



Park City MLS Trend Statistics

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Park City MLS Trend Statistics

Definitions

Trend Statistics: The Statistical Trend Graphs were designed to show long term trends in the market using values from larger time frames (e.g., "Rolling 12 Month"). They show overall market movement rather than specifics. **NOTE:** The Park City MLS does not recommend using these graphs to determine values of specific properties. Read the definition for the Rolling 12 Month (below) carefully to fully understand the significance of the Trend Reports.

Mean (often called the Average): The sum of the values divided by the number of values.

Median: The median is the middle value In an ordered string of values. Therefore, half of the values will be higher and half of the values will be lower.

*** Examples of Mean & Median:** In the following set of values (10, 20, 30, 100, 140) the Mean (Average) is 60 and the Median is 30.

Rolling 12 Month: The value is obtained by gathering all of the values in the 12 months preceding the date and taking the appropriate value from the set. This value might be expressed as a MEAN (Average), a MEDIAN, or a TOTAL. For example, the Rolling 12 Month Median Price for a property as of December, 2009, would be the median price for all properties sold from January 1, 2009 through December 31, 2009. This is done because in some instances (always labeled as such) the Park City Board of REALTORS® needs to use a larger set of values in order to establish a significant trend. This allows us to minimize the disruption to the statistics caused by the periodic sales of abnormally high priced properties and seasonal sales.

Areas:	The areas defined by the Park City Board of REALTORS®
Areas 1-9	Park City’s municipal limits
Areas 10-23	The Snyderville basin, Promontory, and the Jordanelle.
Areas 1-23	The combination of Park City, the Snyderville basin, Promontory area, and the Jordanelle area.
Areas 1-41	All areas in the Park City MLS (Includes state, national, and international transactions).

Maps with our Area overlays are available from your local Park City REALTOR®.

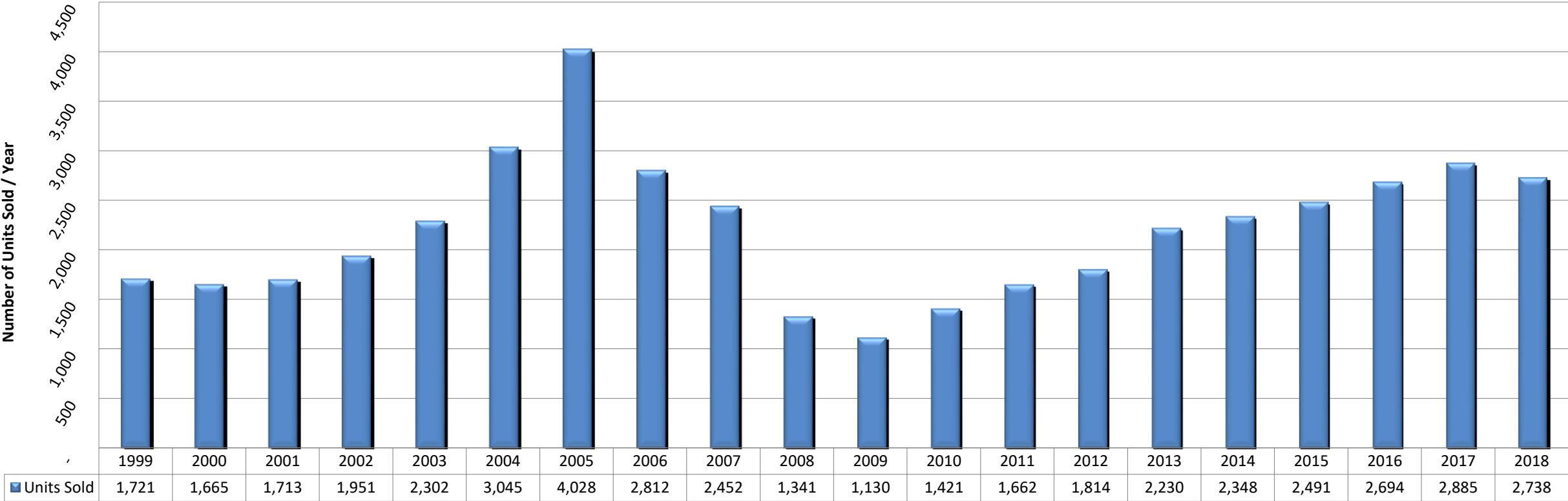
Units Sold



Park City MLS Trend Statistics

Number of Units Sold - All Classes, All Areas - Year by Year Since 1999

Total Number of Units Sold During the Time Period
All Classes (Single Family, Condominium, Multi-Class, Vacant Land, Fractional, and Commercial)
All Park City MLS Areas (1-41)
Yearly Totals



Total Dollar Volume of Sold Units - All Classes, All Areas - Year by Year Since 1999

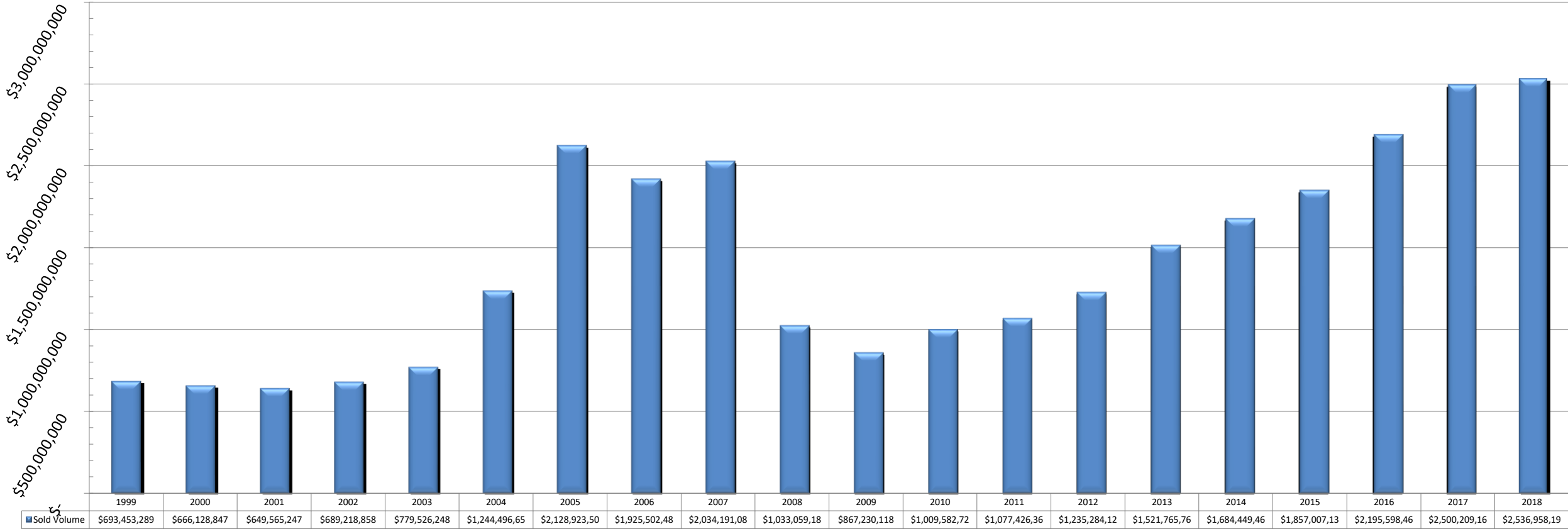
Ask a Park City REALTOR® for help interpreting these graphs.

The information in these confidential graphs is deemed accurate, but is not guaranteed



Park City MLS Trend Statistics

Since 1999
Total Dollar Volume (Closed Price) of Units Sold During the Time Period
All Classes (Single Family, Condominium, Multi-Class, Vacant Land, Fractional, and Commercial)
All Park City MLS Areas (1-41)
Yearly Totals



Median Price of Sold Units - All Classes, All Areas - Year by Year Since 1999
Median Closed Price of Units Sold During the Time Period
All Classes (Single Family, Condominium, Multi-Class, Vacant Land, Fractional, and Commercial)

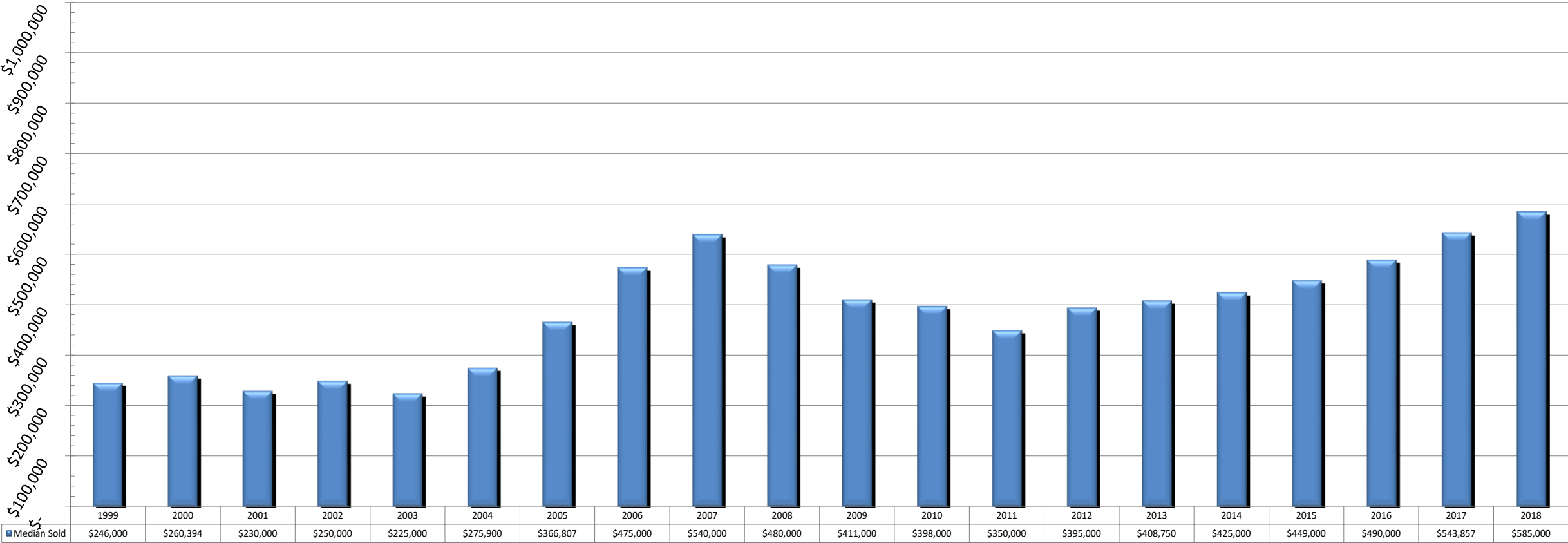
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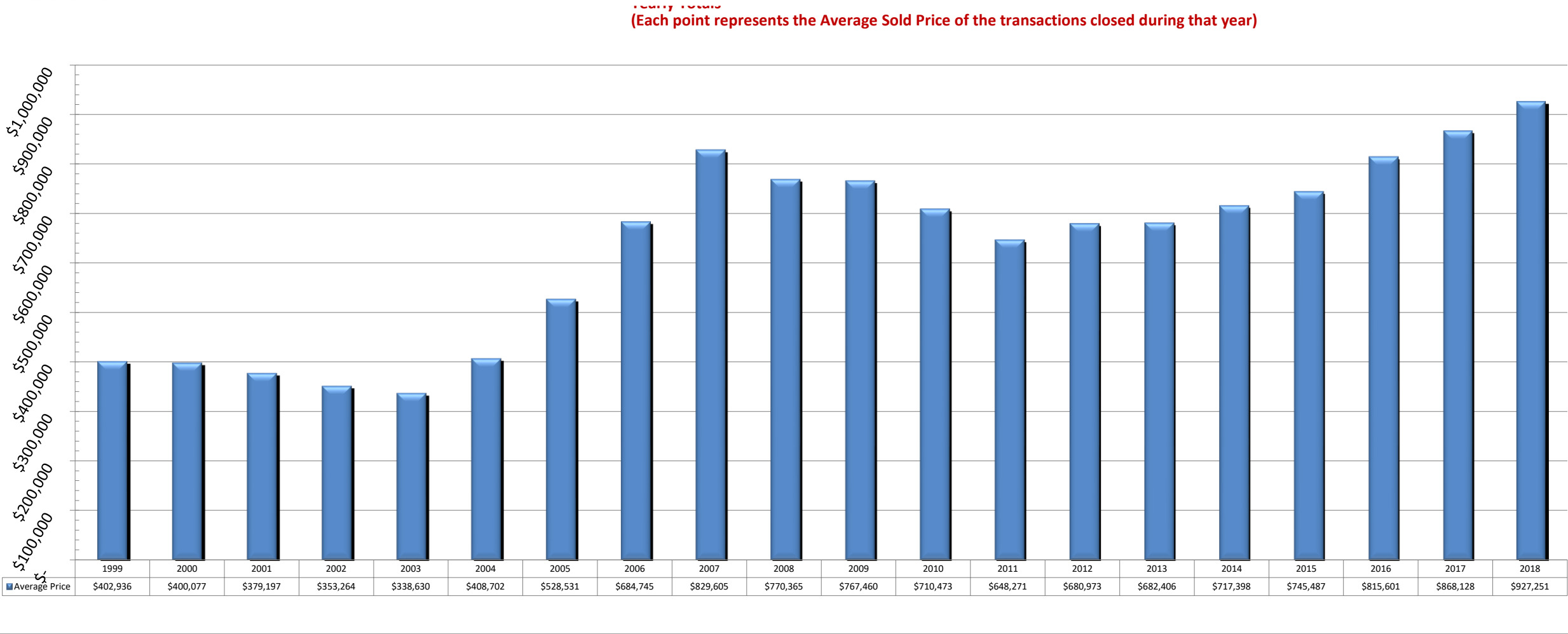


Park City MLS Trend Statistics

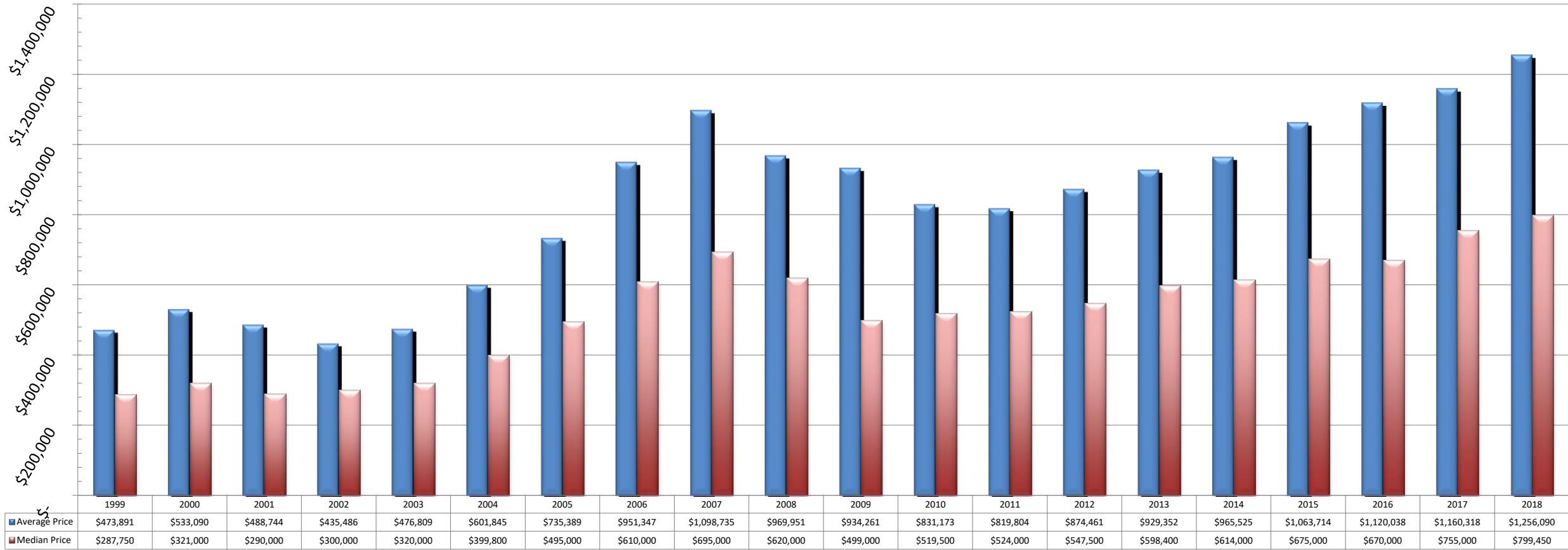
All Park City MLS Areas (1-41)
Yearly Totals
(Each point represents the median number of the transactions closed during that year)



Average Price of Sold Units - All Classes, All Areas - Year by Year Since 1999
Average Closed Price of Units Sold During the Time Period
All Classes (Single Family, Condominium, Multi-Class, Vacant Land, Fractional, and Commercial)
All Park City MLS Areas (1-41)
Yearly Totals



Average and Median Prices for Single Family Homes - Year by Year Since 1999
Average Closed Price of Single Family Homes since 1999 (BLUE)
Median Closed Price of Single Family Homes since 1999 (RED)
All Park City MLS Areas (1-41)
Yearly Totals (Each point represents the Average Sold Price of the transactions closed during that



Average and Median Prices for Condominiums - Year by Year Since 1999

Average Closed Price of Condominiums since 1999 (BLUE)

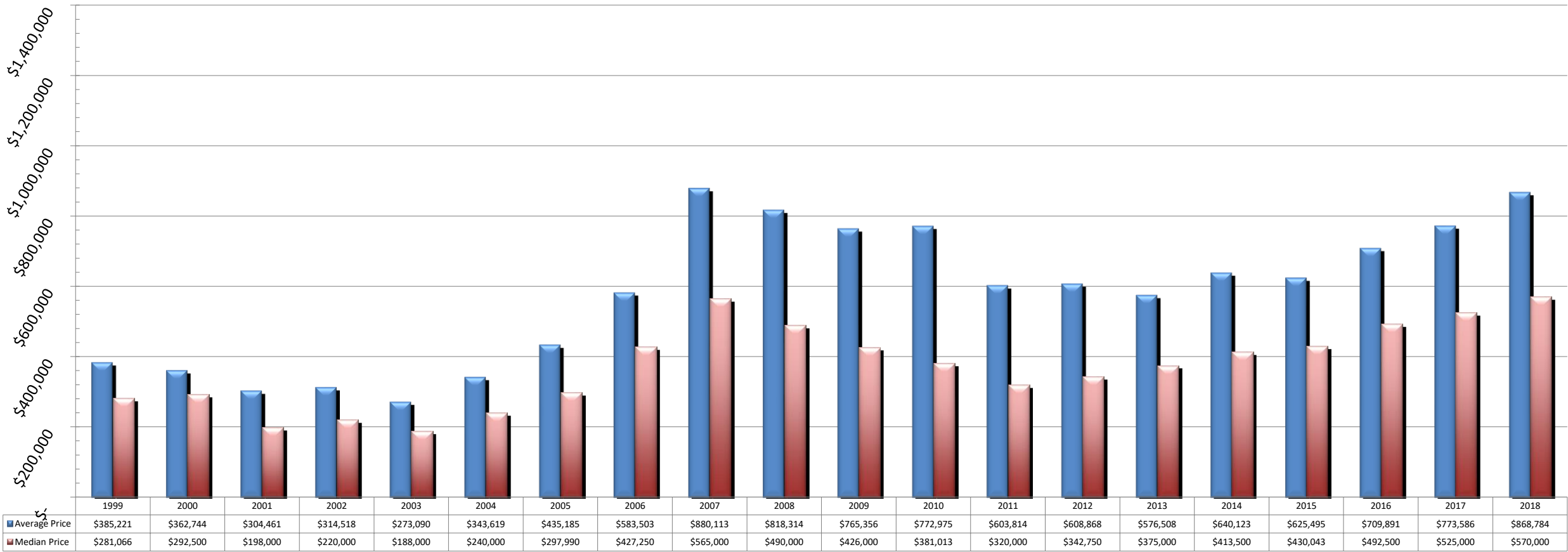
Median Closed Price of Condominiums since 1999 (RED)

All Park City MLS Areas (1-41)

Yearly Totals (Each point represents the Average Sold Price of the transactions closed during that



Park City MLS Trend Statistics



Single Family Units Sold

Single Family

Number of Units Sold

Rolling 12 Month Totals

(Each point represents the TOTAL Units Sold in the preceding 12 months)

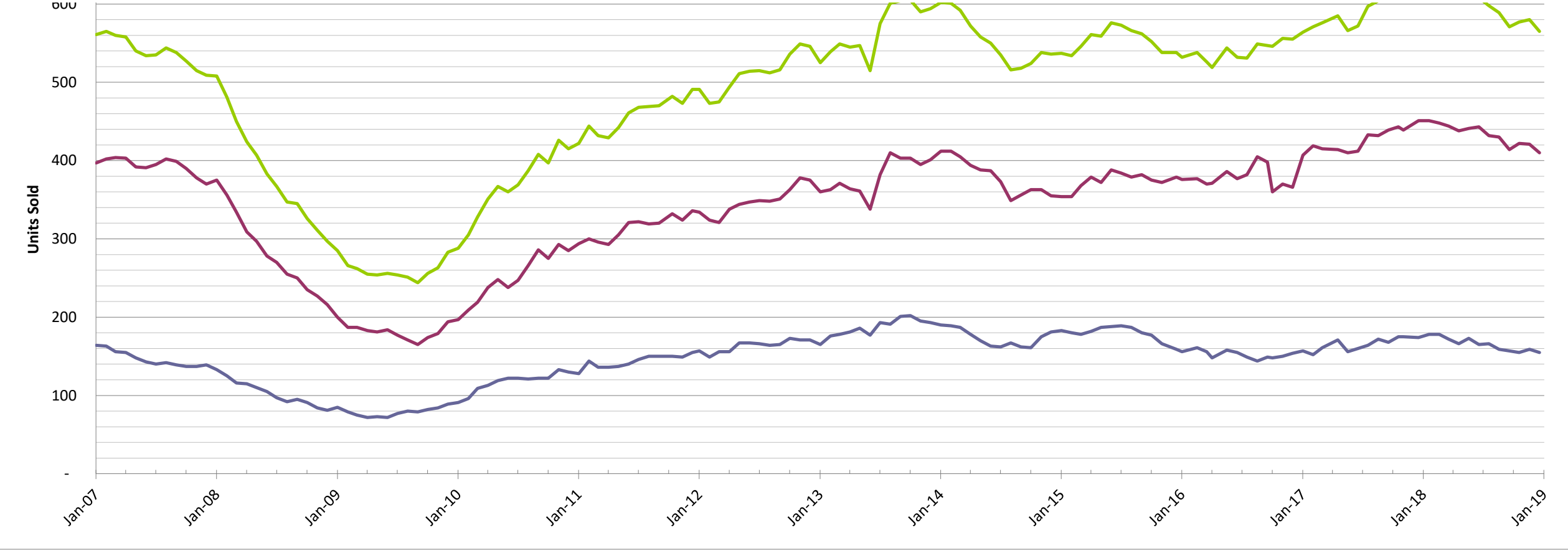
- Single Family Units Sold - 1-9
- Single Family Units Sold - 10-23
- Single Family Units Sold - 1-23

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Park City MLS Trend Statistics



Single Family Median Price

Single Family

Median Sales Price of Sold Units

Rolling 12 Month Median Price

(Each point represents the median Sales Price of the preceding 12 months)

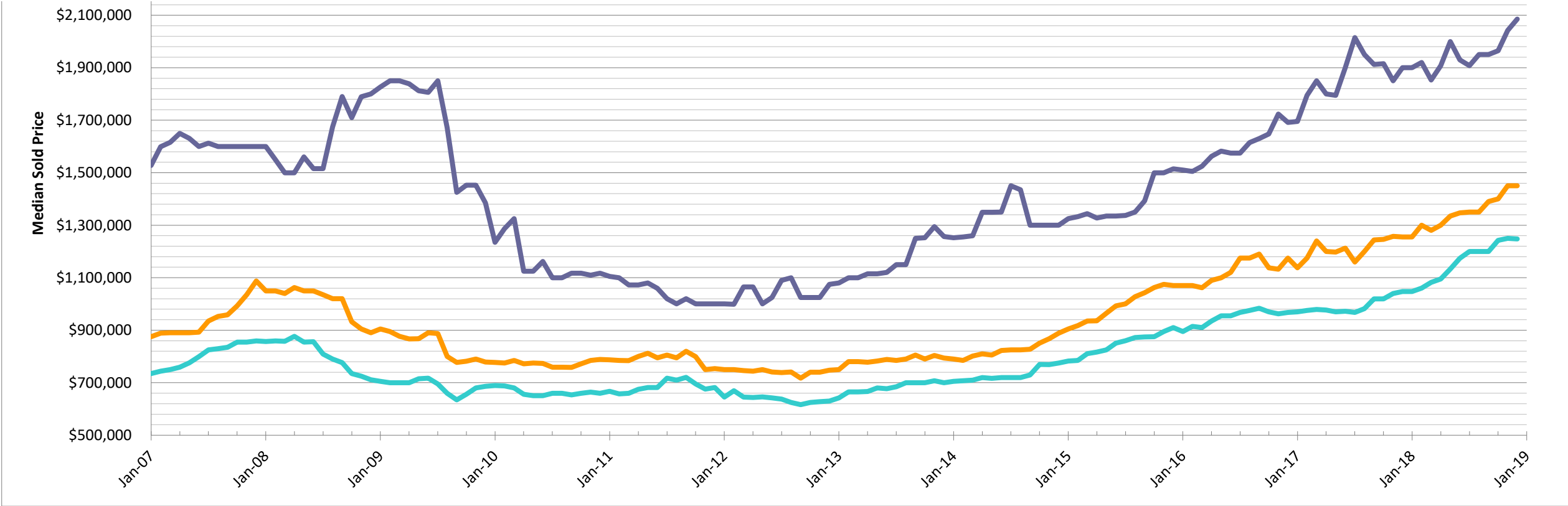


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Park City MLS Trend Statistics



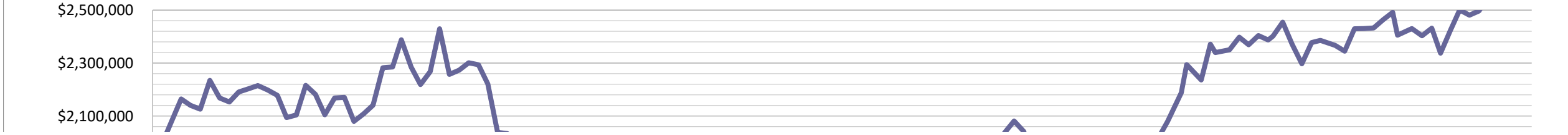
Single Family Average Price

Single Family

Average Sales Price of Sold Units

Rolling 12 Month Average Price

(Each point represents the Average Sales Price of the preceding 12 months)

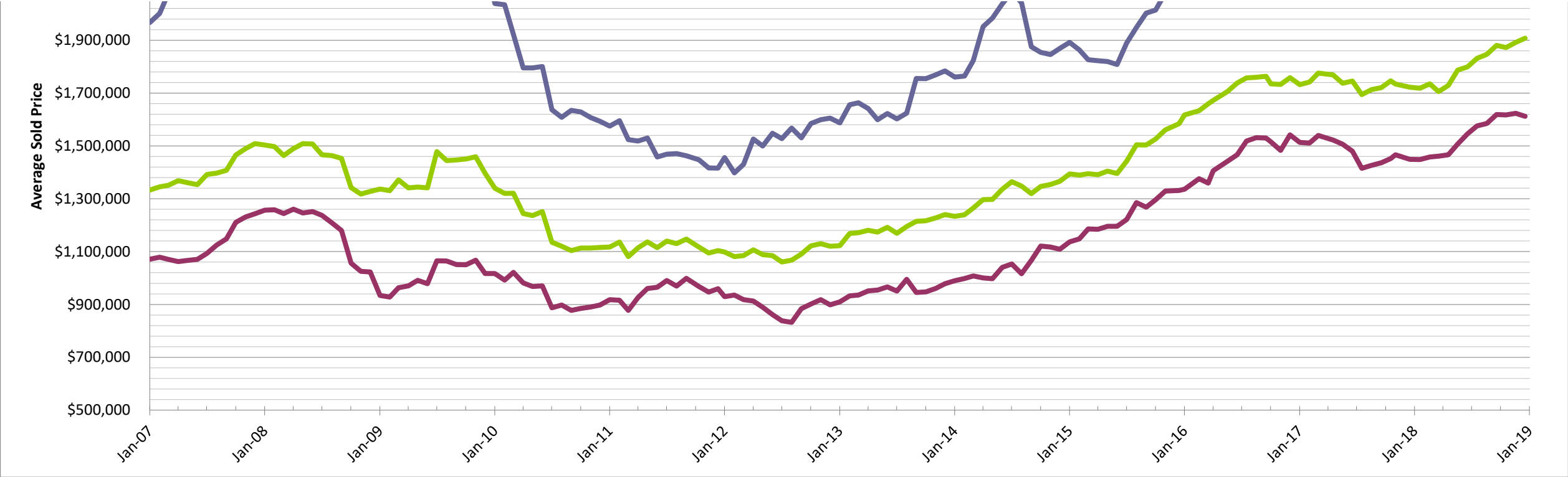


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Park City MLS Trend Statistics



Condominium Units Sold

Condominium
Number of Units Sold
Rolling 12 Month Totals
(Each point represents the TOTAL Units Sold in the preceding 12 months)

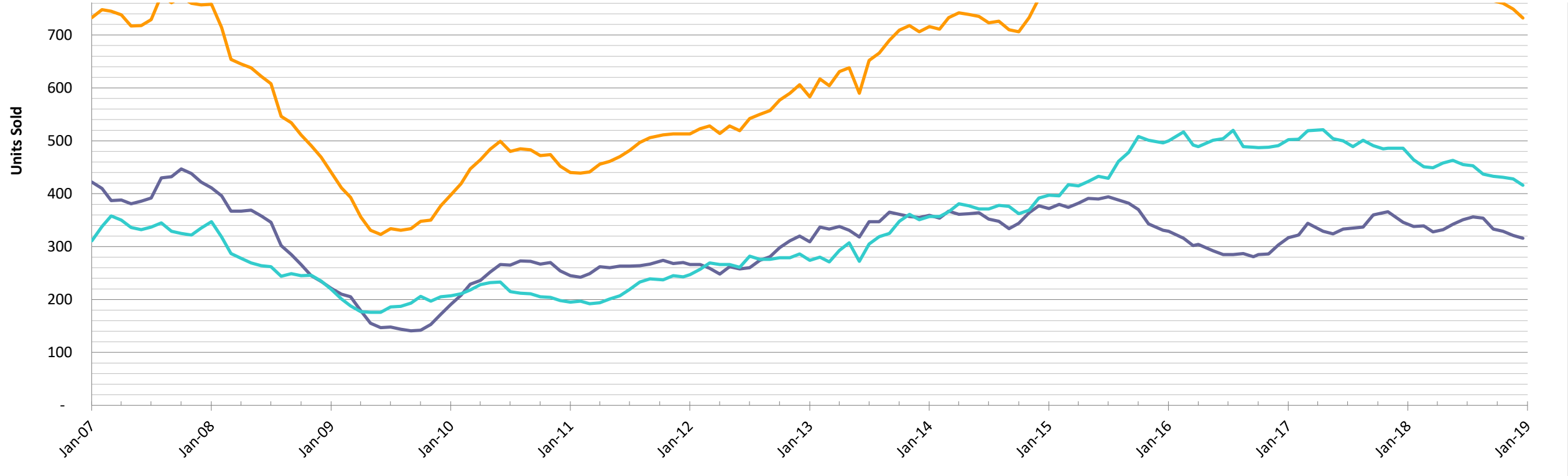


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Park City MLS Trend Statistics



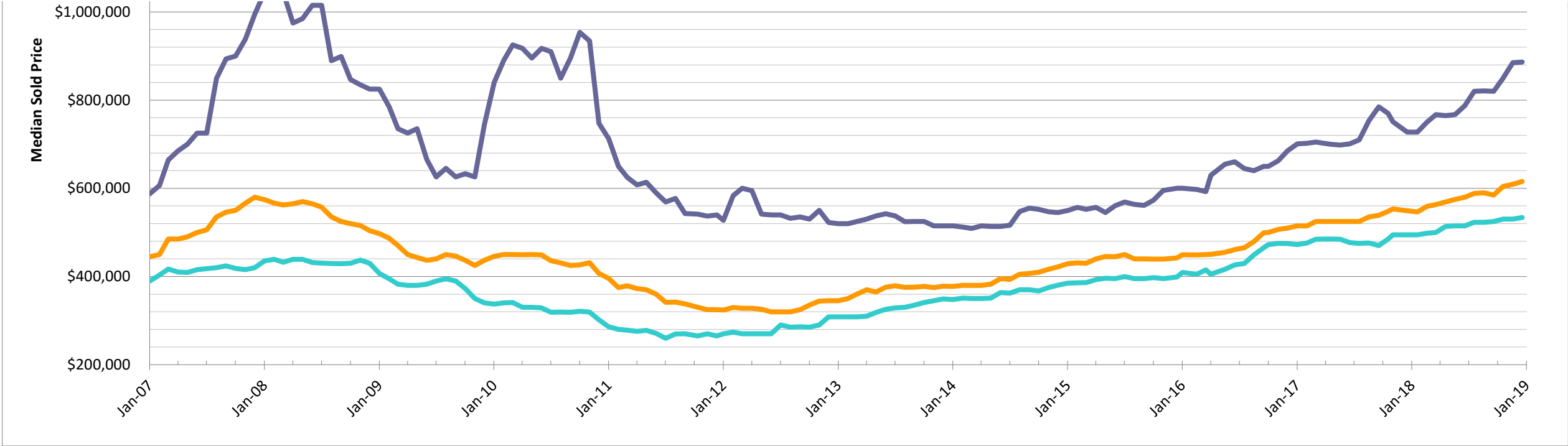
Condominium Median Sold Price

Condominium
Median Sales Price of Sold Units
Rolling 12 Month Median Price
(Each point represents the median sales price of the preceding 12 months)





Park City MLS Trend Statistics



Condominium Average Sold Price

Condominium

Average Sales Price of Sold Units

Rolling 12 Month Average Price

(Each point represents the Average sales price of the preceding 12 months)

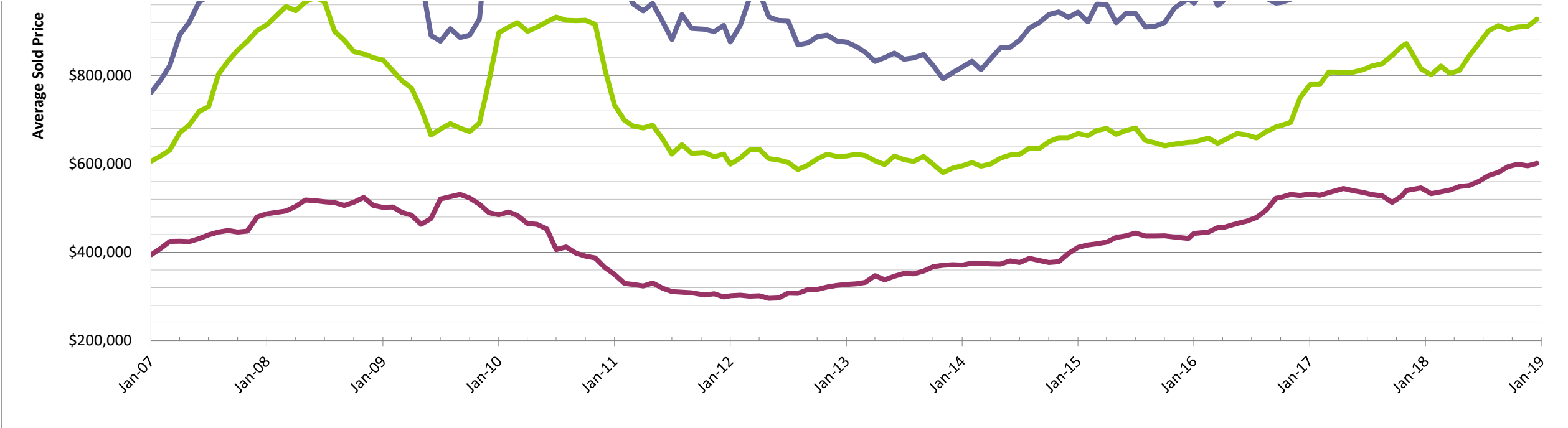


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