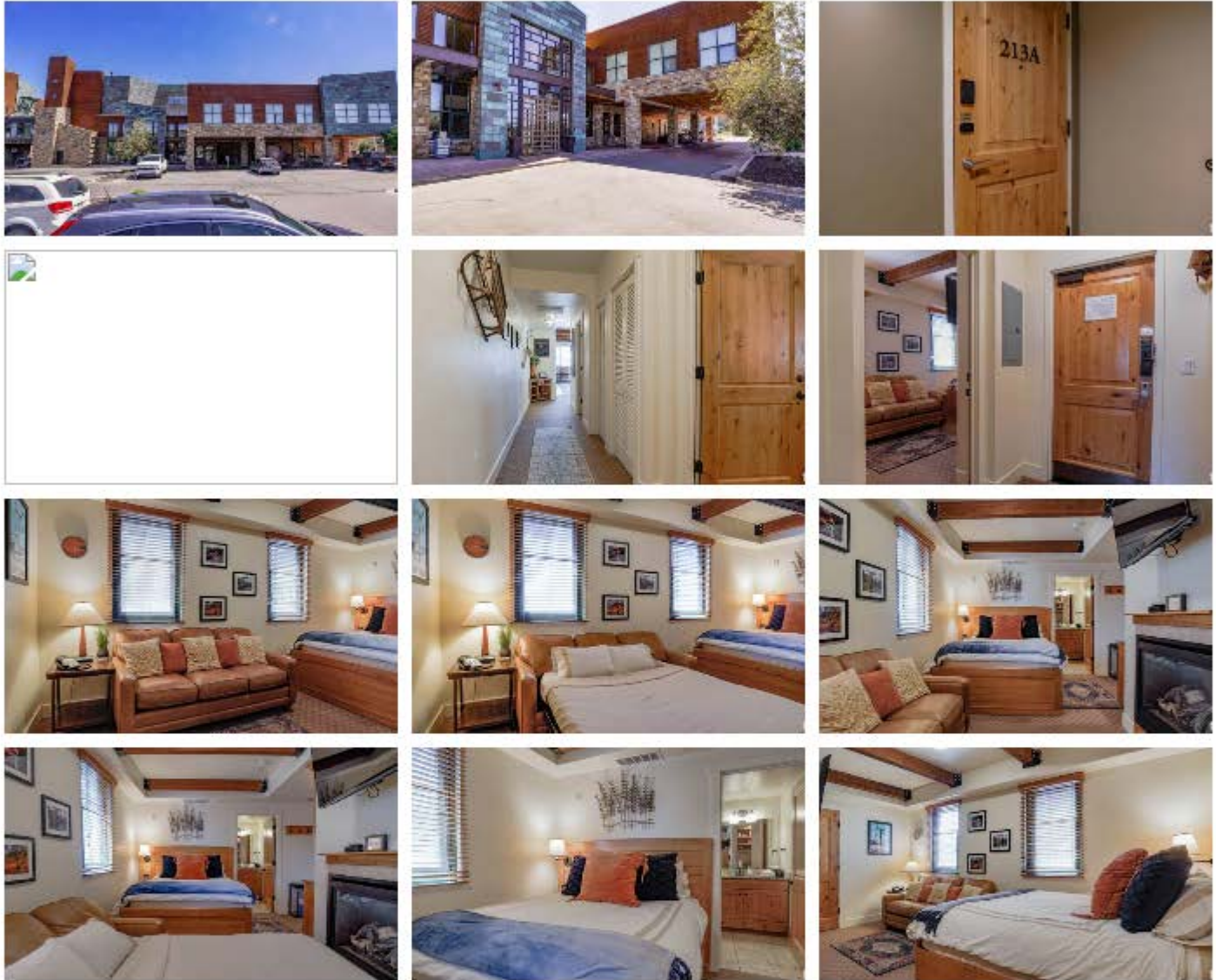
**View:** Mountain(s)

**Exterior:** Balcony,Deck; Covered,Double Pane Windows,Lighting,Secured Building,Storm Doors,Storm Windows



# 1456 W NEWPARK BLVD #213

MLS #: 2108292



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# 6169 PARK LN #44

List Price	Sold Price	Sold Date	DOM	Status	MLS #:
\$850,000	-	-	122	<b>Active</b>	<b>2104610</b>

## Key Detail

<b>Bed:</b> 2	<b>Lot Size:</b> 871 Sqft	<b>Bath:</b> 2.0
<b>Year Built:</b> 2015	<b>Garage Spaces:</b> 1.0	<b>Sqft:</b> 1,385
<b>HOA Fee:</b> \$1,640/Quarterly		

## Property Description

Step inside this 2-bedroom, 2-bathroom Newpark Terrace townhome and be instantly drawn to the breathtaking, unobstructed views of the Swaner Preserve. Whether you're sipping coffee as the morning sun rises over the wetlands or watching wildlife from one of your two private patios, the scenery feels like a living masterpiece framed by your large sliding glass doors. The lower-level ensuite bedroom opens directly to a spacious patio-ideal for soaking in the hot tub on snowy winter nights or lounging on summer afternoons. Upstairs, the open-concept great room and kitchen showcase rich wood beams, high ceilings, and upscale finishes, all oriented to maximize the Swaner Preserve views. A second ensuite bedroom offers privacy while maintaining easy access to shared living spaces. A private garage keeps your gear secure, and the gated community provides peace of mind. Located in the heart of Kimball Junction, you can walk to trails, dining, shopping, grocery, and entertainment. Whether you...

## Features

<b>Interior:</b> Range: Gas
<b>Utilities:</b> Natural Gas Connected,Electricity Connected,Sewer Connected,Sewer: Public,Water Connected
<b>Heating:</b> forced air
<b>View:</b> Mountain(s)
<b>Exterior:</b> Balcony,Deck; Covered,Patio: Open



# 6169 PARK LN #44

MLS #: 2104610



# 1339 FIDDICH GLEN LN

List Price	Sold Price	Sold Date	DOM	Status	MLS #:
\$1,185,000	-	-	203	<b>Active</b>	<b>2087088</b>

## Key Detail

<b>Bed:</b> 3	<b>Lot Size:</b> 1,742 Sqft	<b>Bath:</b> 4.0
<b>Year Built:</b> 2016	<b>Garage Spaces:</b> 2.0	<b>Sqft:</b> 1,752
<b>HOA Fee:</b> \$285/Monthly		

## Property Description

Enjoy breathtaking, unobstructed south-facing views of Deer Valley Resort and the Olympic Park from two private decks and a ground-level patio. Backed by protected open space, these views are here to stay. Ideally located near Kimball Junction, this beautifully maintained townhome offers quick access to Park City Mountain Resort's Canyons base (10 minute, 4-mile drive) as well as Deer Valley Resort 's new East Village (13 minute, 11-mile drive.) Hiking and biking trails are just steps away from your door. The Spring Creek Trail Head is 500 feet away, making this the perfect location for outdoor enthusiasts wanting to maximize their enjoyment. Inside you'll find an open floor plan with a cozy gas fireplace, granite counter tops, and a large deck off the main living area - perfect for entertaining. The top floor primary suite features a private balcony for relaxing and bringing the outdoors in. Each bedroom is en suite, offering comfort and privacy for guests and family. Additional highlights include a two-car...

## Features

**Utilities:** Natural Gas Connected,Electricity Connected,Sewer Connected,Water Connected

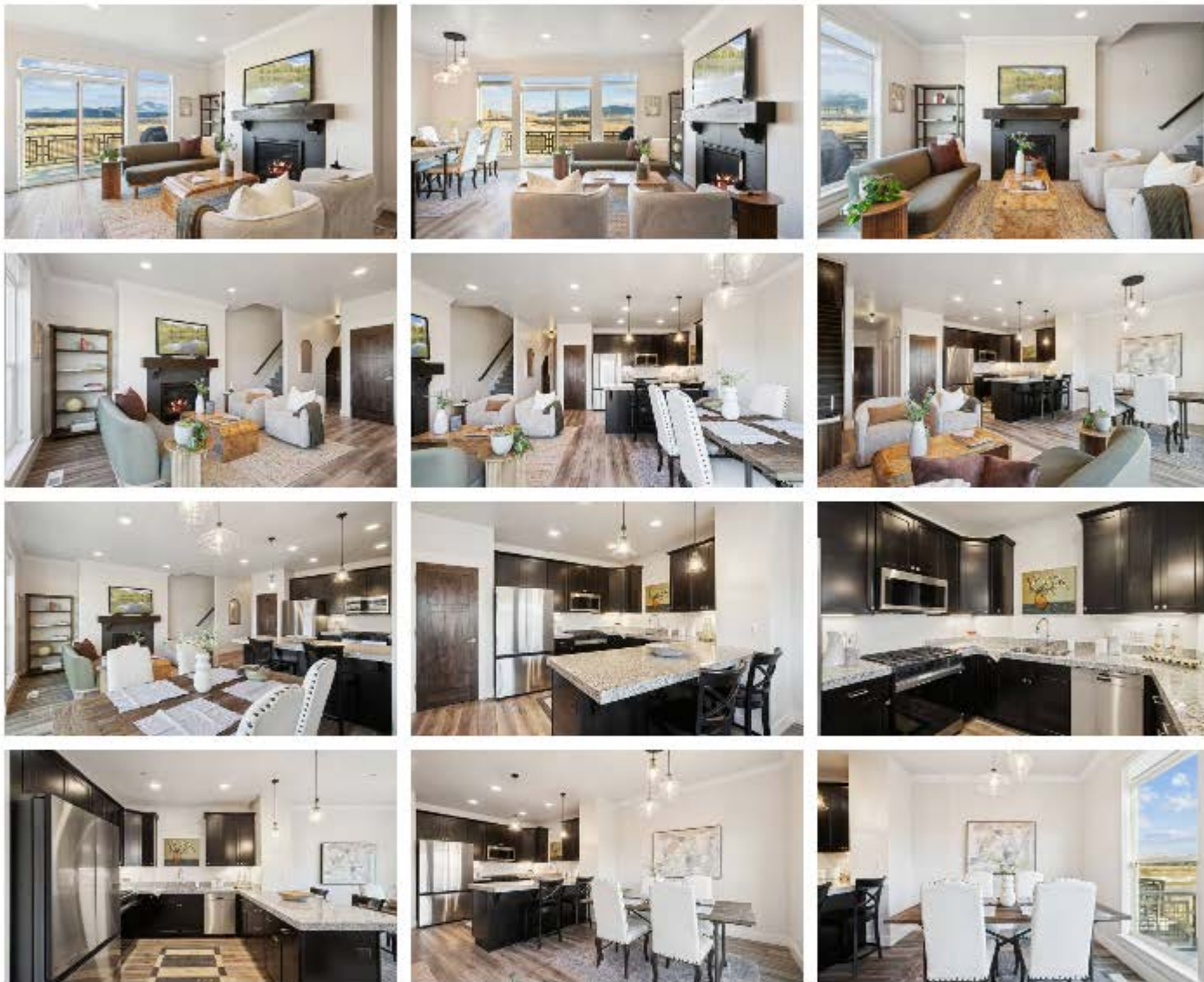
**Heating:** forced air

**Exterior:** Balcony



# 1339 FIDDICH GLEN LN

MLS #: 2087088



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# 6169 PARK LANE LN #9

List Price	Sold Price	Sold Date	DOM	Status	MLS #:
\$998,000	-	-	287	<b>Active</b>	<b>2067133</b>

## Key Detail

<b>Bed:</b> 2	<b>Lot Size:</b> 871 Sqft	<b>Bath:</b> 2.0
<b>Year Built:</b> 2015	<b>Garage Spaces:</b> 1.0	<b>Sqft:</b> 1,385
<b>HOA Fee:</b> \$1,540/Quarterly		

## Property Description

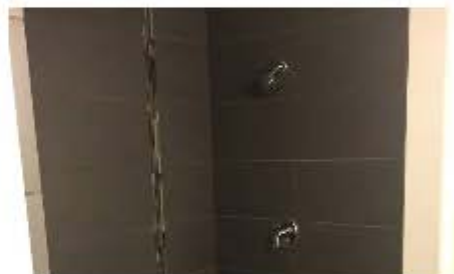
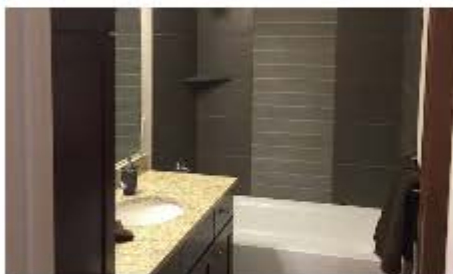
This 2-bedroom 2-bathroom unit offers amazing views of the Olympic Sports Park from your deck, all furniture included, a living room, kitchen, and second bedroom/hot tub terrace. Complete with upgraded wood flooring throughout the kitchen and primary suite level, and new carpet in the lower bedroom. Relax and take in the ski resort views from the secluded common outdoor space, complete with a fire pit! A must-see for someone who wants convenience, low maintenance, seclusion, security, views, and easy access to Park City and Salt Lake City (30 min from International Airport)... all while being located in the heart of Kimball Junction. Buyer to verify all information. The square footage is approximate, sourced from tax data. It is recommended that the buyer obtain an independent measurement to verify all information independently, confirming all property attributes, inclusive of square footage and land extent, to their personal standards.

## Features

- Interior:** Bath: Primary,Disposal,Range: Gas,Range/Oven: Built-In,Granite Countertops
- Utilities:** Natural Gas Connected,Electricity Connected,Sewer Connected,Sewer: Public,Water Connected
- Heating:** forced air,gas: central
- View:** Mountain(s),Valley
- Exterior:** Balcony,Deck; Covered,Double Pane Windows,Secured Building,Secured Parking,Sliding Glass Doors

# 6169 PARK LANE LN #9

MLS #: 2067133



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# 1348 FIDDICH GLEN LN

List Price	Sold Price	Sold Date	DOM	Status	MLS #:
\$1,150,000	\$1,050,000	10/15/2025	110	<b>Sold</b>	<b>2094742</b>

## Key Detail

<b>Bed:</b> 3	<b>Lot Size:</b> 1,742 Sqft	<b>Bath:</b> 4.0
<b>Year Built:</b> 2016	<b>Garage Spaces:</b> 2.0	<b>Sqft:</b> 1,752
<b>HOA Fee:</b> \$200/Monthly		

## Property Description

Experience the best of Park City living in this thoughtfully designed townhome at Kimball Junction. Step outside to miles of scenic hiking and biking trails, then stroll to Kimball Junction's restaurants, boutiques, and coffee shops offering all the everyday comforts you need, right in your neighborhood. World-class skiing is just minutes away at Park City Mountain, Canyons Village, and Deer Valley Resort, giving you easy access to Utah's premier slopes and year-round alpine adventure. Whether it's a sunrise ride, coffee around the corner, or dinner with friends and family, life flows naturally here. Inside, the home is a sanctuary of calm. Flooded with natural light and appointed with thoughtful finishes, it offers private outdoor space and a layout designed to foster peace and comfort, perfectly in tune with Park City's active, outdoor lifestyle.

## Features

<b>Interior:</b> Disposal,Range/Oven: Built-In
<b>Utilities:</b> Natural Gas Connected,Electricity Connected,Sewer Connected,Sewer: Public,Water Connected
<b>Heating:</b> forced air
<b>View:</b> Mountain(s),Valley
<b>Exterior:</b> Balcony,Deck; Covered,Patio: Covered

# 1348 FIDDICH GLEN LN

MLS #: 2094742



# 1456 NEWPARK BLVD #422

List Price	Sold Price	Sold Date	DOM	Status	MLS #:
\$759,000	\$750,000	09/02/2025	760	<b>Sold</b>	<b>1892407</b>

## Key Detail

<b>Bed:</b> 2	<b>Lot Size:</b> 435 Sqft	<b>Bath:</b> 2.0
<b>Year Built:</b> 2005	<b>Sqft:</b> 1,111	<b>HOA Fee:</b> \$4,072/Quarterly

## Property Description

Indulge in the ultimate mountain retreat with this stunning 2-bedroom, 2-bath top floor condominium spanning 1156 SF. Embrace the breathtaking ski area and mountain vistas from your private south-facing balcony, complete with a rejuvenating hot tub. Nestled right in the heart of the action, this prime location allows you to stroll to a plethora of amenities, including top-notch restaurants, vibrant bars, boutique shops, fitness centers, grocery stores, a movie theater, and numerous town attractions. The building itself boasts an array of luxurious features, including an indoor-outdoor pool, steam room, sauna, common area hot tub, exercise room, conference facilities, meeting rooms, and a welcoming lobby. Moreover, the town center is adjacent to a sprawling 1000-acre nature preserve, providing an oasis of tranquility amidst the adventure. Miles of biking, walking, and hiking trails invite you to explore the surrounding beauty at your leisure. Elevate your vacation experience or create cherished memories...

## Features

**Interior:** Bar: Wet,Bath: Primary,Disposal,Gas Log,Range: Countertop

**Utilities:** Natural Gas Connected,Electricity Connected,Sewer Connected,Water Connected

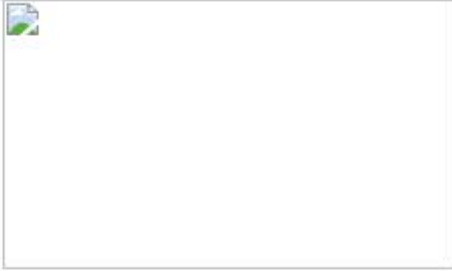
**Heating:** forced air,gas: central

**View:** Mountain(s)

**Exterior:** Balcony

# 1456 NEWPARK BLVD #422

MLS #: 1892407



Craig Franek

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# 6169 PARK LANE S #36

List Price	Sold Price	Sold Date	DOM	Status	MLS #:
\$1,285,000	\$1,225,000	08/28/2025	50	<b>Sold</b>	<b>2097013</b>

## Key Detail

<b>Bed:</b> 3	<b>Lot Size:</b> 871 Sqft	<b>Bath:</b> 3.0
<b>Year Built:</b> 2015	<b>Garage Spaces:</b> 1.0	<b>Sqft:</b> 1,489
<b>HOA Fee:</b> \$1,690/Quarterly		

## Property Description

Welcome to 6169 Park Lane S #36—a stylish and turnkey townhome located in the heart of Newpark, one of Park City's most walkable and vibrant communities. This 3-bedroom, 3-bathroom end-unit is located at the south end of the development offering premium Ski Resort Views of Deer Valley, Park City and the Winter Sports Park. The common area terrace is steps from your front door perfect for entertaining at the end of a mountain bike ride or perfect spring day on the slopes. Picture sitting by the fire pit for wine and smores overlooking your perfect views. This premium unit offers southern exposure and a spacious living area with large windows that flood the condo with natural light. Features include hardwood flooring, a sleek kitchen with quartz countertops, stainless steel appliances, 2 private balconies and hot tub. Just perfect for enjoying Park City's four-season lifestyle. The main level features the private primary suite with a large walk-in shower and closet with access to the...

## Features

**Interior:** Bath: Primary, Disposal, Gas Log, Oven: Gas, Range: Gas, Range/Oven: Built-In, Granite Countertops, Smart Thermostat(s)

**Utilities:** Natural Gas Connected, Electricity Connected, Sewer Connected, Water Connected

**Heating:** forced air

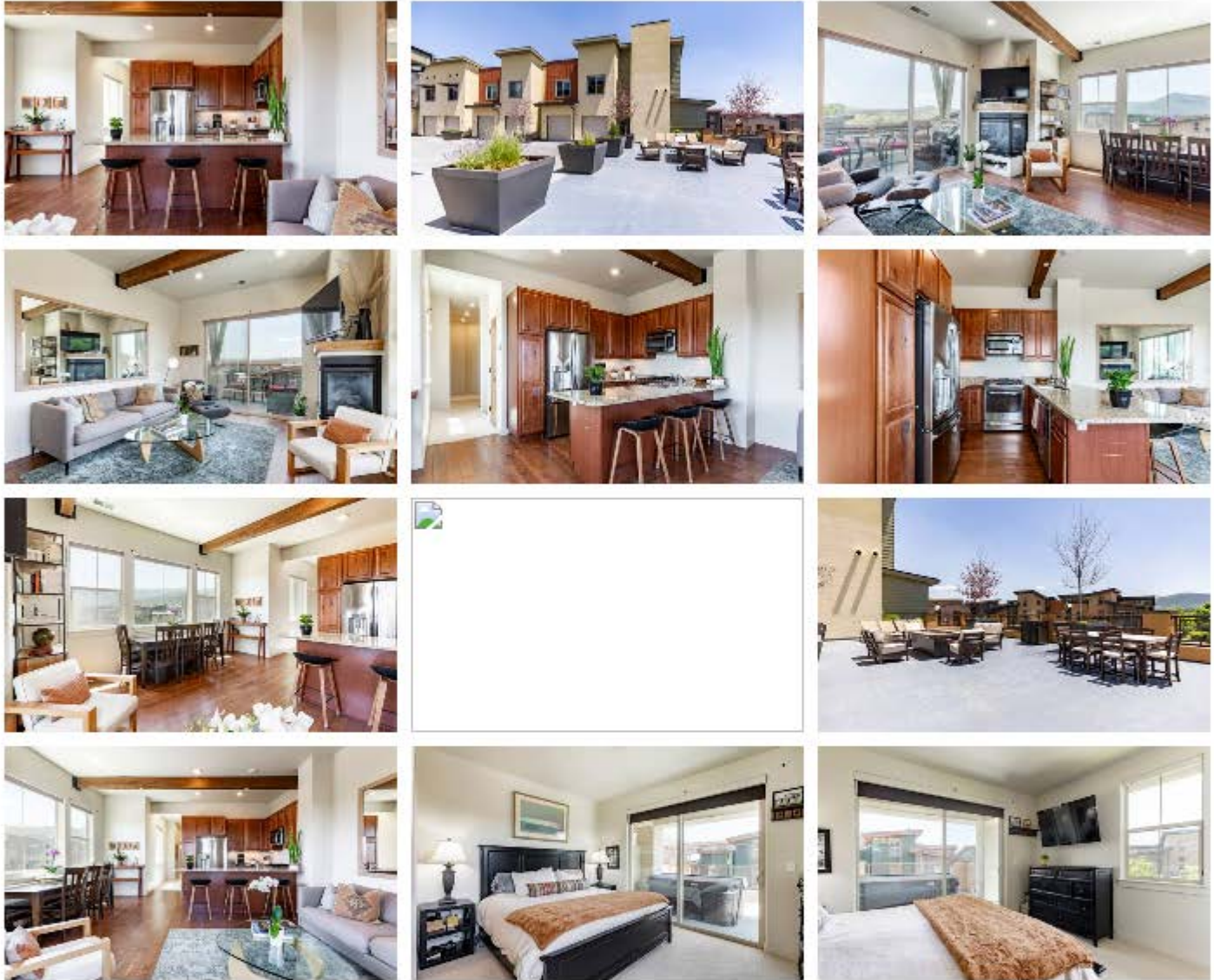
**View:** Mountain(s)

**Exterior:** Balcony, Sliding Glass Doors



# 6169 PARK LANE S #36

MLS #: 2097013



# 1541 REDSTONE AVE #C

List Price	Sold Price	Sold Date	DOM	Status	MLS #:
\$769,000	\$740,000	08/14/2025	106	<b>Sold</b>	<b>2080906</b>

## Key Detail

<b>Bed:</b> 2	<b>Lot Size:</b> 871 Sqft	<b>Bath:</b> 2.0
<b>Year Built:</b> 2004	<b>Garage Spaces:</b> 1.0	<b>Sqft:</b> 1,026
<b>HOA Fee:</b> \$372/Monthly		

## Property Description

This immaculate, top-floor, 2BR/2BA corner unit is more than just a home-it's your gateway to year-round adventure & mountain-town charm. Wake up to breathtaking views of the Olympic Park ski jump & immerse yourself in the vibrant energy of Kimball Junction, one of Park City's most dynamic neighborhoods. Step inside to find a spacious open-concept living area, complete with large windows, high ceilings & a cozy gas fireplace. The kitchen is a chef's dream, featuring quartz countertops, stainless steel appliances, a breakfast bar & plenty of cabinet space. The master bedroom's ensuite bathroom includes a walk-in closet, dual vanities with quartz countertops, water closet, separate glass enclosed shower & a large bathtub. Includes attached one car garage w/ additional storage space & a private balcony for BBQ's. Recent improvements include quartz countertops in kitchen & master bathroom, fresh paint, updated fans/lighting, & a new water heater. Additional features include solid...

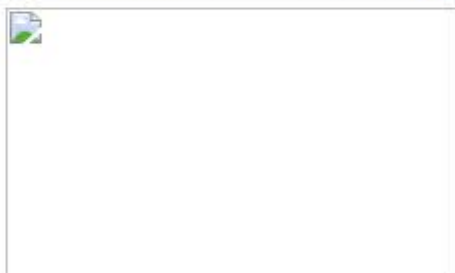
## Features

- Interior:** Bath: Sep. Tub/Shower,Closet: Walk-In,Disposal,Gas Log,Jetted Tub,Range: Gas,Range/Oven: Built-In,Vaulted Ceilings
- Utilities:** Natural Gas Connected,Electricity Connected,Sewer Connected,Sewer: Public,Water Connected
- Heating:** forced air,gas: central
- View:** Mountain(s),Valley
- Exterior:** Deck; Covered



# 1541 REDSTONE AVE #C

MLS #: 2080906

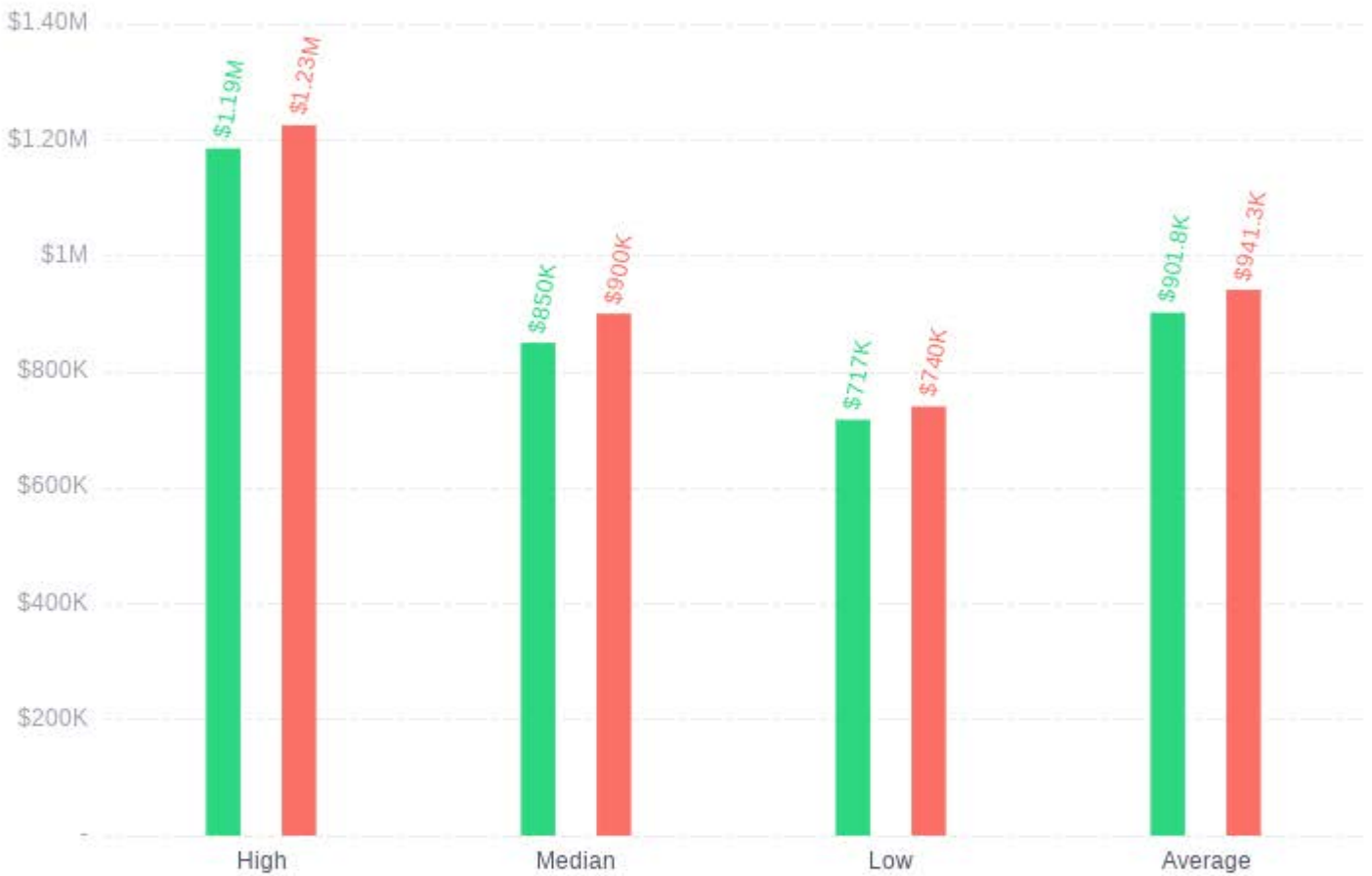


# PROPERTY AVERAGES

SqFt	Price	\$/sq. ft.	Lot Size	Days on Market
1,346	\$919.3K	\$684	919	257

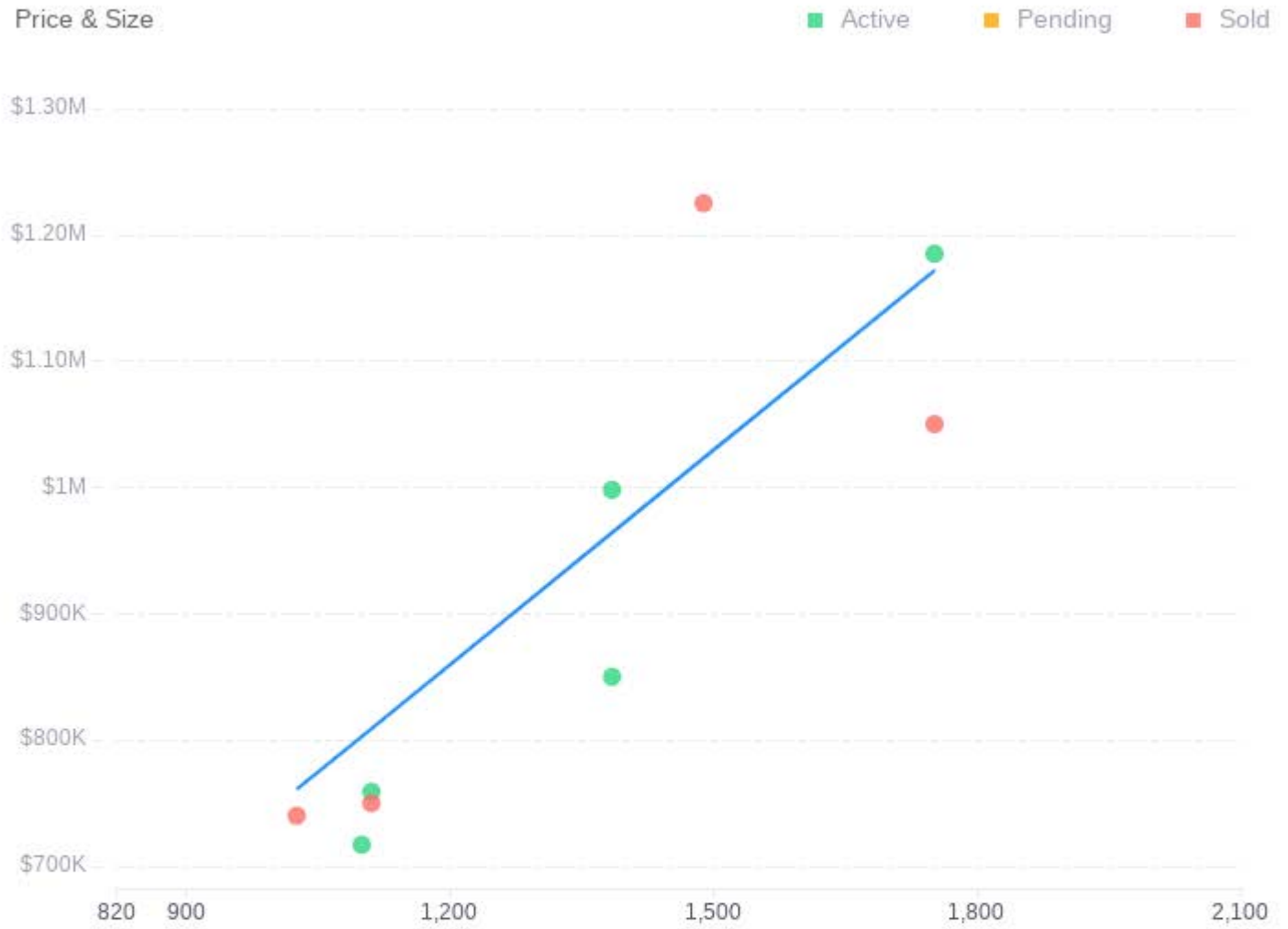
## Price By Status

Active Pending Sold



# AVERAGE PRICE PER SQUARE FOOT

COMPARABLE PROPERTIES SOLD FOR AN AVERAGE OF **\$704** \$/SQ. FT.



# AVERAGE SELLING TIME

Days on Market	% of List Price
<b>257</b>	<b>95.4</b>

Price & Days on Market

■ Active ■ Pending ■ Sold



% of List Price

# ESTIMATED MARKET VALUE

6312 N PARK LN #7, Park City, UT 84098



Approximate Market Value

**\$919,000**

Estimated Price Range

**\$827,000-\$1,012,000**

The estimated price is for informational purposes only. We advise consulting with a qualified real estate appraiser, as market conditions and property specific factors may impact the final selling price.

## Compare Pricing with Selected Comps

Average Price

**\$919.3K**

Average \$/sq. ft.

**\$684**

The Estimated Market Value is the same as the Average Price.

# ESTIMATED NET PROCEEDS

Suggested List Price for 6312 N PARK LN #7, Park City, UT 84098 is **\$919,000**

## Selling Cost Breakdown

Seller Commission	\$27,570	Buyer Compensation	\$27,570
Title	\$4,595		

## The Net Proceeds to the Seller





Thank you for allowing me to assist you with your real estate needs. I appreciate your trust and look forward to providing deeper assistance as we move forward.

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## Craig Franek

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## Leave a Message