

PARK
CITY

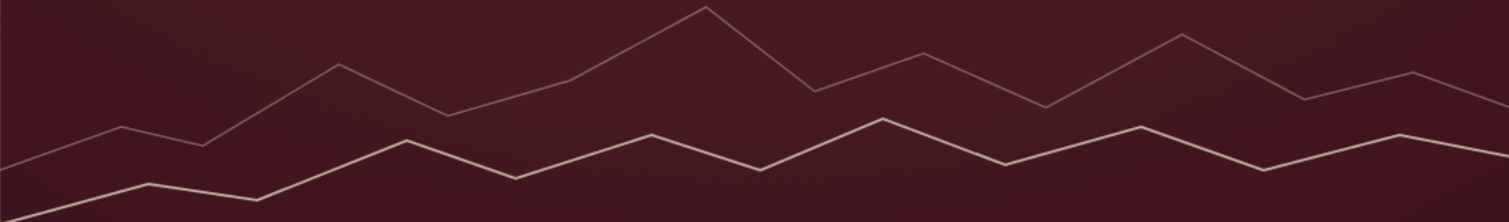
BROKERS

COLDWELL BANKER GLOBAL LUXURY

THE
DIAMOND
REPORT

PARK CITY LUXURY MARKET REPORT

Fall 2026 Edition



DEER VALLEY · PROMONTORY · EMPIRE PASS · GLENWILD · THE COLONY · JORDANELLE

Data-driven. Service-obsessed.

PREPARED BY MIKE DIAMOND · ASSOCIATE BROKER

SECOND QUARTER 2026

A steady market with more room to negotiate

Closed sales across Summit and Wasatch counties rose in the second quarter, and prices held roughly level. At the same time, supply has built to its highest level since 2020. Buyers have more choice than they did a year ago. Sellers who price to the data are still selling.

\$3.8M

Median single-family price,
Park City proper
Q2 2026 · 29 sales, up 21% YoY

\$2.25M

Median single-family price,
Snyderville Basin
Q2 2026 · 77 sales, down 8% YoY

\$1.685M

Median single-family price,
Summit & Wasatch counties
Q2 2026 · 259 sales

\$1.358B

Total MLS sales volume, Q2
2026
669 sales · units up 10%, volume up
7% YoY

8.7

Months of supply, all property
types
12 months to June 30 · highest since
summer 2020

97.4%

Single-family sale-to-list price
ratio
First half 2026 · 27 median days on
market

What stands out

- **Price per square foot.** In the first half of 2026 the median was \$788 for single-family homes and \$960 for condos and townhomes. Condos command more per foot because so many sit at the base of a ski resort.
- **Condos.** The median across the two counties was \$1.167M on 189 sales, down 6% in units. In Park City proper the condo median was \$2.325M.
- **Inventory.** Overall supply was up 3% over the prior year, and condo supply was up 17%. Land is the exception: lot inventory was down 38% while lot sales rose 20%.

Utah is a non-disclosure state, so sale prices are not public record. The figures in this report come from Park City MLS data as reported by the Park City Board of Realtors and local brokerages.

12 MONTHS ENDING JUNE 30, 2026

Median prices by community

Single-family homes, with condos where they trade in meaningful numbers. Where a community has only a handful of sales, the median moves with the mix of homes that closed. Read those figures as direction, not precision.

COMMUNITY	SF MEDIAN	YOY	SF SALES	CONDO MEDIAN	YOY	CONDO SALES
DEER VALLEY & EMPIRE PASS						
Lower Deer Valley	\$4.5M	+5%	10	\$3.1M	+39%	49
Upper Deer Valley	\$7.3M	+1%	5	\$5.2M	+9%	18
Deer Crest	\$13.5M	+12%	3	\$5.5M	+26%	24
Empire Pass	\$14.4M	-2%	8	\$6.0M	-15%	15
PARK CITY & SNYDERVILLE BASIN						
Old Town	\$3.6M	+1%	53	\$1.3M	+26%	82
Park Meadows	\$3.6M	-4%	34	\$1.9M	+28%	27
Canyons Village	\$15.4M	-12%	6	\$1.4M	+5%	106
Glenwild	\$7.1M	+36%	19	—		
Promontory	\$5.3M	+22%	107	—		
JORDANELLE & HEBER VALLEY						
Tuhaye	\$6.0M	+2%	28	—		
South Jordanelle	\$4.4M	+5%	27	\$1.05M	+4%	17
Mayflower–Jordanelle	\$4.1M	+4%	29	\$1.4M	+6%	70
Hideout	\$2.7M	+5%	27	\$1.7M	+12%	80
Red Ledges	\$3.3M	+20%	50	\$1.5M	-7%	6

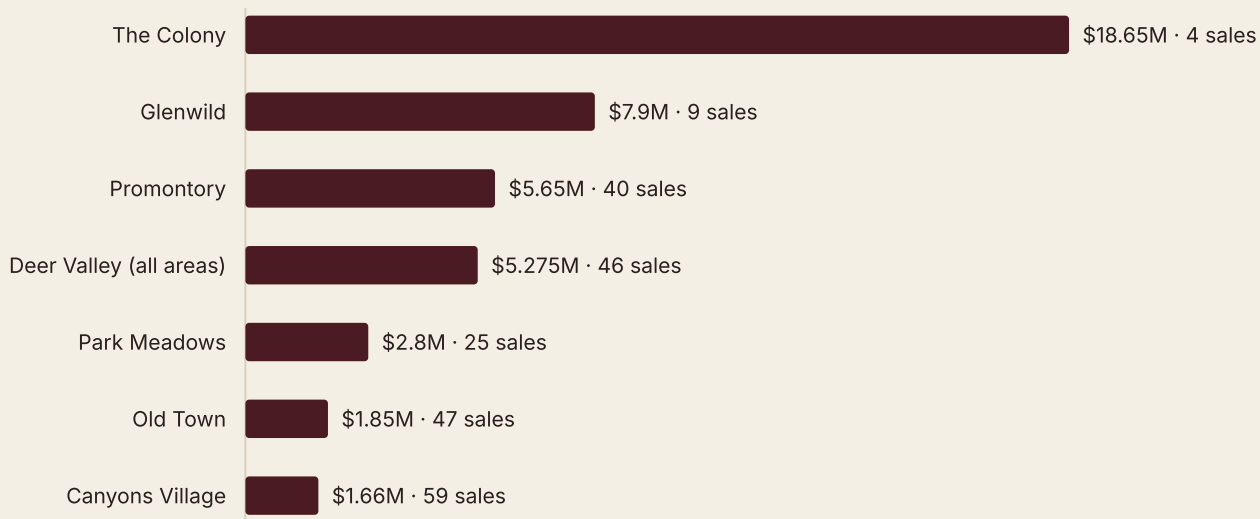
Source: Park City MLS data for the 12 months ending June 30, 2026, compared with the prior 12 months, as compiled by the Keye Team. The Colony at White Pine Canyon is reported separately on the next page.

FIRST HALF 2026

Where the \$5M+ and \$10M+ sales are happening

The market recorded 73 closings at \$5 million and above in the first half of 2026. Fourteen of them were at \$10 million and above, for \$236.8 million in combined volume. The top of the market is concentrated in a few communities.

MEDIAN CLOSED PRICE, ALL PROPERTY TYPES · H1 2026



COMMUNITY	CLOSINGS	VOLUME	\$5M+ SALES	\$10M+ SALES
Promontory	40	\$254.3M	23	3
Deer Valley (all areas)	46	\$283.6M	—	6
The Colony at White Pine Canyon	4	\$72.1M	—	3
Glenwild	9	\$66.5M	—	1
Park Meadows	25	\$88.4M	—	1
Canyons Village	59	\$188.7M	—	1

Promontory produced the largest number of \$5M+ closings, with 23 of its 40 sales above that line. Deer Valley led the \$10M+ count with six. At The Colony, three of its four sales closed above \$10 million.

Source: first-half 2026 closings by community as reported by realestateinparkcity.com, from Park City MLS data. That report excludes Heber, Midway, Jordanelle and Kamas. "—" means the source did not report the figure. Community boundaries vary by source, so counts may not sum to market totals.

READING THE BALANCE OF THE MARKET

Where buyers have leverage, and where they don't

With 8.7 months of supply across all property types, the market as a whole leans toward buyers. Six months is commonly treated as balanced. The leverage is uneven, though. It depends on the community and the type of property.

More room to negotiate

- **Condos broadly.** Condo inventory is up 17% year over year, so buyers have more choice and more time.
- **Empire Pass condos.** The median fell 15% to \$6.0M on 15 sales, the clearest softening in the upper tier.
- **Canyons Village single-family.** The median fell 12% to \$15.4M on just six sales. That reflects the mix of homes that sold as much as pricing.
- **Park Meadows single-family.** The median dipped 4% to \$3.6M across 34 sales, a deep enough sample to take seriously.
- **Asking versus sold.** Single-family homes sold at a median 97.4% of list price, and condos at 96.8%, so a negotiation margin exists.

Less room to negotiate

- **Land.** Lot inventory is down 38% while lot sales rose 20%, and the median lot price is up 25% to \$1.0M. South Jordanelle closed 41 lots in the second quarter alone.
- **Promontory.** The single-family median rose 22% to \$5.3M on 107 sales. Lot sales climbed ahead of expected changes to membership pricing.
- **Glenwild.** The single-family median rose 36% to \$7.1M on 19 sales.
- **Deer Valley condos.** Medians rose 39% in Lower Deer Valley and 26% in Deer Crest. Ski-access inventory remains in demand.

A median can move because different homes sold, not because values changed. Before acting on any one figure, compare it with the specific homes that closed. That is the work we do for clients on every property they consider.

PUTTING THE NUMBERS TO WORK

What the numbers mean for you

If you are buying

Supply favors you in most segments. Take the time to compare, and expect sellers to negotiate, especially on condos. In land, Promontory and the Jordanelle, decide faster and expect less room on price. Buying from out of state works well with a clear short list built before you arrive, so your trip is spent on the homes that fit.

If you are selling

Homes priced to recent closed sales are still selling, at about 97% of list. Homes priced to last year's peaks tend to sit. With more listings to choose from, buyers compare closely. Your pricing should come from what comparable homes actually sold for, not from automated estimates, which Utah's non-disclosure status makes less reliable.

About Mike Diamond

Mike Diamond is an Associate Broker and Team Lead with Park City Brokers | Coldwell Banker Global Luxury. He has worked the Park City luxury market since 2014, with a focus on Promontory, Deer Valley, Empire Pass and the Jordanelle. Much of his work is with buyers relocating or purchasing a second home from out of state. The Diamond Report is how he works: straight numbers, clearly explained.

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Sources and notes

Park City Board of Realtors, Q2 2026 quarterly statistics (parkcityrealtors.com). Keye Team, Park City Real Estate Market Report Q2 2026, Park City MLS data for the 12 months ending June 30, 2026 (keyeteam.com). Real Estate in Park City, Mid-Year 2026 Market Report, first-half 2026 closings (realestateinparkcity.com). Figures are as reported by those sources and have not been independently verified. Community definitions and periods differ between sources. Information is deemed reliable but not guaranteed, and is not an appraisal. Utah license 9492175-AB00. Equal Housing Opportunity.