

# Comparison Report

Prepared by: **Chuck Zuercher**

PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

Property Type is one of 'Single Family', 'Condominium', 'Vacant Land', 'Commercial'

Major Area is in this list (click to view)

'Park City Limits', 'Snyderville Basin', 'Jordanelle', 'Heber Valley', 'Wasatch County (Beyond HV)', 'Kamas Valley', 'Wanship, Hoytsville, Coalville, Echo, Henefer'

## Glossary of Terms

Name	Description
<b>Qty Sold</b>	This column displays the total number of sold listings.
<b>Volume Sold</b>	This column displays the total dollar sales of sold listings.
<b>Average Sale</b>	This column displays the average dollar sales of sold listings. Volume divided by Quantity.
<b>Median Sale</b>	This column displays the Median dollar sales of sold listings.
<b>% Chg</b>	This column displays the percent change of the value between the year 1 and year 2 values.
<b>Increase/(Decrease)</b>	Year 1 period value minus Year 2 period value.

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	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Single Family</b>								
<b>Park City Limits</b>								
<b>Old Town</b>								
Jan 2017 - Dec 2017	60		\$111,951,100		\$1,865,852		\$1,517,500	
Jan 2016 - Dec 2016	46		\$74,563,206		\$1,620,939		\$1,482,500	
Increase/(Decrease)	14	30%	\$37,387,894	50%	\$244,912	15%	\$35,000	2%
<b>Thaynes Canyon</b>								
Jan 2017 - Dec 2017	19		\$50,661,000		\$2,666,368		\$2,130,000	
Jan 2016 - Dec 2016	9		\$16,969,905		\$1,885,545		\$1,550,000	
Increase/(Decrease)	10	111%	\$33,691,095	199%	\$780,823	41%	\$580,000	37%
<b>Lower Deer Valley Resort</b>								
Jan 2017 - Dec 2017	17		\$41,593,520		\$2,446,678		\$2,350,000	
Jan 2016 - Dec 2016	22		\$47,689,472		\$2,167,703		\$2,183,750	
Increase/(Decrease)	(5)	(23%)	\$(6,095,952)	(13%)	\$278,974	13%	\$166,250	8%
<b>Deer Crest</b>								
Jan 2017 - Dec 2017	5		\$32,475,000		\$6,495,000		\$6,500,000	
Jan 2016 - Dec 2016	4		\$27,417,757		\$6,854,439		\$7,033,879	
Increase/(Decrease)	1	25%	\$5,057,243	18%	\$(359,439)	(5%)	\$(533,879)	(8%)
<b>Upper Deer Valley Resort</b>								
Jan 2017 - Dec 2017	11		\$48,964,628		\$4,451,330		\$3,500,000	
Jan 2016 - Dec 2016	11		\$69,643,254		\$6,331,205		\$7,700,000	
Increase/(Decrease)	0	0%	\$(20,678,626)	(30%)	\$(1,879,875)	(30%)	\$(4,200,000)	(55%)
<b>Empire Pass</b>								
Jan 2017 - Dec 2017	5		\$38,452,750		\$7,690,550		\$6,080,000	
Jan 2016 - Dec 2016	3		\$21,940,250		\$7,313,417		\$8,075,000	
Increase/(Decrease)	2	67%	\$16,512,500	75%	\$377,133	5%	\$(1,995,000)	(25%)
<b>Aerie</b>								
Jan 2017 - Dec 2017	3		\$5,722,500		\$1,907,500		\$1,800,000	
Jan 2016 - Dec 2016	7		\$16,077,775		\$2,296,825		\$1,895,275	
Increase/(Decrease)	(4)	(57%)	\$(10,355,275)	(64%)	\$(389,325)	(17%)	\$(95,275)	(5%)
<b>Prospector</b>								
Jan 2017 - Dec 2017	13		\$13,392,520		\$1,030,194		\$888,520	
Jan 2016 - Dec 2016	10		\$9,187,700		\$918,770		\$832,500	
Increase/(Decrease)	3	30%	\$4,204,820	46%	\$111,424	12%	\$56,020	7%

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<b>Single Family</b>								
<b>Park City Limits</b>								
<b>Park Meadows</b>								
Jan 2017 - Dec 2017	41		\$79,634,465		\$1,942,304		\$1,800,000	
Jan 2016 - Dec 2016	42		\$81,711,250		\$1,945,506		\$1,594,500	
Increase/(Decrease)	(1)	(2%)	\$(2,076,785)	(3%)	\$(3,202)	0%	\$205,500	13%
<b>Total Park City Limits</b>								
Jan 2017 - Dec 2017	174		\$422,847,483		\$2,430,158		\$1,900,000	
Jan 2016 - Dec 2016	154		\$365,200,569		\$2,371,432		\$1,691,625	
Increase/(Decrease)	20	13%	\$57,646,914	16%	\$58,726	2%	\$208,375	12%
<b>Snyderville Basin</b>								
<b>The Canyons</b>								
Jan 2017 - Dec 2017	26		\$107,062,846		\$4,117,802		\$4,042,500	
Jan 2016 - Dec 2016	23		\$140,102,650		\$6,091,420		\$5,890,000	
Increase/(Decrease)	3	13%	\$(33,039,804)	(24%)	\$(1,973,618)	(32%)	\$(1,847,500)	(31%)
<b>Sun Peak / Bear Hollow</b>								
Jan 2017 - Dec 2017	20		\$25,001,024		\$1,250,051		\$929,375	
Jan 2016 - Dec 2016	16		\$16,605,400		\$1,037,838		\$929,000	
Increase/(Decrease)	4	25%	\$8,395,624	51%	\$212,214	20%	\$375	0%
<b>Silver Springs Area</b>								
Jan 2017 - Dec 2017	29		\$29,507,458		\$1,017,499		\$950,000	
Jan 2016 - Dec 2016	28		\$26,370,200		\$941,793		\$897,000	
Increase/(Decrease)	1	4%	\$3,137,258	12%	\$75,706	8%	\$53,000	6%
<b>Old Ranch Road</b>								
Jan 2017 - Dec 2017	10		\$27,283,125		\$2,728,313		\$2,492,500	
Jan 2016 - Dec 2016	11		\$21,899,000		\$1,990,818		\$1,955,000	
Increase/(Decrease)	(1)	(9%)	\$5,384,125	25%	\$737,494	37%	\$537,500	27%
<b>Kimball</b>								
Jan 2017 - Dec 2017	12		\$6,705,875		\$558,823		\$570,000	
Jan 2016 - Dec 2016	16		\$9,005,000		\$562,813		\$553,000	
Increase/(Decrease)	(4)	(25%)	\$(2,299,125)	(26%)	\$(3,990)	(1%)	\$17,000	3%

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<b>Single Family</b>								
<b>Snyderville Basin</b>								
<b>Pinebrook</b>								
Jan 2017 - Dec 2017	44		\$44,537,980		\$1,012,227		\$965,000	
Jan 2016 - Dec 2016	44		\$40,443,874		\$919,179		\$900,000	
Increase/(Decrease)	0	0%	\$4,094,106	10%	\$93,048	10%	\$65,000	7%
<b>Summit Park</b>								
Jan 2017 - Dec 2017	34		\$21,070,300		\$619,715		\$605,000	
Jan 2016 - Dec 2016	35		\$20,912,906		\$597,512		\$617,000	
Increase/(Decrease)	(1)	(3%)	\$157,394	1%	\$22,203	4%	\$(12,000)	(2%)
<b>Jeremy Ranch</b>								
Jan 2017 - Dec 2017	65		\$68,118,198		\$1,047,972		\$967,500	
Jan 2016 - Dec 2016	52		\$52,383,732		\$1,007,379		\$921,500	
Increase/(Decrease)	13	25%	\$15,734,466	30%	\$40,593	4%	\$46,000	5%
<b>Glenwild / Silver Creek</b>								
Jan 2017 - Dec 2017	34		\$45,768,878		\$1,346,143		\$1,041,100	
Jan 2016 - Dec 2016	30		\$52,479,000		\$1,749,300		\$1,608,750	
Increase/(Decrease)	4	13%	\$(6,710,122)	(13%)	\$(403,157)	(23%)	\$(567,650)	(35%)
<b>Trailside Park Area</b>								
Jan 2017 - Dec 2017	36		\$31,193,412		\$866,484		\$719,500	
Jan 2016 - Dec 2016	47		\$45,730,040		\$972,980		\$715,000	
Increase/(Decrease)	(11)	(23%)	\$(14,536,628)	(32%)	\$(106,496)	(11%)	\$4,500	1%
<b>Promontory Area</b>								
Jan 2017 - Dec 2017	79		\$159,779,054		\$2,022,520		\$1,725,000	
Jan 2016 - Dec 2016	66		\$139,544,251		\$2,114,307		\$2,009,325	
Increase/(Decrease)	13	20%	\$20,234,803	15%	\$(91,787)	(4%)	\$(284,325)	(14%)
<b>Quinn's Junction</b>								
Jan 2017 - Dec 2017	4		\$4,460,000		\$1,115,000		\$1,103,000	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	4	0%	\$4,460,000	0%	\$1,115,000	0%	\$1,103,000	0%
<b>Total Snyderville Basin</b>								
Jan 2017 - Dec 2017	393		\$570,488,149		\$1,451,624		\$1,026,506	
Jan 2016 - Dec 2016	368		\$565,476,053		\$1,536,620		\$965,000	
Increase/(Decrease)	25	7%	\$5,012,096	1%	\$(84,996)	(6%)	\$61,506	6%

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<b>Single Family</b>								
<b>Jordanelle</b>								
<b>Jordanelle</b>								
Jan 2017 - Dec 2017	58		\$82,951,051		\$1,430,191		\$1,551,570	
Jan 2016 - Dec 2016	35		\$46,077,236		\$1,316,492		\$1,417,674	
Increase/(Decrease)	23	66%	\$36,873,815	80%	\$113,698	9%	\$133,896	9%
<b>Total Jordanelle</b>								
Jan 2017 - Dec 2017	58		\$82,951,051		\$1,430,191		\$1,551,570	
Jan 2016 - Dec 2016	35		\$46,077,236		\$1,316,492		\$1,417,674	
Increase/(Decrease)	23	66%	\$36,873,815	80%	\$113,698	9%	\$133,896	9%
<b>Heber Valley</b>								
<b>Midway Charleston</b>								
Jan 2017 - Dec 2017	93		\$51,317,777		\$551,804		\$528,000	
Jan 2016 - Dec 2016	106		\$53,850,218		\$508,021		\$479,450	
Increase/(Decrease)	(13)	(12%)	\$(2,532,441)	(5%)	\$43,783	9%	\$48,550	10%
<b>Provo Canyon</b>								
Jan 2017 - Dec 2017	4		\$4,190,000		\$1,047,500		\$1,035,000	
Jan 2016 - Dec 2016	4		\$3,119,000		\$779,750		\$784,500	
Increase/(Decrease)	0	0%	\$1,071,000	34%	\$267,750	34%	\$250,500	32%
<b>Heber and Daniels</b>								
Jan 2017 - Dec 2017	209		\$124,030,812		\$593,449		\$410,000	
Jan 2016 - Dec 2016	215		\$102,417,753		\$476,362		\$356,500	
Increase/(Decrease)	(6)	(3%)	\$21,613,059	21%	\$117,087	25%	\$53,500	15%
<b>Timberlakes</b>								
Jan 2017 - Dec 2017	30		\$11,383,700		\$379,457		\$340,000	
Jan 2016 - Dec 2016	35		\$13,255,450		\$378,727		\$335,000	
Increase/(Decrease)	(5)	(14%)	\$(1,871,750)	(14%)	\$730	0%	\$5,000	1%
<b>Total Heber Valley</b>								
Jan 2017 - Dec 2017	336		\$190,922,289		\$568,221		\$451,031	
Jan 2016 - Dec 2016	360		\$172,642,421		\$479,562		\$393,200	
Increase/(Decrease)	(24)	(7%)	\$18,279,868	11%	\$88,659	18%	\$57,831	15%
<b>Wasatch County (Beyond HV)</b>								

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<b>Single Family</b>								
<b>Wasatch County (Beyond HV)</b>								
<b>Other Wasatch County</b>								
Jan 2017 - Dec 2017	1		\$445,000		\$445,000		\$445,000	
Jan 2016 - Dec 2016	1		\$525,000		\$525,000		\$525,000	
Increase/(Decrease)	0	0%	\$(80,000)	(15%)	\$(80,000)	(15%)	\$(80,000)	(15%)
<b>Total Wasatch County (Beyond HV)</b>								
Jan 2017 - Dec 2017	1		\$445,000		\$445,000		\$445,000	
Jan 2016 - Dec 2016	1		\$525,000		\$525,000		\$525,000	
Increase/(Decrease)	0	0%	\$(80,000)	(15%)	\$(80,000)	(15%)	\$(80,000)	(15%)
<b>Kamas Valley</b>								
<b>Woodland and Francis</b>								
Jan 2017 - Dec 2017	19		\$10,557,414		\$555,653		\$490,000	
Jan 2016 - Dec 2016	26		\$23,626,850		\$908,725		\$428,250	
Increase/(Decrease)	(7)	(27%)	\$(13,069,436)	(55%)	\$(353,072)	(39%)	\$61,750	14%
<b>Kamas and Marion</b>								
Jan 2017 - Dec 2017	43		\$19,520,450		\$453,964		\$320,750	
Jan 2016 - Dec 2016	24		\$9,526,631		\$396,943		\$311,700	
Increase/(Decrease)	19	79%	\$9,993,819	105%	\$57,021	14%	\$9,050	3%
<b>Oakley and Weber Canyon</b>								
Jan 2017 - Dec 2017	40		\$24,231,512		\$605,788		\$380,000	
Jan 2016 - Dec 2016	46		\$34,730,267		\$755,006		\$386,000	
Increase/(Decrease)	(6)	(13%)	\$(10,498,755)	(30%)	\$(149,218)	(20%)	\$(6,000)	(2%)
<b>Peoa and Browns Canyon</b>								
Jan 2017 - Dec 2017	2		\$2,445,000		\$1,222,500		\$1,222,500	
Jan 2016 - Dec 2016	4		\$2,574,000		\$643,500		\$552,000	
Increase/(Decrease)	(2)	(50%)	\$(129,000)	(5%)	\$579,000	90%	\$670,500	121%
<b>Total Kamas Valley</b>								
Jan 2017 - Dec 2017	104		\$56,754,376		\$545,715		\$384,350	
Jan 2016 - Dec 2016	100		\$70,457,748		\$704,577		\$380,000	
Increase/(Decrease)	4	4%	\$(13,703,372)	(19%)	\$(158,862)	(23%)	\$4,350	1%
<b>Wanship, Hoytsville, Coalville, Echo, Henefer</b>								

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<b>Single Family</b>								
<b>Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
<b>Wanship - Hoytsville - Coalville - Echo and Henefer</b>								
Jan 2017 - Dec 2017	51		\$20,968,800		\$411,153		\$377,000	
Jan 2016 - Dec 2016	45		\$16,504,165		\$366,759		\$345,000	
Increase/(Decrease)	6	13%	\$4,464,635	27%	\$44,394	12%	\$32,000	9%
<b>Total Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
Jan 2017 - Dec 2017	51		\$20,968,800		\$411,153		\$377,000	
Jan 2016 - Dec 2016	45		\$16,504,165		\$366,759		\$345,000	
Increase/(Decrease)	6	13%	\$4,464,635	27%	\$44,394	12%	\$32,000	9%
<b>Total Single Family</b>								
Jan 2017 - Dec 2017	1,117		\$1,345,377,148		\$1,204,456		\$790,000	
Jan 2016 - Dec 2016	1,063		\$1,236,883,192		\$1,163,578		\$692,500	
Increase/(Decrease)	54	5%	\$108,493,956	9%	\$40,878	4%	\$97,500	14%

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<b>Condominium</b>								
<b>Park City Limits</b>								
<b>Old Town</b>								
Jan 2017 - Dec 2017	141		\$122,843,691		\$871,232		\$570,000	
Jan 2016 - Dec 2016	118		\$84,720,907		\$717,974		\$567,500	
Increase/(Decrease)	23	19%	\$38,122,784	45%	\$153,258	21%	\$2,500	0%
<b>Lower Deer Valley Resort</b>								
Jan 2017 - Dec 2017	47		\$49,857,500		\$1,060,798		\$850,000	
Jan 2016 - Dec 2016	40		\$43,307,000		\$1,082,675		\$831,250	
Increase/(Decrease)	7	18%	\$6,550,500	15%	\$(21,877)	(2%)	\$18,750	2%
<b>Deer Crest</b>								
Jan 2017 - Dec 2017	5		\$13,010,000		\$2,602,000		\$2,675,000	
Jan 2016 - Dec 2016	5		\$16,988,629		\$3,397,726		\$3,562,500	
Increase/(Decrease)	0	0%	\$(3,978,629)	(23%)	\$(795,726)	(23%)	\$(887,500)	(25%)
<b>Upper Deer Valley Resort</b>								
Jan 2017 - Dec 2017	46		\$115,197,805		\$2,504,300		\$1,686,375	
Jan 2016 - Dec 2016	42		\$98,721,057		\$2,350,501		\$2,110,000	
Increase/(Decrease)	4	10%	\$16,476,749	17%	\$153,799	7%	\$(423,625)	(20%)
<b>Empire Pass</b>								
Jan 2017 - Dec 2017	25		\$70,345,250		\$2,813,810		\$2,680,000	
Jan 2016 - Dec 2016	19		\$55,308,000		\$2,910,947		\$2,560,250	
Increase/(Decrease)	6	32%	\$15,037,250	27%	\$(97,137)	(3%)	\$119,750	5%
<b>Aerie</b>								
Jan 2017 - Dec 2017	1		\$1,600,000		\$1,600,000		\$1,600,000	
Jan 2016 - Dec 2016	1		\$1,706,000		\$1,706,000		\$1,706,000	
Increase/(Decrease)	0	0%	\$(106,000)	(6%)	\$(106,000)	(6%)	\$(106,000)	(6%)
<b>Prospector</b>								
Jan 2017 - Dec 2017	51		\$10,261,034		\$201,197		\$137,500	
Jan 2016 - Dec 2016	50		\$10,561,775		\$211,236		\$138,500	
Increase/(Decrease)	1	2%	\$(300,741)	(3%)	\$(10,039)	(5%)	\$(1,000)	(1%)
<b>Park Meadows</b>								
Jan 2017 - Dec 2017	30		\$29,878,000		\$995,933		\$1,050,000	
Jan 2016 - Dec 2016	29		\$26,668,090		\$919,589		\$565,500	
Increase/(Decrease)	1	3%	\$3,209,910	12%	\$76,344	8%	\$484,500	86%



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<b>Condominium</b>								
<b>Total Park City Limits</b>								
Jan 2017 - Dec 2017	346		\$412,993,280		\$1,193,622		\$727,500	
Jan 2016 - Dec 2016	304		\$337,981,458		\$1,111,781		\$687,500	
Increase/(Decrease)	42	14%	\$75,011,823	22%	\$81,841	7%	\$40,000	6%
<b>Snyderville Basin</b>								
<b>The Canyons</b>								
Jan 2017 - Dec 2017	115		\$78,393,107		\$681,679		\$579,000	
Jan 2016 - Dec 2016	122		\$90,286,698		\$740,055		\$642,000	
Increase/(Decrease)	(7)	(6%)	\$(11,893,591)	(13%)	\$(58,376)	(8%)	\$(63,000)	(10%)
<b>Sun Peak / Bear Hollow</b>								
Jan 2017 - Dec 2017	35		\$30,697,341		\$877,067		\$580,000	
Jan 2016 - Dec 2016	39		\$29,511,620		\$756,708		\$560,000	
Increase/(Decrease)	(4)	(10%)	\$1,185,721	4%	\$120,359	16%	\$20,000	4%
<b>Silver Springs Area</b>								
Jan 2017 - Dec 2017	7		\$3,660,000		\$522,857		\$505,000	
Jan 2016 - Dec 2016	9		\$4,925,250		\$547,250		\$575,000	
Increase/(Decrease)	(2)	(22%)	\$(1,265,250)	(26%)	\$(24,393)	(4%)	\$(70,000)	(12%)
<b>Kimball</b>								
Jan 2017 - Dec 2017	82		\$32,399,990		\$395,122		\$414,000	
Jan 2016 - Dec 2016	80		\$27,061,258		\$338,266		\$311,000	
Increase/(Decrease)	2	3%	\$5,338,732	20%	\$56,856	17%	\$103,000	33%
<b>Pinebrook</b>								
Jan 2017 - Dec 2017	52		\$25,865,150		\$497,407		\$482,500	
Jan 2016 - Dec 2016	63		\$27,207,339		\$431,863		\$437,000	
Increase/(Decrease)	(11)	(17%)	\$(1,342,189)	(5%)	\$65,544	15%	\$45,500	10%
<b>Summit Park</b>								
Jan 2017 - Dec 2017	3		\$1,135,000		\$378,333		\$380,000	
Jan 2016 - Dec 2016	3		\$1,118,000		\$372,667		\$375,000	
Increase/(Decrease)	0	0%	\$17,000	2%	\$5,667	2%	\$5,000	1%
<b>Jeremy Ranch</b>								
Jan 2017 - Dec 2017	16		\$9,367,000		\$585,438		\$617,200	
Jan 2016 - Dec 2016	6		\$3,873,000		\$645,500		\$612,000	
Increase/(Decrease)	10	167%	\$5,494,000	142%	\$(60,063)	(9%)	\$5,200	1%

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<b>Condominium</b>								
<b>Total Snyderville Basin</b>								
Jan 2017 - Dec 2017	310		\$181,517,588		\$585,541		\$500,000	
Jan 2016 - Dec 2016	322		\$183,983,165		\$571,376		\$470,000	
Increase/(Decrease)	(12)	(4%)	\$(2,465,577)	(1%)	\$14,164	2%	\$30,000	6%
<b>Jordanelle</b>								
<b>Jordanelle</b>								
Jan 2017 - Dec 2017	176		\$83,644,714		\$475,254		\$486,282	
Jan 2016 - Dec 2016	174		\$79,659,184		\$457,811		\$479,347	
Increase/(Decrease)	2	1%	\$3,985,530	5%	\$17,443	4%	\$6,935	1%
<b>Total Jordanelle</b>								
Jan 2017 - Dec 2017	176		\$83,644,714		\$475,254		\$486,282	
Jan 2016 - Dec 2016	174		\$79,659,184		\$457,811		\$479,347	
Increase/(Decrease)	2	1%	\$3,985,530	5%	\$17,443	4%	\$6,935	1%
<b>Heber Valley</b>								
<b>Midway Charleston</b>								
Jan 2017 - Dec 2017	39		\$12,458,788		\$319,456		\$290,000	
Jan 2016 - Dec 2016	38		\$12,294,295		\$323,534		\$309,000	
Increase/(Decrease)	1	3%	\$164,493	1%	\$(4,078)	(1%)	\$(19,000)	(6%)
<b>Provo Canyon</b>								
Jan 2017 - Dec 2017	2		\$1,087,000		\$543,500		\$543,500	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	2	0%	\$1,087,000	0%	\$543,500	0%	\$543,500	0%
<b>Heber and Daniels</b>								
Jan 2017 - Dec 2017	2		\$456,000		\$228,000		\$228,000	
Jan 2016 - Dec 2016	5		\$1,054,600		\$210,920		\$209,900	
Increase/(Decrease)	(3)	(60%)	\$(598,600)	(57%)	\$17,080	8%	\$18,100	9%
<b>Total Heber Valley</b>								
Jan 2017 - Dec 2017	43		\$14,001,788		\$325,623		\$290,000	
Jan 2016 - Dec 2016	43		\$13,348,895		\$310,439		\$290,000	
Increase/(Decrease)	0	0%	\$652,893	5%	\$15,184	5%	\$0	0%
<b>Kamas Valley</b>								

# Comparison Report

Prepared by: Chuck Zuercher

PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Condominium</b>								
<b>Kamas Valley</b>								
<b>Kamas and Marion</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	1		\$125,000		\$125,000		\$125,000	
Increase/(Decrease)	(1)	(100%)	\$(125,000)	(100%)	\$(125,000)	(100%)	\$(125,000)	(100%)
<b>Total Kamas Valley</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	1		\$125,000		\$125,000		\$125,000	
Increase/(Decrease)	(1)	(100%)	\$(125,000)	(100%)	\$(125,000)	(100%)	\$(125,000)	(100%)
<b>Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
<b>Wanship - Hoytsville - Coalville - Echo and Henefer</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Total Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Total Condominium</b>								
Jan 2017 - Dec 2017	875		\$692,157,371		\$791,037		\$530,000	
Jan 2016 - Dec 2016	844		\$615,097,702		\$728,789		\$500,000	
Increase/(Decrease)	31	4%	\$77,059,669	13%	\$62,248	9%	\$30,000	6%

# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Vacant Land</b>								
<b>Park City Limits</b>								
<b>Old Town</b>								
Jan 2017 - Dec 2017	5		\$5,339,000		\$1,067,800		\$980,000	
Jan 2016 - Dec 2016	5		\$4,175,000		\$835,000		\$900,000	
Increase/(Decrease)	0	0%	\$1,164,000	28%	\$232,800	28%	\$80,000	9%
<b>Thaynes Canyon</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	4		\$3,569,905		\$892,476		\$949,953	
Increase/(Decrease)	(4)	(100%)	\$(3,569,905)	(100%)	\$(892,476)	(100%)	\$(949,953)	(100%)
<b>Lower Deer Valley Resort</b>								
Jan 2017 - Dec 2017	6		\$3,991,750		\$665,292		\$700,000	
Jan 2016 - Dec 2016	5		\$3,508,000		\$701,600		\$680,000	
Increase/(Decrease)	1	20%	\$483,750	14%	\$(36,308)	(5%)	\$20,000	3%
<b>Deer Crest</b>								
Jan 2017 - Dec 2017	3		\$4,985,000		\$1,661,667		\$1,100,000	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	3	0%	\$4,985,000	0%	\$1,661,667	0%	\$1,100,000	0%
<b>Upper Deer Valley Resort</b>								
Jan 2017 - Dec 2017	2		\$2,320,000		\$1,160,000		\$1,160,000	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	2	0%	\$2,320,000	0%	\$1,160,000	0%	\$1,160,000	0%
<b>Empire Pass</b>								
Jan 2017 - Dec 2017	2		\$6,550,000		\$3,275,000		\$3,275,000	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	2	0%	\$6,550,000	0%	\$3,275,000	0%	\$3,275,000	0%
<b>Aerie</b>								
Jan 2017 - Dec 2017	1		\$805,000		\$805,000		\$805,000	
Jan 2016 - Dec 2016	3		\$4,810,000		\$1,603,333		\$2,100,000	
Increase/(Decrease)	(2)	(67%)	\$(4,005,000)	(83%)	\$(798,333)	(50%)	\$(1,295,000)	(62%)
<b>Prospector</b>								
Jan 2017 - Dec 2017	1		\$507,500		\$507,500		\$507,500	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$507,500	0%	\$507,500	0%	\$507,500	0%

# Comparison Report

Prepared by: Chuck Zuercher

PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Vacant Land</b>								
<b>Park City Limits</b>								
<b>Park Meadows</b>								
Jan 2017 - Dec 2017	4		\$3,089,625		\$772,406		\$674,500	
Jan 2016 - Dec 2016	5		\$3,192,000		\$638,400		\$667,000	
Increase/(Decrease)	(1)	(20%)	\$(102,375)	(3%)	\$134,006	21%	\$7,500	1%
<b>Total Park City Limits</b>								
Jan 2017 - Dec 2017	24		\$27,587,875		\$1,149,495		\$820,000	
Jan 2016 - Dec 2016	22		\$19,254,905		\$875,223		\$690,000	
Increase/(Decrease)	2	9%	\$8,332,970	43%	\$274,272	31%	\$130,000	19%
<b>Snyderville Basin</b>								
<b>The Canyons</b>								
Jan 2017 - Dec 2017	18		\$35,880,000		\$1,993,333		\$1,935,000	
Jan 2016 - Dec 2016	19		\$52,638,500		\$2,770,447		\$1,900,000	
Increase/(Decrease)	(1)	(5%)	\$(16,758,500)	(32%)	\$(777,114)	(28%)	\$35,000	2%
<b>Sun Peak / Bear Hollow</b>								
Jan 2017 - Dec 2017	1		\$590,000		\$590,000		\$590,000	
Jan 2016 - Dec 2016	2		\$1,492,500		\$746,250		\$746,250	
Increase/(Decrease)	(1)	(50%)	\$(902,500)	(60%)	\$(156,250)	(21%)	\$(156,250)	(21%)
<b>Silver Springs Area</b>								
Jan 2017 - Dec 2017	1		\$486,000		\$486,000		\$486,000	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$486,000	0%	\$486,000	0%	\$486,000	0%
<b>Old Ranch Road</b>								
Jan 2017 - Dec 2017	2		\$4,695,000		\$2,347,500		\$2,347,500	
Jan 2016 - Dec 2016	3		\$3,629,000		\$1,209,667		\$904,000	
Increase/(Decrease)	(1)	(33%)	\$1,066,000	29%	\$1,137,833	94%	\$1,443,500	160%
<b>Pinebrook</b>								
Jan 2017 - Dec 2017	8		\$2,202,500		\$275,313		\$283,000	
Jan 2016 - Dec 2016	4		\$786,500		\$196,625		\$191,000	
Increase/(Decrease)	4	100%	\$1,416,000	180%	\$78,688	40%	\$92,000	48%

# Comparison Report

Prepared by: Chuck Zuercher

PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Vacant Land</b>								
<b>Snyderville Basin</b>								
<b>Summit Park</b>								
Jan 2017 - Dec 2017	12		\$1,176,400		\$98,033		\$77,500	
Jan 2016 - Dec 2016	13		\$1,551,150		\$119,319		\$82,000	
Increase/(Decrease)	(1)	(8%)	\$(374,750)	(24%)	\$(21,286)	(18%)	\$(4,500)	(5%)
<b>Jeremy Ranch</b>								
Jan 2017 - Dec 2017	7		\$2,502,280		\$357,469		\$350,000	
Jan 2016 - Dec 2016	6		\$2,030,000		\$338,333		\$362,500	
Increase/(Decrease)	1	17%	\$472,280	23%	\$19,135	6%	\$(12,500)	(3%)
<b>Glenwild / Silver Creek</b>								
Jan 2017 - Dec 2017	26		\$15,688,375		\$603,399		\$587,000	
Jan 2016 - Dec 2016	31		\$17,128,065		\$552,518		\$497,800	
Increase/(Decrease)	(5)	(16%)	\$(1,439,690)	(8%)	\$50,881	9%	\$89,200	18%
<b>Trailside Park Area</b>								
Jan 2017 - Dec 2017	4		\$1,690,000		\$422,500		\$407,500	
Jan 2016 - Dec 2016	1		\$250,000		\$250,000		\$250,000	
Increase/(Decrease)	3	300%	\$1,440,000	576%	\$172,500	69%	\$157,500	63%
<b>Promontory Area</b>								
Jan 2017 - Dec 2017	76		\$36,595,650		\$481,522		\$361,750	
Jan 2016 - Dec 2016	74		\$31,638,091		\$427,542		\$396,000	
Increase/(Decrease)	2	3%	\$4,957,559	16%	\$53,980	13%	\$(34,250)	(9%)
<b>Total Snyderville Basin</b>								
Jan 2017 - Dec 2017	155		\$101,506,205		\$654,879		\$425,000	
Jan 2016 - Dec 2016	153		\$111,143,806		\$726,430		\$460,000	
Increase/(Decrease)	2	1%	\$(9,637,601)	(9%)	\$(71,551)	(10%)	\$(35,000)	(8%)
<b>Jordanelle</b>								
<b>Jordanelle</b>								
Jan 2017 - Dec 2017	104		\$50,517,600		\$485,746		\$445,500	
Jan 2016 - Dec 2016	86		\$39,115,300		\$454,829		\$390,000	
Increase/(Decrease)	18	21%	\$11,402,300	29%	\$30,917	7%	\$55,500	14%

# Comparison Report

Prepared by: Chuck Zuercher

PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Vacant Land</b>								
<b><i>Total Jordanelle</i></b>								
Jan 2017 - Dec 2017	104		\$50,517,600		\$485,746		\$445,500	
Jan 2016 - Dec 2016	86		\$39,115,300		\$454,829		\$390,000	
Increase/(Decrease)	18	21%	\$11,402,300	29%	\$30,917	7%	\$55,500	14%
<b>Heber Valley</b>								
<b>Midway Charleston</b>								
Jan 2017 - Dec 2017	36		\$8,837,750		\$245,493		\$177,500	
Jan 2016 - Dec 2016	39		\$11,212,800		\$287,508		\$215,000	
Increase/(Decrease)	(3)	(8%)	\$(2,375,050)	(21%)	\$(42,015)	(15%)	\$(37,500)	(17%)
<b>Provo Canyon</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	1		\$700,000		\$700,000		\$700,000	
Increase/(Decrease)	(1)	(100%)	\$(700,000)	(100%)	\$(700,000)	(100%)	\$(700,000)	(100%)
<b>Heber and Daniels</b>								
Jan 2017 - Dec 2017	114		\$37,384,828		\$327,937		\$223,750	
Jan 2016 - Dec 2016	114		\$30,062,387		\$263,705		\$200,000	
Increase/(Decrease)	0	0%	\$7,322,441	24%	\$64,232	24%	\$23,750	12%
<b>Timberlakes</b>								
Jan 2017 - Dec 2017	25		\$908,400		\$36,336		\$32,500	
Jan 2016 - Dec 2016	19		\$575,060		\$30,266		\$27,500	
Increase/(Decrease)	6	32%	\$333,340	58%	\$6,070	20%	\$5,000	18%
<b><i>Total Heber Valley</i></b>								
Jan 2017 - Dec 2017	175		\$47,130,978		\$269,320		\$199,900	
Jan 2016 - Dec 2016	173		\$42,550,247		\$245,955		\$185,000	
Increase/(Decrease)	2	1%	\$4,580,731	11%	\$23,365	9%	\$14,900	8%
<b>Wasatch County (Beyond HV)</b>								
<b>Other Wasatch County</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	1		\$395,000		\$395,000		\$395,000	
Increase/(Decrease)	(1)	(100%)	\$(395,000)	(100%)	\$(395,000)	(100%)	\$(395,000)	(100%)

# Comparison Report

Prepared by: Chuck Zuercher

PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Vacant Land</b>								
<b>Total Wasatch County (Beyond HV)</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	1		\$395,000		\$395,000		\$395,000	
Increase/(Decrease)	(1)	(100%)	\$(395,000)	(100%)	\$(395,000)	(100%)	\$(395,000)	(100%)
<b>Kamas Valley</b>								
<b>Woodland and Francis</b>								
Jan 2017 - Dec 2017	34		\$18,283,300		\$537,744		\$148,250	
Jan 2016 - Dec 2016	23		\$9,948,475		\$432,542		\$140,000	
Increase/(Decrease)	11	48%	\$8,334,825	84%	\$105,202	24%	\$8,250	6%
<b>Kamas and Marion</b>								
Jan 2017 - Dec 2017	30		\$7,999,799		\$266,660		\$156,000	
Jan 2016 - Dec 2016	20		\$3,831,100		\$191,555		\$169,500	
Increase/(Decrease)	10	50%	\$4,168,699	109%	\$75,105	39%	\$(13,500)	(8%)
<b>Oakley and Weber Canyon</b>								
Jan 2017 - Dec 2017	14		\$4,255,900		\$303,993		\$174,000	
Jan 2016 - Dec 2016	28		\$6,434,055		\$229,788		\$62,500	
Increase/(Decrease)	(14)	(50%)	\$(2,178,155)	(34%)	\$74,205	32%	\$111,500	178%
<b>Peoa and Browns Canyon</b>								
Jan 2017 - Dec 2017	4		\$1,097,500		\$274,375		\$271,250	
Jan 2016 - Dec 2016	6		\$2,224,900		\$370,817		\$327,500	
Increase/(Decrease)	(2)	(33%)	\$(1,127,400)	(51%)	\$(96,442)	(26%)	\$(56,250)	(17%)
<b>Total Kamas Valley</b>								
Jan 2017 - Dec 2017	82		\$31,636,499		\$385,811		\$152,500	
Jan 2016 - Dec 2016	77		\$22,438,530		\$291,409		\$136,000	
Increase/(Decrease)	5	6%	\$9,197,969	41%	\$94,401	32%	\$16,500	12%
<b>Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
<b>Wanship - Hoytsville - Coalville - Echo and Henefer</b>								
Jan 2017 - Dec 2017	54		\$4,271,900		\$79,109		\$70,000	
Jan 2016 - Dec 2016	61		\$5,411,818		\$88,718		\$67,500	
Increase/(Decrease)	(7)	(11%)	\$(1,139,918)	(21%)	\$(9,609)	(11%)	\$2,500	4%



# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Vacant Land</b>								
<i>Total Wanship, Hoytsville, Coalville, Echo, Henefer</i>								
Jan 2017 - Dec 2017	54		\$4,271,900		\$79,109		\$70,000	
Jan 2016 - Dec 2016	61		\$5,411,818		\$88,718		\$67,500	
Increase/(Decrease)	(7)	(11%)	\$(1,139,918)	(21%)	\$(9,609)	(11%)	\$2,500	4%
<b>Total Vacant Land</b>								
Jan 2017 - Dec 2017	594		\$262,651,057		\$442,173		\$260,000	
Jan 2016 - Dec 2016	573		\$240,309,606		\$419,388		\$250,000	
Increase/(Decrease)	21	4%	\$22,341,451	9%	\$22,785	5%	\$10,000	4%

# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Commercial</b>								
<b>Park City Limits</b>								
<b>Old Town</b>								
Jan 2017 - Dec 2017	3		\$4,475,001		\$1,491,667		\$1,150,000	
Jan 2016 - Dec 2016	2		\$6,581,655		\$3,290,828		\$3,290,828	
Increase/(Decrease)	1	50%	\$(2,106,654)	(32%)	\$(1,799,161)	(55%)	\$(2,140,828)	(65%)
<b>Empire Pass</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	1		\$249,000		\$249,000		\$249,000	
Increase/(Decrease)	(1)	(100%)	\$(249,000)	(100%)	\$(249,000)	(100%)	\$(249,000)	(100%)
<b>Prospector</b>								
Jan 2017 - Dec 2017	5		\$6,495,000		\$1,299,000		\$1,035,000	
Jan 2016 - Dec 2016	3		\$12,592,300		\$4,197,433		\$4,725,300	
Increase/(Decrease)	2	67%	\$(6,097,300)	(48%)	\$(2,898,433)	(69%)	\$(3,690,300)	(78%)
<b>Park Meadows</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Total Park City Limits</b>								
Jan 2017 - Dec 2017	8		\$10,970,001		\$1,371,250		\$1,092,500	
Jan 2016 - Dec 2016	6		\$19,422,955		\$3,237,159		\$3,278,953	
Increase/(Decrease)	2	33%	\$(8,452,954)	(44%)	\$(1,865,909)	(58%)	\$(2,186,453)	(67%)
<b>Snyderville Basin</b>								
<b>Silver Springs Area</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Kimball</b>								
Jan 2017 - Dec 2017	1		\$310,000		\$310,000		\$310,000	
Jan 2016 - Dec 2016	2		\$3,200,000		\$1,600,000		\$1,600,000	
Increase/(Decrease)	(1)	(50%)	\$(2,890,000)	(90%)	\$(1,290,000)	(81%)	\$(1,290,000)	(81%)

# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Commercial</b>								
<b>Snyderville Basin</b>								
<b>Pinebrook</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	1		\$17		\$17		\$17	
Increase/(Decrease)	(1)	(100%)	\$(17)	(100%)	\$(17)	(100%)	\$(17)	(100%)
<b>Jeremy Ranch</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	1		\$287,000		\$287,000		\$287,000	
Increase/(Decrease)	(1)	(100%)	\$(287,000)	(100%)	\$(287,000)	(100%)	\$(287,000)	(100%)
<b>Silver Creek Commercial</b>								
Jan 2017 - Dec 2017	1		\$3,325,000		\$3,325,000		\$3,325,000	
Jan 2016 - Dec 2016	1		\$749,000		\$749,000		\$749,000	
Increase/(Decrease)	0	0%	\$2,576,000	344%	\$2,576,000	344%	\$2,576,000	344%
<b>Total Snyderville Basin</b>								
Jan 2017 - Dec 2017	2		\$3,635,000		\$1,817,500		\$1,817,500	
Jan 2016 - Dec 2016	5		\$4,236,017		\$847,203		\$749,000	
Increase/(Decrease)	(3)	(60%)	\$(601,017)	(14%)	\$970,297	115%	\$1,068,500	143%
<b>Heber Valley</b>								
<b>Midway Charleston</b>								
Jan 2017 - Dec 2017	3		\$1,497,200		\$499,067		\$617,200	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	3	0%	\$1,497,200	0%	\$499,067	0%	\$617,200	0%
<b>Heber and Daniels</b>								
Jan 2017 - Dec 2017	6		\$3,462,000		\$577,000		\$610,000	
Jan 2016 - Dec 2016	4		\$1,234,900		\$308,725		\$337,500	
Increase/(Decrease)	2	50%	\$2,227,100	180%	\$268,275	87%	\$272,500	81%
<b>Total Heber Valley</b>								
Jan 2017 - Dec 2017	9		\$4,959,200		\$551,022		\$617,200	
Jan 2016 - Dec 2016	4		\$1,234,900		\$308,725		\$337,500	
Increase/(Decrease)	5	125%	\$3,724,300	302%	\$242,297	78%	\$279,700	83%
<b>Kamas Valley</b>								

# Comparison Report

Prepared by: Chuck Zuercher

PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Commercial</b>								
<b>Kamas Valley</b>								
<b>Woodland and Francis</b>								
Jan 2017 - Dec 2017	0		\$0		\$0		\$0	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Kamas and Marion</b>								
Jan 2017 - Dec 2017	1		\$600,000		\$600,000		\$600,000	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$600,000	0%	\$600,000	0%	\$600,000	0%
<b>Total Kamas Valley</b>								
Jan 2017 - Dec 2017	1		\$600,000		\$600,000		\$600,000	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$600,000	0%	\$600,000	0%	\$600,000	0%
<b>Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
<b>Wanship - Hoytsville - Coalville - Echo and Henefer</b>								
Jan 2017 - Dec 2017	2		\$335,000		\$167,500		\$167,500	
Jan 2016 - Dec 2016	1		\$200,000		\$200,000		\$200,000	
Increase/(Decrease)	1	100%	\$135,000	68%	\$(32,500)	(16%)	\$(32,500)	(16%)
<b>Total Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
Jan 2017 - Dec 2017	2		\$335,000		\$167,500		\$167,500	
Jan 2016 - Dec 2016	1		\$200,000		\$200,000		\$200,000	
Increase/(Decrease)	1	100%	\$135,000	68%	\$(32,500)	(16%)	\$(32,500)	(16%)
<b>Total Commercial</b>								
Jan 2017 - Dec 2017	22		\$20,499,201		\$931,782		\$618,600	
Jan 2016 - Dec 2016	16		\$25,093,872		\$1,568,367		\$367,500	
Increase/(Decrease)	6	38%	\$(4,594,671)	(18%)	\$(636,585)	(41%)	\$251,100	68%

# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Grand Totals</b>								
Jan 2017 - Dec 2017	2,608		\$2,320,684,777		\$889,833		\$565,000	
Jan 2016 - Dec 2016	2,496		\$2,117,384,372		\$848,311		\$510,000	
Increase/(Decrease)	112	4%	\$203,300,405	10%	\$41,522	5%	\$55,000	11%

# Comparison Report

Prepared by: Chuck Zuercher

PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Park City Limits</b>								
<b>Old Town</b>								
Jan 2017 - Dec 2017	209		\$244,608,792		\$1,170,377		\$785,000	
Jan 2016 - Dec 2016	171		\$170,040,768		\$994,390		\$705,000	
Increase/(Decrease)	38	22%	\$74,568,024	44%	\$175,987	18%	\$80,000	11%
<b>Thaynes Canyon</b>								
Jan 2017 - Dec 2017	19		\$50,661,000		\$2,666,368		\$2,130,000	
Jan 2016 - Dec 2016	13		\$20,539,810		\$1,579,985		\$1,065,000	
Increase/(Decrease)	6	46%	\$30,121,190	147%	\$1,086,383	69%	\$1,065,000	100%
<b>Lower Deer Valley Resort</b>								
Jan 2017 - Dec 2017	70		\$95,442,770		\$1,363,468		\$937,750	
Jan 2016 - Dec 2016	67		\$94,504,472		\$1,410,515		\$950,000	
Increase/(Decrease)	3	4%	\$938,298	1%	\$(47,046)	(3%)	\$(12,250)	(1%)
<b>Deer Crest</b>								
Jan 2017 - Dec 2017	13		\$50,470,000		\$3,882,308		\$3,150,000	
Jan 2016 - Dec 2016	9		\$44,406,386		\$4,934,043		\$4,850,000	
Increase/(Decrease)	4	44%	\$6,063,614	14%	\$(1,051,735)	(21%)	\$(1,700,000)	(35%)
<b>Upper Deer Valley Resort</b>								
Jan 2017 - Dec 2017	59		\$166,482,433		\$2,821,736		\$2,400,000	
Jan 2016 - Dec 2016	53		\$168,364,311		\$3,176,685		\$2,690,000	
Increase/(Decrease)	6	11%	\$(1,881,877)	(1%)	\$(354,949)	(11%)	\$(290,000)	(11%)
<b>Empire Pass</b>								
Jan 2017 - Dec 2017	32		\$115,348,000		\$3,604,625		\$2,825,000	
Jan 2016 - Dec 2016	23		\$77,497,250		\$3,369,446		\$2,580,000	
Increase/(Decrease)	9	39%	\$37,850,750	49%	\$235,179	7%	\$245,000	9%
<b>Aerie</b>								
Jan 2017 - Dec 2017	5		\$8,127,500		\$1,625,500		\$1,600,000	
Jan 2016 - Dec 2016	11		\$22,593,775		\$2,053,980		\$1,895,275	
Increase/(Decrease)	(6)	(55%)	\$(14,466,275)	(64%)	\$(428,480)	(21%)	\$(295,275)	(16%)
<b>Prospector</b>								
Jan 2017 - Dec 2017	70		\$30,656,054		\$437,944		\$174,500	
Jan 2016 - Dec 2016	63		\$32,341,775		\$513,362		\$160,000	
Increase/(Decrease)	7	11%	\$(1,685,721)	(5%)	\$(75,418)	(15%)	\$14,500	9%

# Comparison Report

Prepared by: Chuck Zuercher

PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Park City Limits</b>								
<b>Park Meadows</b>								
Jan 2017 - Dec 2017	75		\$112,602,090		\$1,501,361		\$1,197,000	
Jan 2016 - Dec 2016	76		\$111,571,340		\$1,468,044		\$1,197,500	
Increase/(Decrease)	(1)	(1%)	\$1,030,750	1%	\$33,317	2%	\$(500)	0%
<b>Total Park City Limits</b>								
Jan 2017 - Dec 2017	552		\$874,398,639		\$1,584,056		\$1,023,500	
Jan 2016 - Dec 2016	486		\$741,859,886		\$1,526,461		\$946,453	
Increase/(Decrease)	66	14%	\$132,538,753	18%	\$57,595	4%	\$77,048	8%

# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Snyderville Basin</b>								
<b>The Canyons</b>								
Jan 2017 - Dec 2017	159		\$221,335,953		\$1,392,050		\$819,000	
Jan 2016 - Dec 2016	164		\$283,027,848		\$1,725,780		\$1,028,413	
Increase/(Decrease)	(5)	(3%)	\$(61,691,895)	(22%)	\$(333,730)	(19%)	\$(209,413)	(20%)
<b>Sun Peak / Bear Hollow</b>								
Jan 2017 - Dec 2017	56		\$56,288,365		\$1,005,149		\$654,500	
Jan 2016 - Dec 2016	57		\$47,609,520		\$835,255		\$644,000	
Increase/(Decrease)	(1)	(2%)	\$8,678,845	18%	\$169,895	20%	\$10,500	2%
<b>Silver Springs Area</b>								
Jan 2017 - Dec 2017	37		\$33,653,458		\$909,553		\$876,500	
Jan 2016 - Dec 2016	37		\$31,295,450		\$845,823		\$866,400	
Increase/(Decrease)	0	0%	\$2,358,008	8%	\$63,730	8%	\$10,100	1%
<b>Old Ranch Road</b>								
Jan 2017 - Dec 2017	12		\$31,978,125		\$2,664,844		\$2,432,500	
Jan 2016 - Dec 2016	14		\$25,528,000		\$1,823,429		\$1,940,000	
Increase/(Decrease)	(2)	(14%)	\$6,450,125	25%	\$841,415	46%	\$492,500	25%
<b>Kimball</b>								
Jan 2017 - Dec 2017	95		\$39,415,865		\$414,904		\$450,000	
Jan 2016 - Dec 2016	98		\$39,266,258		\$400,676		\$366,500	
Increase/(Decrease)	(3)	(3%)	\$149,607	0%	\$14,228	4%	\$83,500	23%
<b>Pinebrook</b>								
Jan 2017 - Dec 2017	104		\$72,605,630		\$698,131		\$617,000	
Jan 2016 - Dec 2016	112		\$68,437,730		\$611,051		\$527,500	
Increase/(Decrease)	(8)	(7%)	\$4,167,900	6%	\$87,080	14%	\$89,500	17%
<b>Summit Park</b>								
Jan 2017 - Dec 2017	49		\$23,381,700		\$477,178		\$565,000	
Jan 2016 - Dec 2016	51		\$23,582,056		\$462,393		\$556,000	
Increase/(Decrease)	(2)	(4%)	\$(200,356)	(1%)	\$14,784	3%	\$9,000	2%
<b>Jeremy Ranch</b>								
Jan 2017 - Dec 2017	88		\$79,987,478		\$908,949		\$861,500	
Jan 2016 - Dec 2016	65		\$58,573,732		\$901,134		\$845,000	
Increase/(Decrease)	23	35%	\$21,413,746	37%	\$7,814	1%	\$16,500	2%



# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Snyderville Basin</b>								
<b>Glenwild / Silver Creek</b>								
Jan 2017 - Dec 2017	60		\$61,457,253		\$1,024,288		\$822,500	
Jan 2016 - Dec 2016	61		\$69,607,065		\$1,141,099		\$700,000	
Increase/(Decrease)	(1)	(2%)	\$(8,149,812)	(12%)	\$(116,812)	(10%)	\$122,500	18%
<b>Trailside Park Area</b>								
Jan 2017 - Dec 2017	40		\$32,883,412		\$822,085		\$707,500	
Jan 2016 - Dec 2016	48		\$45,980,040		\$957,918		\$711,000	
Increase/(Decrease)	(8)	(17%)	\$(13,096,628)	(28%)	\$(135,832)	(14%)	\$(3,500)	0%
<b>Silver Creek Commercial</b>								
Jan 2017 - Dec 2017	1		\$3,325,000		\$3,325,000		\$3,325,000	
Jan 2016 - Dec 2016	1		\$749,000		\$749,000		\$749,000	
Increase/(Decrease)	0	0%	\$2,576,000	344%	\$2,576,000	344%	\$2,576,000	344%
<b>Promontory Area</b>								
Jan 2017 - Dec 2017	155		\$196,374,704		\$1,266,934		\$1,082,000	
Jan 2016 - Dec 2016	140		\$171,182,342		\$1,222,731		\$876,250	
Increase/(Decrease)	15	11%	\$25,192,361	15%	\$44,203	4%	\$205,750	23%
<b>Quinn's Junction</b>								
Jan 2017 - Dec 2017	4		\$4,460,000		\$1,115,000		\$1,103,000	
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Increase/(Decrease)	4	0%	\$4,460,000	0%	\$1,115,000	0%	\$1,103,000	0%
<b>Total Snyderville Basin</b>								
Jan 2017 - Dec 2017	860		\$857,146,943		\$996,682		\$680,000	
Jan 2016 - Dec 2016	848		\$864,839,041		\$1,019,857		\$636,000	
Increase/(Decrease)	12	1%	\$(7,692,099)	(1%)	\$(23,175)	(2%)	\$44,000	7%

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PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Jordanelle</b>								
<b>Jordanelle</b>								
Jan 2017 - Dec 2017	338		\$217,113,365		\$642,347		\$526,531	
Jan 2016 - Dec 2016	295		\$164,851,720		\$558,819		\$497,780	
Increase/(Decrease)	43	15%	\$52,261,645	32%	\$83,528	15%	\$28,751	6%
<b>Total Jordanelle</b>								
Jan 2017 - Dec 2017	338		\$217,113,365		\$642,347		\$526,531	
Jan 2016 - Dec 2016	295		\$164,851,720		\$558,819		\$497,780	
Increase/(Decrease)	43	15%	\$52,261,645	32%	\$83,528	15%	\$28,751	6%

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PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Heber Valley</b>								
<b>Midway Charleston</b>								
Jan 2017 - Dec 2017	171		\$74,111,515		\$433,401		\$435,000	
Jan 2016 - Dec 2016	183		\$77,357,313		\$422,718		\$406,471	
Increase/(Decrease)	(12)	(7%)	\$(3,245,798)	(4%)	\$10,683	3%	\$28,529	7%
<b>Provo Canyon</b>								
Jan 2017 - Dec 2017	6		\$5,277,000		\$879,500		\$805,000	
Jan 2016 - Dec 2016	5		\$3,819,000		\$763,800		\$700,000	
Increase/(Decrease)	1	20%	\$1,458,000	38%	\$115,700	15%	\$105,000	15%
<b>Heber and Daniels</b>								
Jan 2017 - Dec 2017	331		\$165,333,640		\$499,497		\$365,000	
Jan 2016 - Dec 2016	338		\$134,769,640		\$398,727		\$327,000	
Increase/(Decrease)	(7)	(2%)	\$30,564,000	23%	\$100,771	25%	\$38,000	12%
<b>Timberlakes</b>								
Jan 2017 - Dec 2017	55		\$12,292,100		\$223,493		\$200,000	
Jan 2016 - Dec 2016	54		\$13,830,510		\$256,121		\$241,000	
Increase/(Decrease)	1	2%	\$(1,538,410)	(11%)	\$(32,628)	(13%)	\$(41,000)	(17%)
<b>Total Heber Valley</b>								
Jan 2017 - Dec 2017	<b>563</b>		<b>\$257,014,255</b>		<b>\$456,508</b>		<b>\$375,000</b>	
Jan 2016 - Dec 2016	<b>580</b>		<b>\$229,776,463</b>		<b>\$396,166</b>		<b>\$339,500</b>	
Increase/(Decrease)	<b>(17)</b>	<b>(3%)</b>	<b>\$27,237,792</b>	<b>12%</b>	<b>\$60,342</b>	<b>15%</b>	<b>\$35,500</b>	<b>10%</b>

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PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Wasatch County (Beyond HV)</b>								
<b>Other Wasatch County</b>								
Jan 2017 - Dec 2017	1		\$445,000		\$445,000		\$445,000	
Jan 2016 - Dec 2016	2		\$920,000		\$460,000		\$460,000	
Increase/(Decrease)	(1)	(50%)	\$(475,000)	(52%)	\$(15,000)	(3%)	\$(15,000)	(3%)
<b>Total Wasatch County (Beyond HV)</b>								
Jan 2017 - Dec 2017	1		\$445,000		\$445,000		\$445,000	
Jan 2016 - Dec 2016	2		\$920,000		\$460,000		\$460,000	
Increase/(Decrease)	(1)	(50%)	\$(475,000)	(52%)	\$(15,000)	(3%)	\$(15,000)	(3%)

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PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Kamas Valley</b>								
<b>Woodland and Francis</b>								
Jan 2017 - Dec 2017	53		\$28,840,714		\$544,164		\$410,000	
Jan 2016 - Dec 2016	49		\$33,575,325		\$685,211		\$380,000	
Increase/(Decrease)	4	8%	\$(4,734,611)	(14%)	\$(141,046)	(21%)	\$30,000	8%
<b>Kamas and Marion</b>								
Jan 2017 - Dec 2017	74		\$28,120,249		\$380,003		\$300,000	
Jan 2016 - Dec 2016	45		\$13,482,731		\$299,616		\$295,000	
Increase/(Decrease)	29	64%	\$14,637,518	109%	\$80,387	27%	\$5,000	2%
<b>Oakley and Weber Canyon</b>								
Jan 2017 - Dec 2017	54		\$28,487,412		\$527,545		\$336,195	
Jan 2016 - Dec 2016	74		\$41,164,322		\$556,275		\$278,500	
Increase/(Decrease)	(20)	(27%)	\$(12,676,910)	(31%)	\$(28,730)	(5%)	\$57,695	21%
<b>Peoa and Browns Canyon</b>								
Jan 2017 - Dec 2017	6		\$3,542,500		\$590,417		\$368,750	
Jan 2016 - Dec 2016	10		\$4,798,900		\$479,890		\$394,500	
Increase/(Decrease)	(4)	(40%)	\$(1,256,400)	(26%)	\$110,527	23%	\$(25,750)	(7%)
<b>Total Kamas Valley</b>								
Jan 2017 - Dec 2017	187		\$88,990,875		\$475,887		\$318,000	
Jan 2016 - Dec 2016	178		\$93,021,278		\$522,591		\$308,500	
Increase/(Decrease)	9	5%	\$(4,030,403)	(4%)	\$(46,704)	(9%)	\$9,500	3%

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PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
<b>Wanship - Hoytsville - Coalville - Echo and Henefer</b>								
Jan 2017 - Dec 2017	107		\$25,575,700		\$239,025		\$150,000	
Jan 2016 - Dec 2016	107		\$22,115,983		\$206,691		\$159,500	
Increase/(Decrease)	0	0%	\$3,459,717	16%	\$32,334	16%	\$(9,500)	(6%)
<b>Total Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
Jan 2017 - Dec 2017	107		\$25,575,700		\$239,025		\$150,000	
Jan 2016 - Dec 2016	107		\$22,115,983		\$206,691		\$159,500	
Increase/(Decrease)	0	0%	\$3,459,717	16%	\$32,334	16%	\$(9,500)	(6%)

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PCR - 12 Month Rolling - Year over Year

January 2016 - December 2017 / January 2015 - December 2016

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Grand Totals</b>								
Jan 2017 - Dec 2017	2,608		\$2,320,684,777		\$889,833		\$565,000	
Jan 2016 - Dec 2016	2,496		\$2,117,384,372		\$848,311		\$510,000	
Increase/(Decrease)	112	4%	\$203,300,405	10%	\$41,522	5%	\$55,000	11%