

STATISTICS

REAL ESTATE MARKET OVERVIEW | WASATCH BACK

Q3 2026

**BERKSHIRE
HATHAWAY**
HOMESERVICES

UTAH
PROPERTIES

About This Report

Our Utah real estate markets benefit from the many factors that draw people and business to our state:

- Attractive Business Environment
- Educated Workforce
- Low Unemployment
- Job Creation and Strongest Labor Force since 2010
- Strong Economy
- 95% Economic Diversity
- Low State and Local Taxes
- State-of-the-Art International Airport
- Healthy Lifestyles
- Olympic Host (Winter 2034)
- Expanding Lodging Capacity for Visitors
- Abundant Outdoor Activities
- Safe Neighborhoods
- Great School Districts

The real estate market along the Wasatch Back continues to be an option of great interest for both investors and primary homeowners, offering stability and an enhanced quality of life. Development properties are performing well, with buyers eager to secure their homes at today's market prices and to begin enjoying the amenities and lifestyle associated with these communities. With significant developments either expanding or coming to market this year, this trend is likely to continue throughout 2026 and beyond.

Buyers focusing on well-positioned, well-maintained properties in prime locations are poised to benefit from annual price appreciation. This trend underscores the resilience of the Wasatch Back housing market and its appeal to those seeking long-term value in their investments. As 2026 continues to unfold, market participants will navigate the balance between rate stability and strong housing demand, setting the stage for a dynamic year ahead.

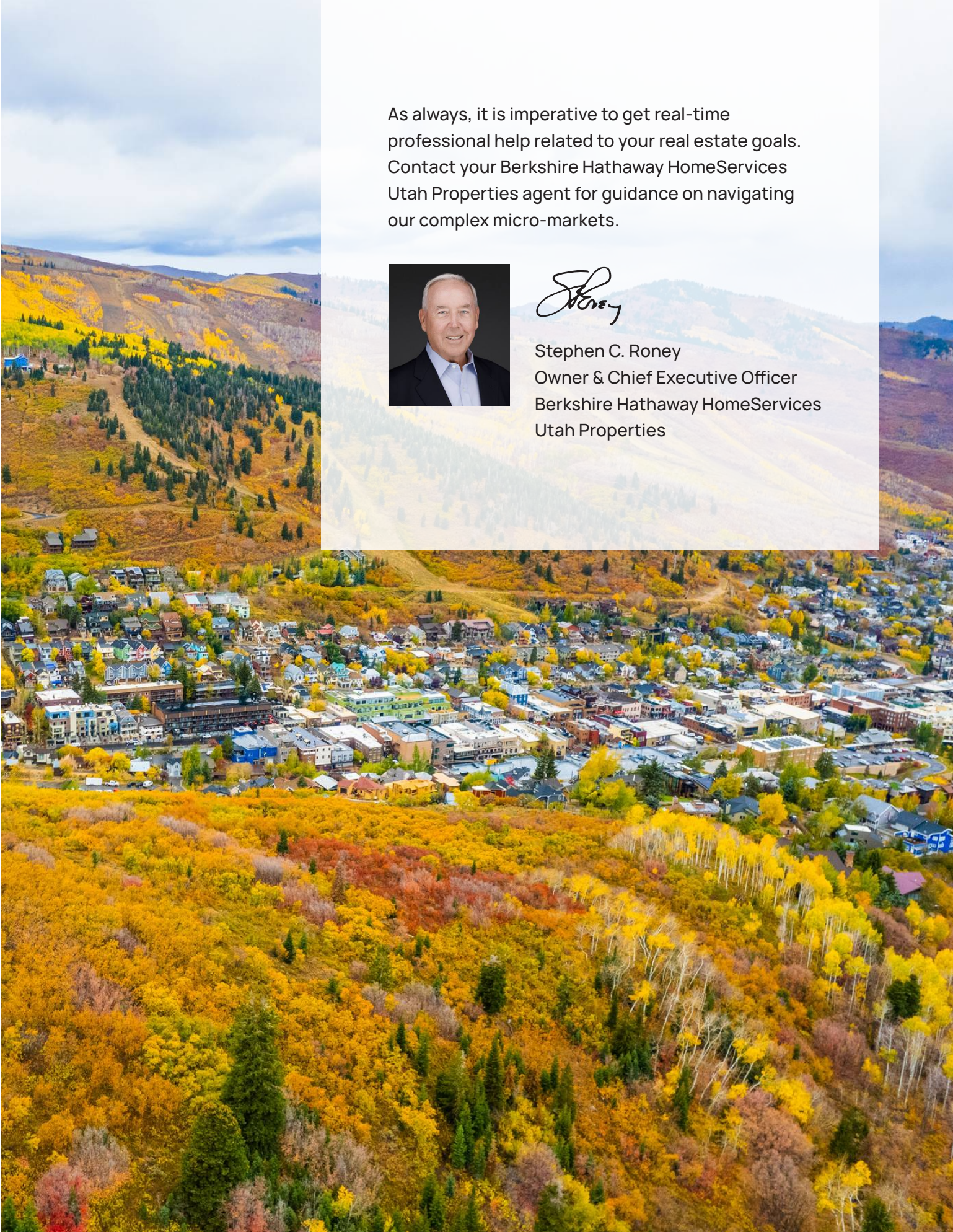
*For all data, we have used median sales price and average sales price. The median is the middle point of all prices—half the sales are less than the median and half the sales are more. The average is all the property prices added together and then divided by the number of properties. The difference between the median and the average is that the median is not as affected by outlying very large or very small sale numbers, whereas the average can be skewed significantly by one very high or very low sales price. We believe it's important to use both median and average in order to give a holistic view of the market.

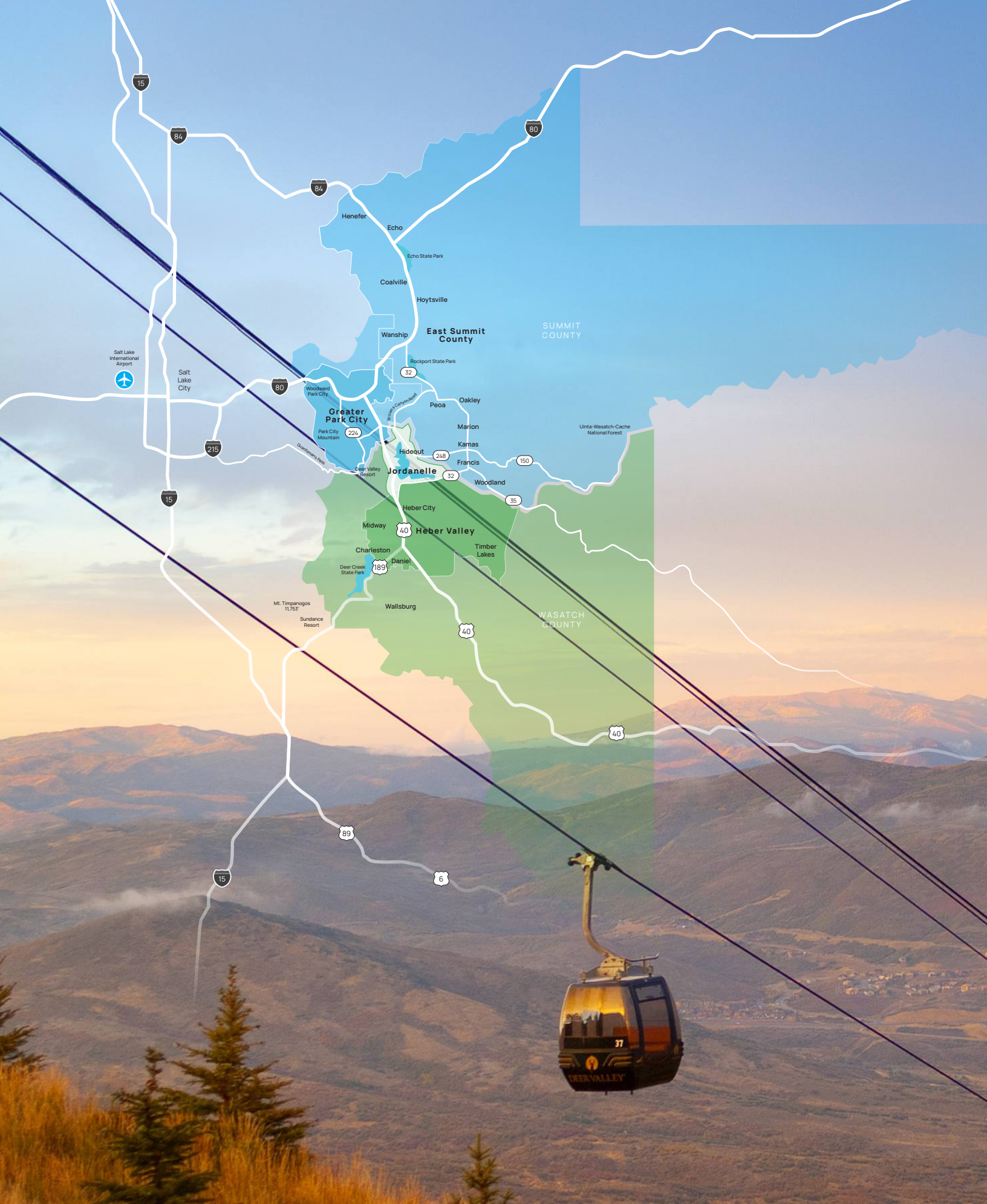
As always, it is imperative to get real-time professional help related to your real estate goals. Contact your Berkshire Hathaway HomeServices Utah Properties agent for guidance on navigating our complex micro-markets.



A stylized, handwritten signature of Stephen C. Roney in black ink.

Stephen C. Roney
Owner & Chief Executive Officer
Berkshire Hathaway HomeServices
Utah Properties





Wasatch Back

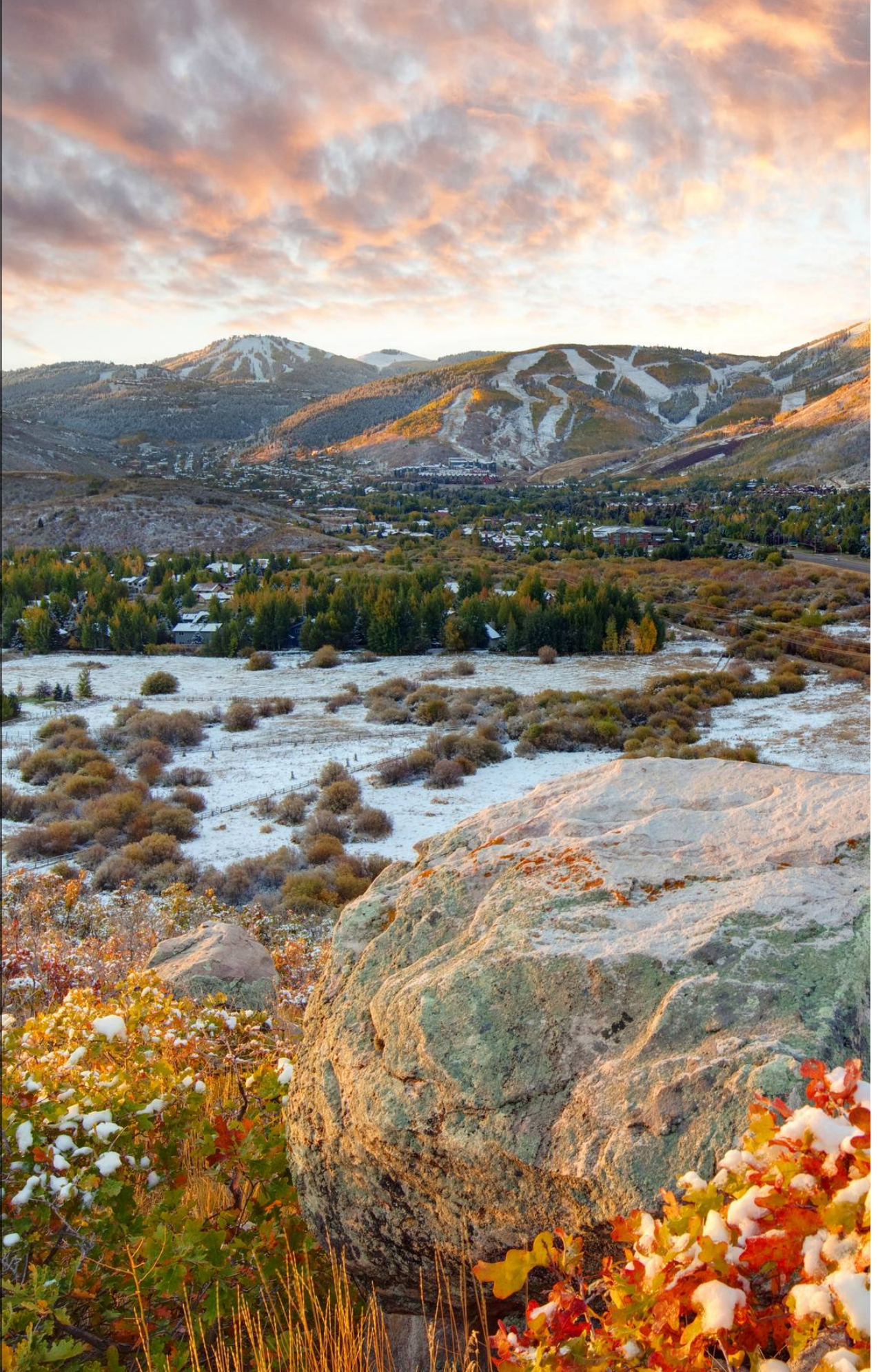
The Wasatch Back is a remarkable mountain region where outdoor adventure, vibrant communities, and natural beauty come together. At its heart, **Park City** offers world-class skiing, dining, arts, and year-round recreation. Nearby **Heber Valley** provides a welcoming small-town atmosphere, scenic valley views, and easy access to the mountains and **Jordanelle Reservoir** and State Park. **East Summit County** encompasses charming communities each offering its own blend of open space, recreation, and rural character.

Together, these communities create an exceptional lifestyle just minutes from Utah's most spectacular landscapes.



Q3
2026

Park City Limits



Single-Family Homes

Park City Limits | Q3 2026

Aerie • Aspen Springs • Deer Valley® • Old Town • Park Meadows • Prospector • Stein Eriksen Residences
St. Regis Deer Valley • Talisker Club Empire Pass • Thaynes Canyon

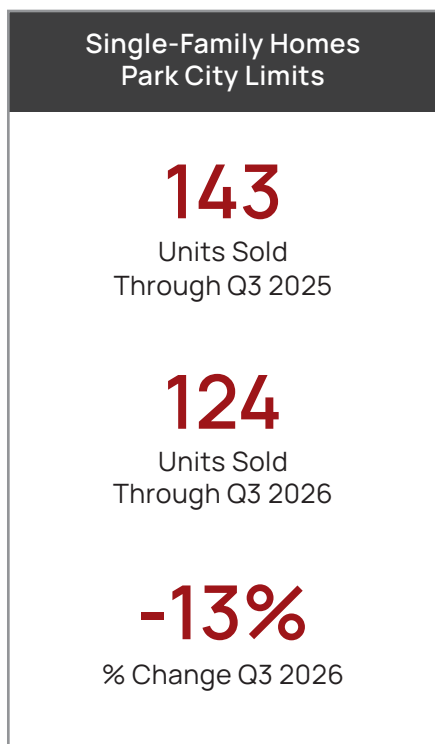
Single-Family Homes | Park City Limits | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	170	110	-35%
New Listings	138	81	-41%
Number Under Contract	141	110	-22%
Units Sold	143	124	-13%
Sold Volume	\$813,990,680	\$683,238,458	-16%
Average Sales Price	\$5,692,243	\$5,509,988	-3%
Median Sales Price	\$4,062,500	\$3,796,000	-7%

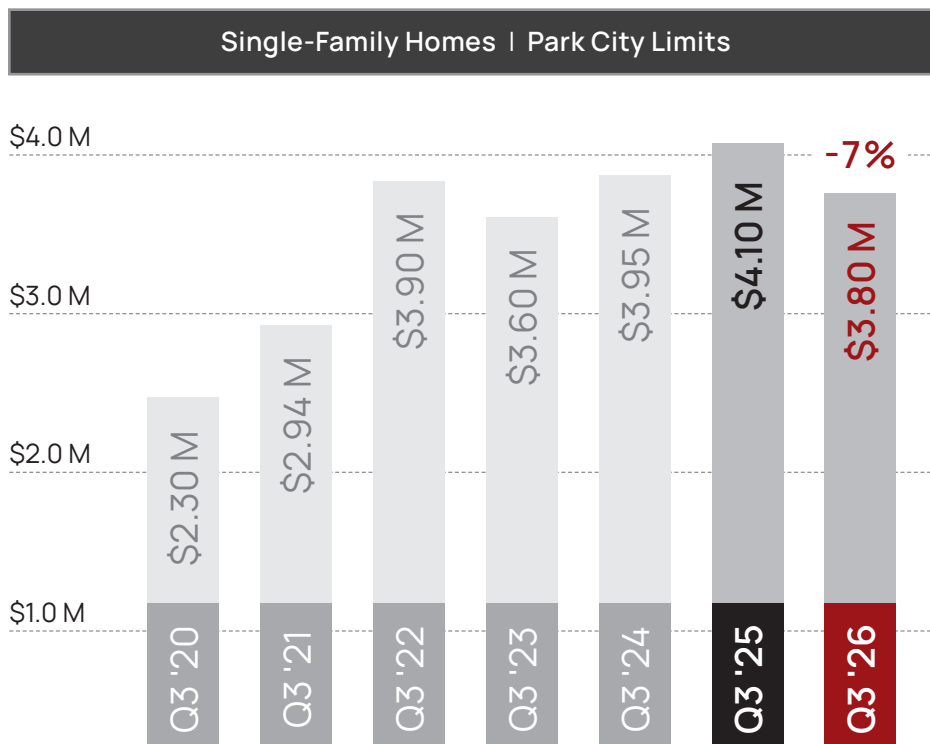
Percentage change compared to the same time previous year, rolling 12 month format. Please note small sample size in some instances. All statistics are based upon Park City Board of Realtors MLS data for the period of 10/1/25 to 9/30/26. ©2026 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed.

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Units Sold - Q3 '25 vs Q3 '26



Median Sales Price - Q3 '25 vs Q3 '26



Condominiums & Town Homes

Park City Limits | Q3 2026

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St. Regis Deer Valley • Talisker Club Empire Pass • Thaynes Canyon

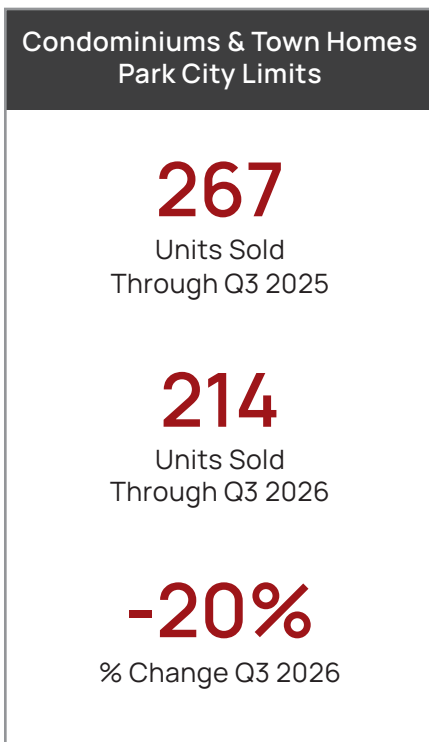
Condominiums & Town Homes | Park City Limits | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	266	178	-33%
New Listings	232	135	-42%
Number Under Contract	223	178	-20%
Units Sold	267	214	-20%
Sold Volume	\$779,862,509	\$652,566,553	-16%
Average Sales Price	\$2,920,833	\$3,049,376	+4%
Median Sales Price	\$2,150,000	\$2,250,000	+5%

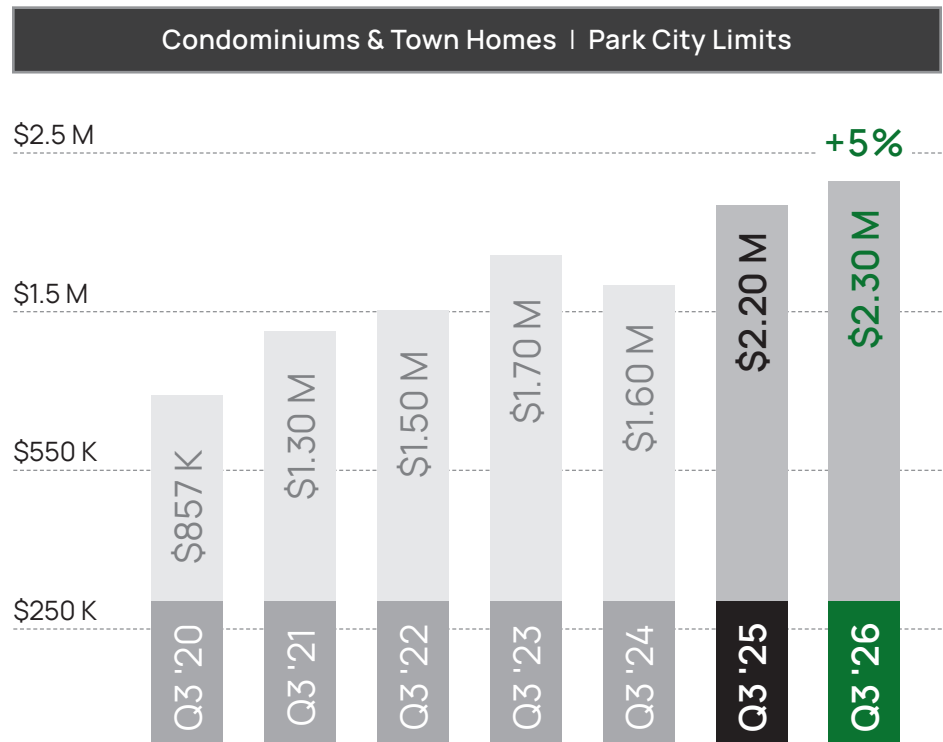
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Units Sold - Q3 '25 vs Q3 '26



Median Sales Price - Q3 '25 vs Q3 '26



Vacant Land

Park City Limits | Q3 2026

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St. Regis Deer Valley • Talisker Club Empire Pass • Thaynes Canyon

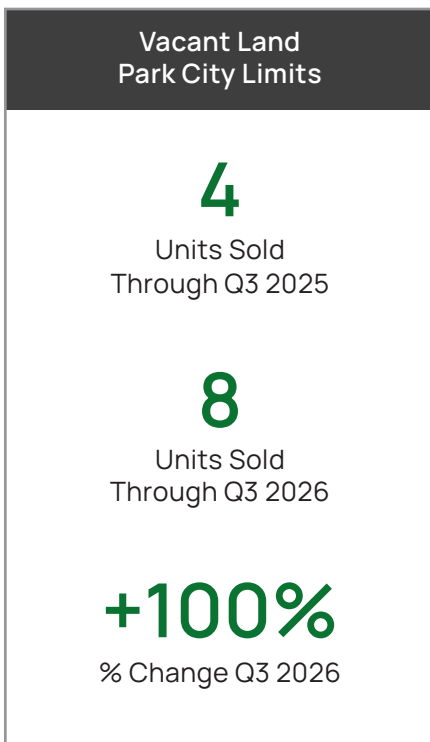
Vacant Land | Park City Limits | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	8	8	=
New Listings	6	4	-33%
Number Under Contract	4	8	+100%
Units Sold	4	8	+100%
Sold Volume	\$7,610,000	\$18,535,000	+144%
Average Sales Price	\$1,902,500	\$2,316,875	+22%
Median Sales Price	\$1,880,000	\$1,930,000	+3%

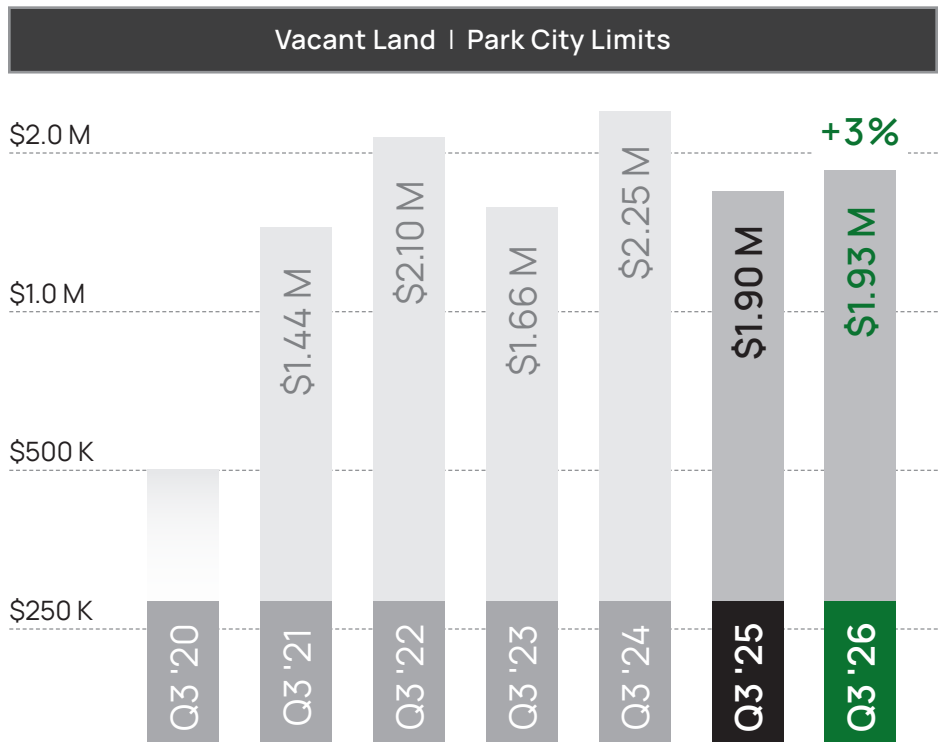
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Units Sold - Q3 '25 vs Q3 '26



Median Sales Price - Q3 '25 vs Q3 '26



Q3
2026

Snyderville Basin



Single-Family Homes

Snyderville Basin | Q3 2026

Bear Hollow • Discovery Ridge • Elevation at Canyons Village • Glenwild • Jeremy Ranch • Kimball Junction
Old Ranch Road • Pendry Residences • Pinebrook • Promontory • Quinn's Junction • Silver Creek • Silver Springs
Summit Park • Sun Peak • The Canyons • The Colony At White Pine Canyon • Trailside Park • Westgate

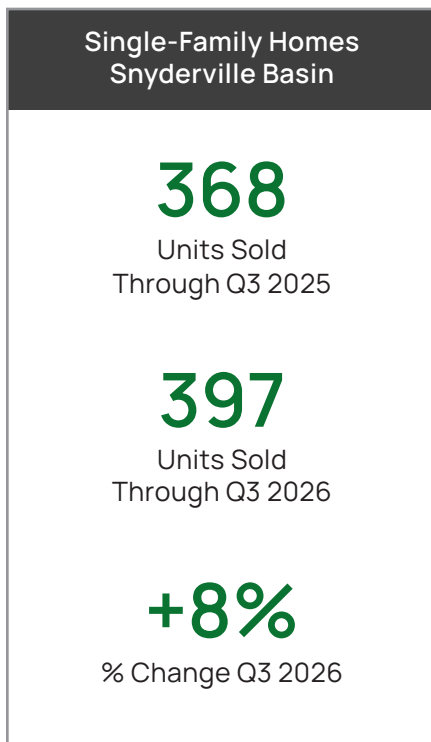
Single-Family Homes | Snyderville Basin | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	425	336	-21%
New Listings	326	265	-19%
Number Under Contract	354	336	-5%
Units Sold	368	397	+8%
Sold Volume	\$1,442,436,661	\$1,609,640,700	+13%
Average Sales Price	\$3,865,317	\$4,054,511	+5%
Median Sales Price	\$2,475,000	\$2,700,000	+9%

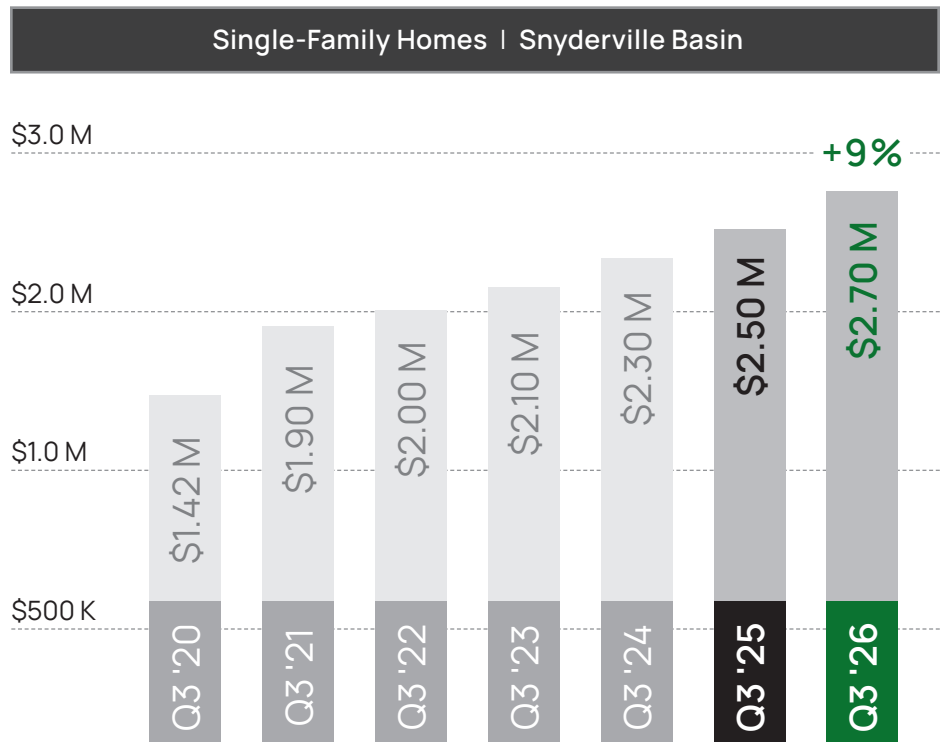
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Median Sales Price - Q3 '25 vs Q3 '26



Condominiums & Town Homes

Snyderville Basin | Q3 2026

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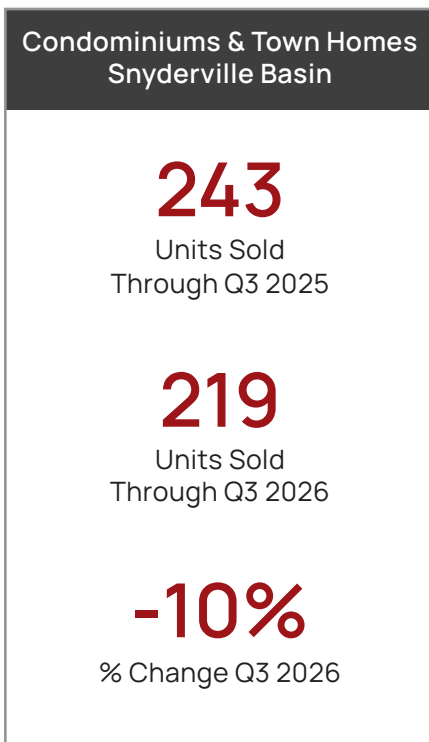
Condominiums & Town Homes | Snyderville Basin | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	292	192	-34%
New Listings	236	140	-41%
Number Under Contract	240	192	-20%
Units Sold	243	219	-10%
Sold Volume	\$306,077,565	\$312,462,055	+2%
Average Sales Price	\$1,259,578	\$1,426,767	+13%
Median Sales Price	\$965,000	\$995,000	+3%

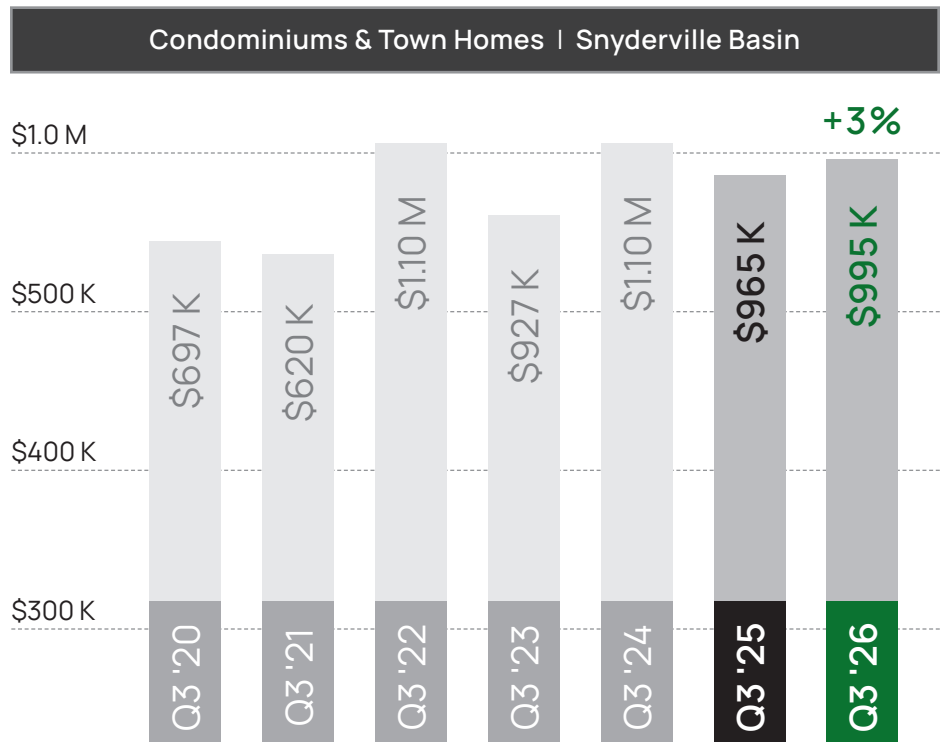
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Vacant Land

Snyderville Basin | Q3 2026

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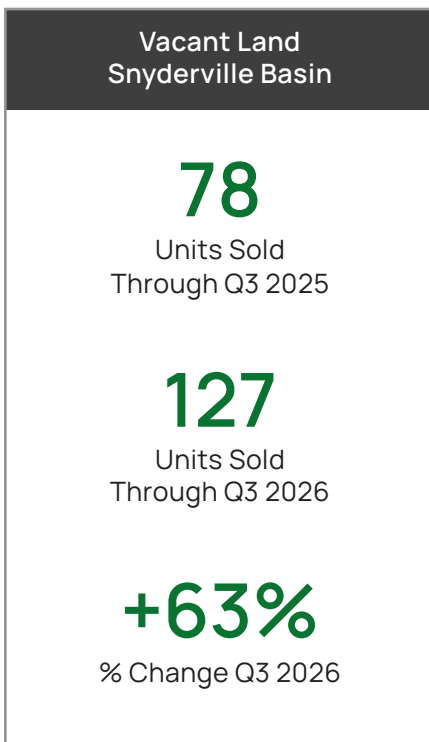
Vacant Land | Snyderville Basin | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	118	113	-4%
New Listings	78	83	+6%
Number Under Contract	88	113	+28%
Units Sold	78	127	+63%
Sold Volume	\$123,286,699	\$203,562,774	+65%
Average Sales Price	\$1,580,599	\$1,602,856	+1%
Median Sales Price	\$1,262,500	\$1,540,000	+22%

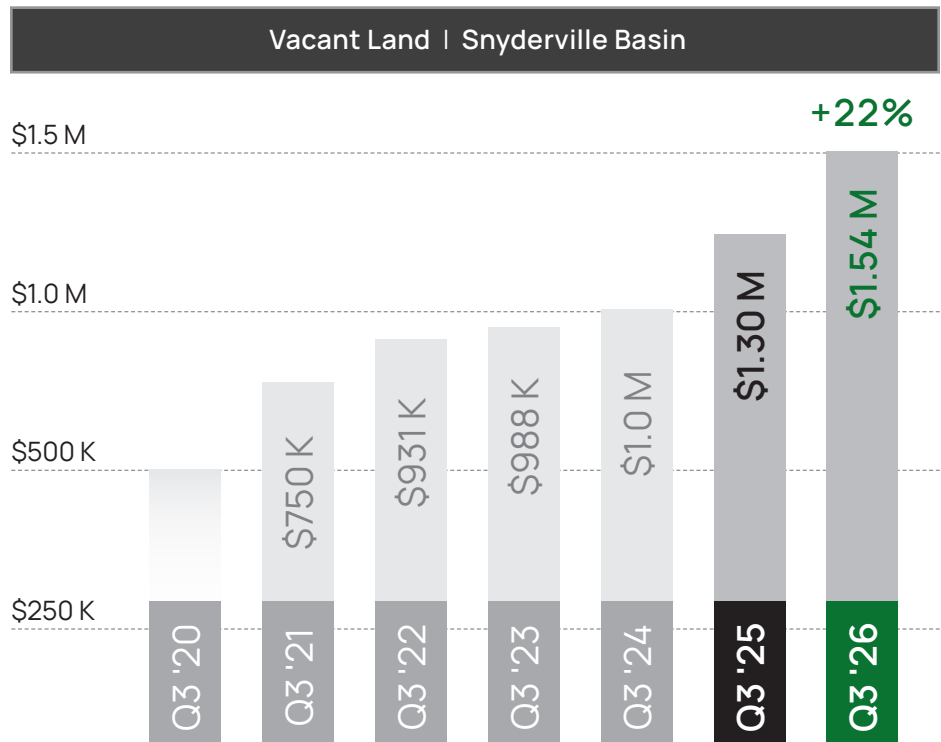
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Units Sold - Q3 '25 vs Q3 '26



Median Sales Price - Q3 '25 vs Q3 '26



Q3
2026

Jordanelle

Single-Family Homes

Jordanelle | Q3 2026

Hideout • Black Rock Estates • Black Rock Luxury Condos • Deer Valley East Village • INDI Ridge • Klaim
Mayflower Lakeside • SkyRidge • Talisker Club Tuhaye

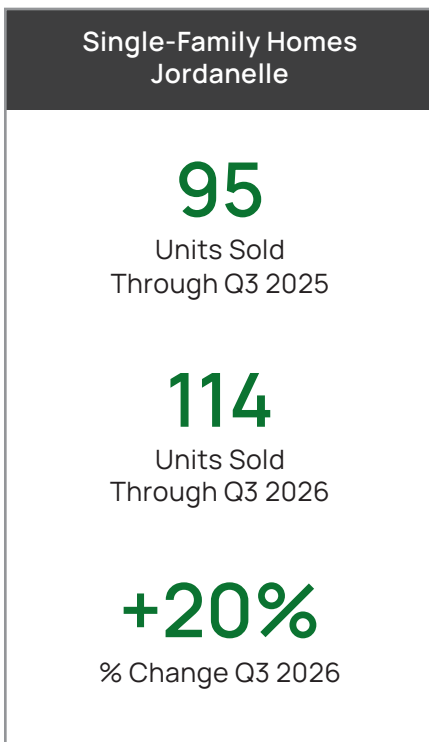
Single-Family Homes | Jordanelle | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	134	83	-38%
New Listings	119	57	-52%
Number Under Contract	108	83	-23%
Units Sold	95	114	+20%
Sold Volume	\$430,047,657	\$516,565,616	+20%
Average Sales Price	\$4,526,817	\$4,531,277	=
Median Sales Price	\$4,200,000	\$3,878,217	-8%

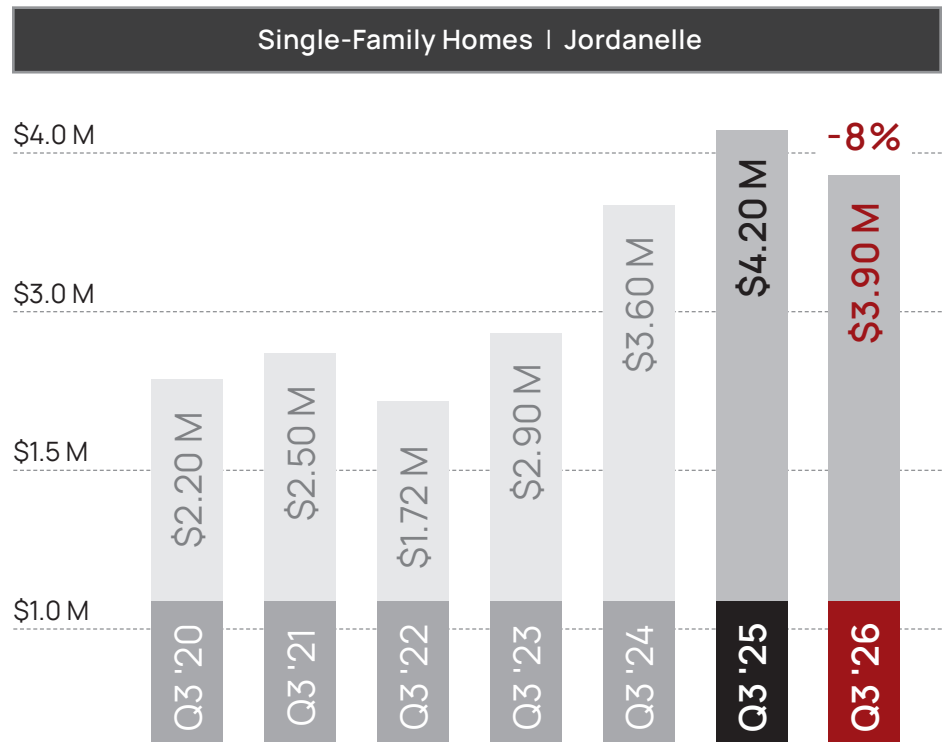
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Units Sold - Q3 '25 vs Q3 '26



Median Sales Price - Q3 '25 vs Q3 '26



Condominiums & Town Homes

Jordanelle | Q3 2026

Hideout • Black Rock Estates • Black Rock Luxury Condos • Deer Valley East Village • INDI Ridge • Klaim
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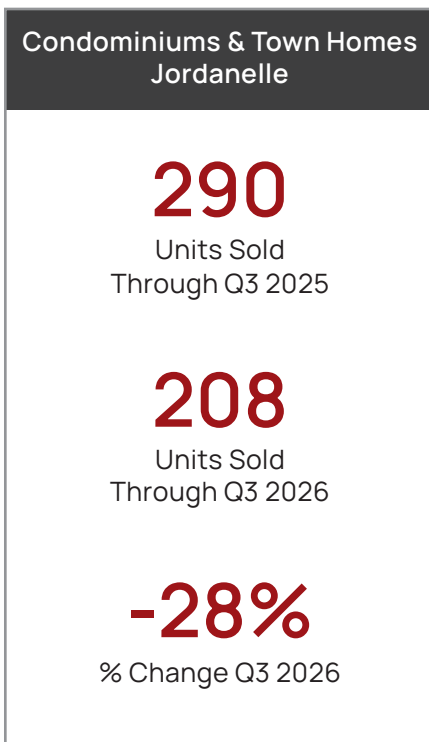
Condominiums & Town Homes | Jordanelle | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	263	143	-46%
New Listings	215	101	-53%
Number Under Contract	221	143	-35%
Units Sold	290	208	-28%
Sold Volume	\$446,230,658	\$289,038,510	-35%
Average Sales Price	\$1,538,726	\$1,389,608	-10%
Median Sales Price	\$1,285,000	\$1,248,000	-3%

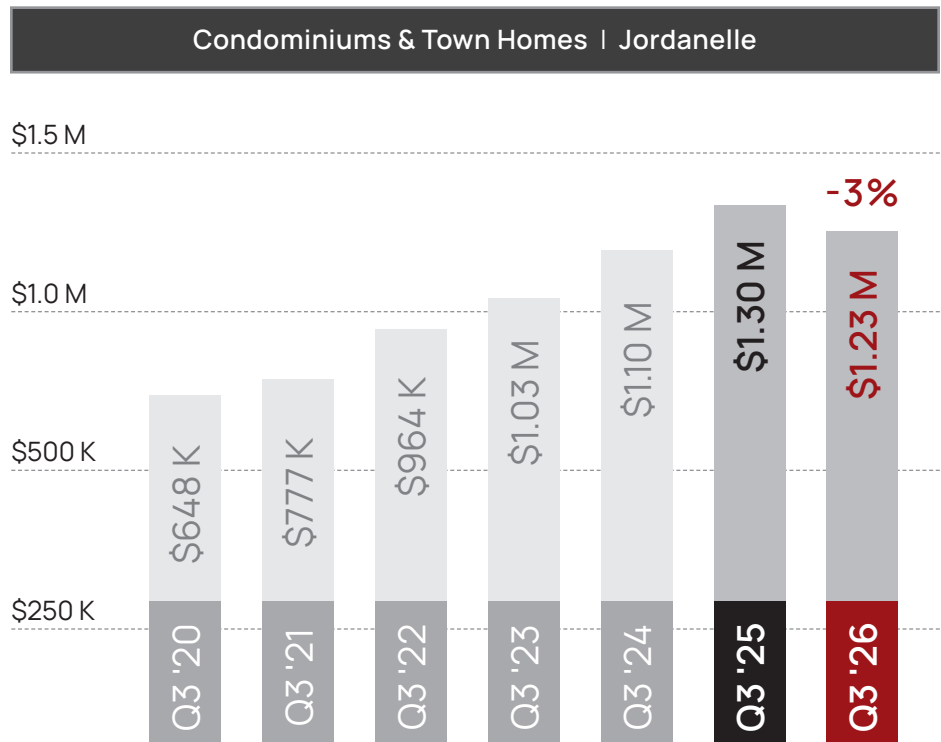
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Units Sold - Q3 '25 vs Q3 '26



Median Sales Price - Q3 '25 vs Q3 '26



Vacant Land

Jordanelle | Q3 2026

Hideout • Black Rock Estates • Black Rock Luxury Condos • Deer Valley East Village • INDI Ridge • Klaim
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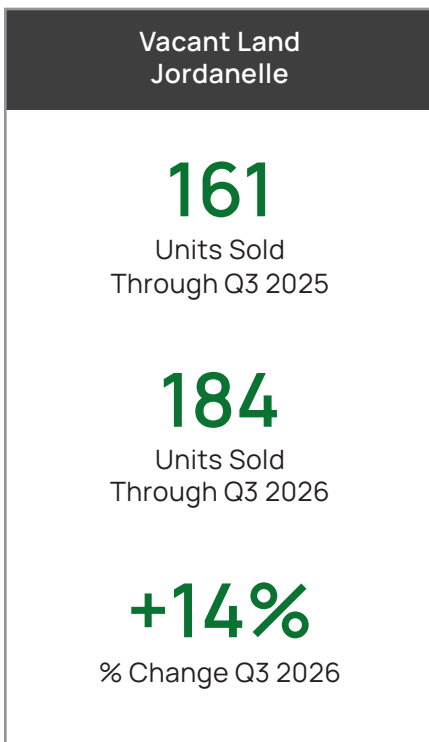
Vacant Land | Jordanelle | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	203	172	-15%
New Listings	158	122	-23%
Number Under Contract	153	172	+12%
Units Sold	161	184	+14%
Sold Volume	\$269,791,387	\$304,948,400	+13%
Average Sales Price	\$1,675,723	\$1,657,328	-1%
Median Sales Price	\$1,050,000	\$1,400,000	+33%

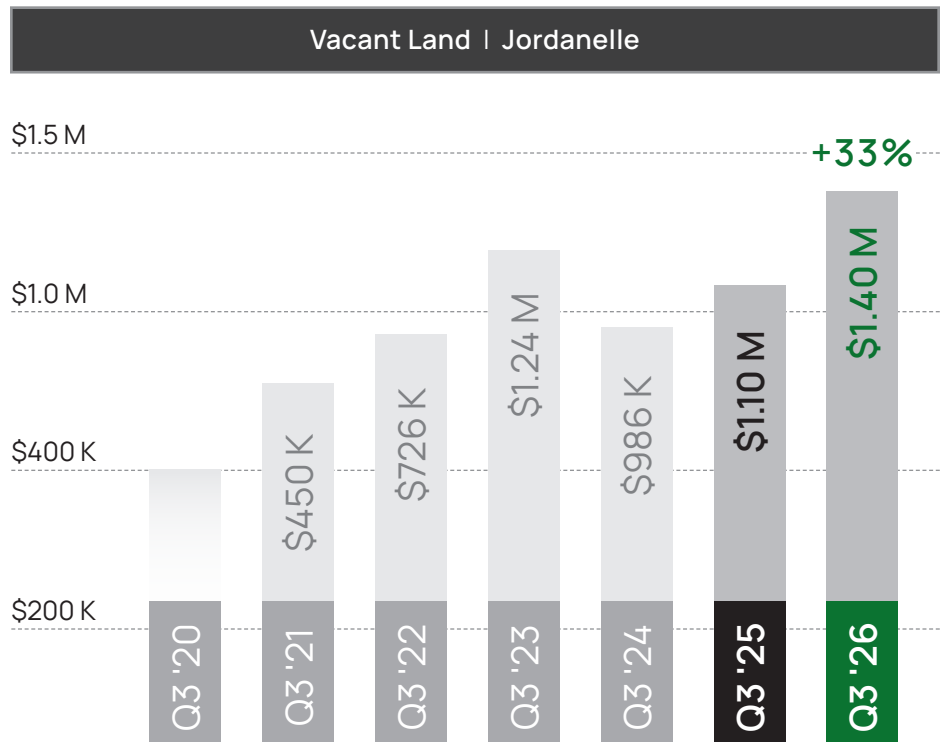
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Median Sales Price - Q3 '25 vs Q3 '26



Q3
2026

Heber Valley



Single-Family Homes

Heber Valley | Q3 2026

Blue Sage Ranch • Charleston • Daniel • Heber City • Midway • Timberlakes • Wallsburg

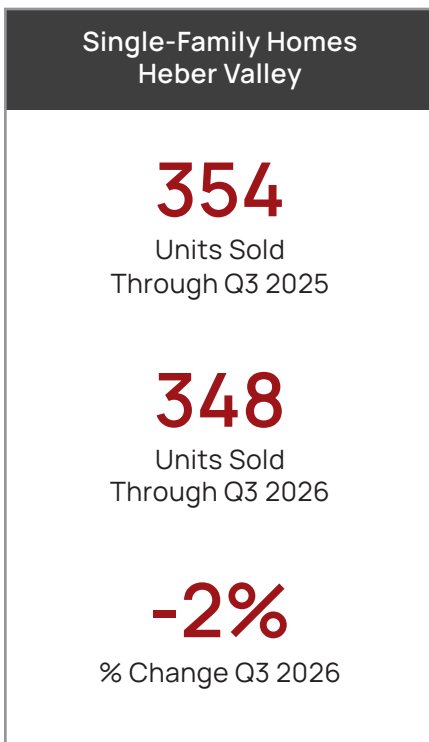
Single-Family Homes | Heber Valley | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	438	317	-28%
New Listings	344	238	-31%
Number Under Contract	359	317	-12%
Units Sold	354	348	-2%
Sold Volume	\$558,222,254	\$559,018,139	=
Average Sales Price	\$1,576,899	\$1,606,374	+2%
Median Sales Price	\$1,080,000	\$1,035,000	-4%

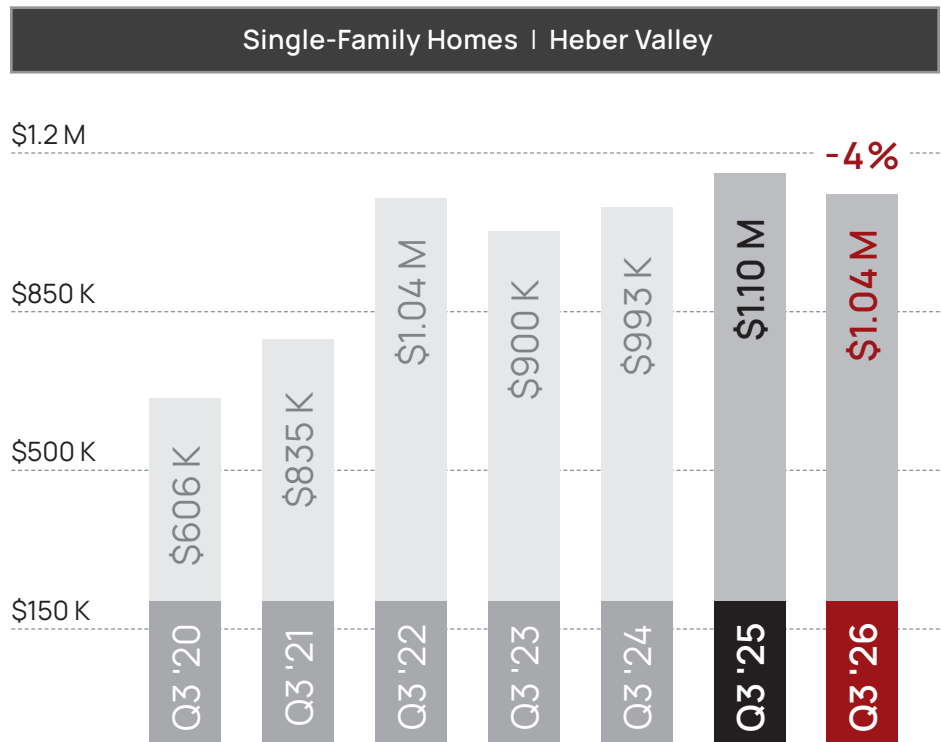
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Condominiums & Town Homes

Heber Valley | Q3 2026

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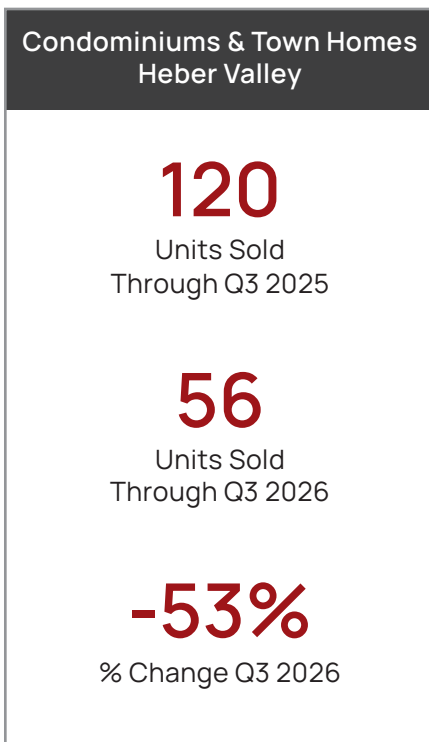
Condominiums & Town Homes | Heber Valley | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	134	47	-65%
New Listings	117	29	-75%
Number Under Contract	116	47	-59%
Units Sold	120	56	-53%
Sold Volume	\$73,601,485	\$35,036,012	-52%
Average Sales Price	\$613,346	\$625,643	+2%
Median Sales Price	\$549,900	\$485,000	-12%

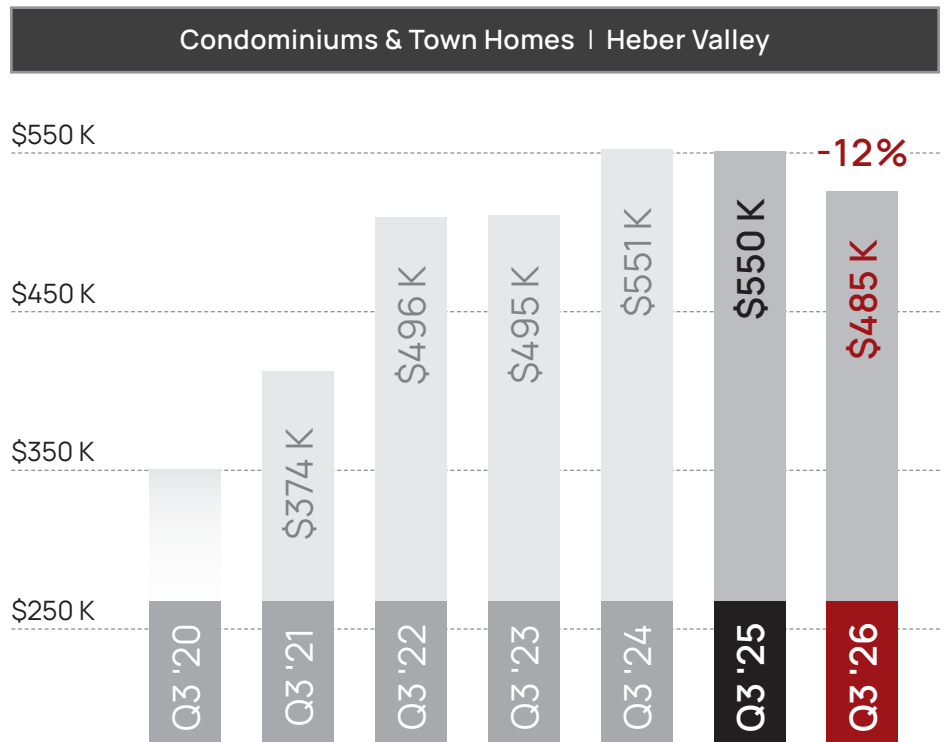
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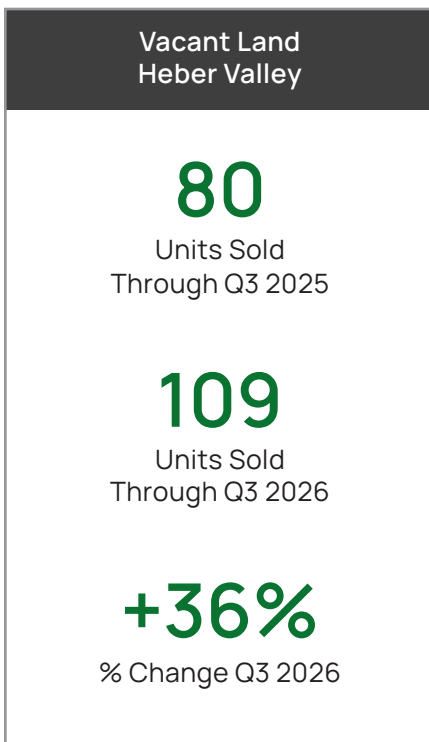
Vacant Land | Heber Valley | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	116	99	-15%
New Listings	85	59	-31%
Number Under Contract	76	99	+30%
Units Sold	80	109	+36%
Sold Volume	\$61,273,720	\$91,462,299	+49%
Average Sales Price	\$765,922	\$839,104	+10%
Median Sales Price	\$612,000	\$656,500	+7%

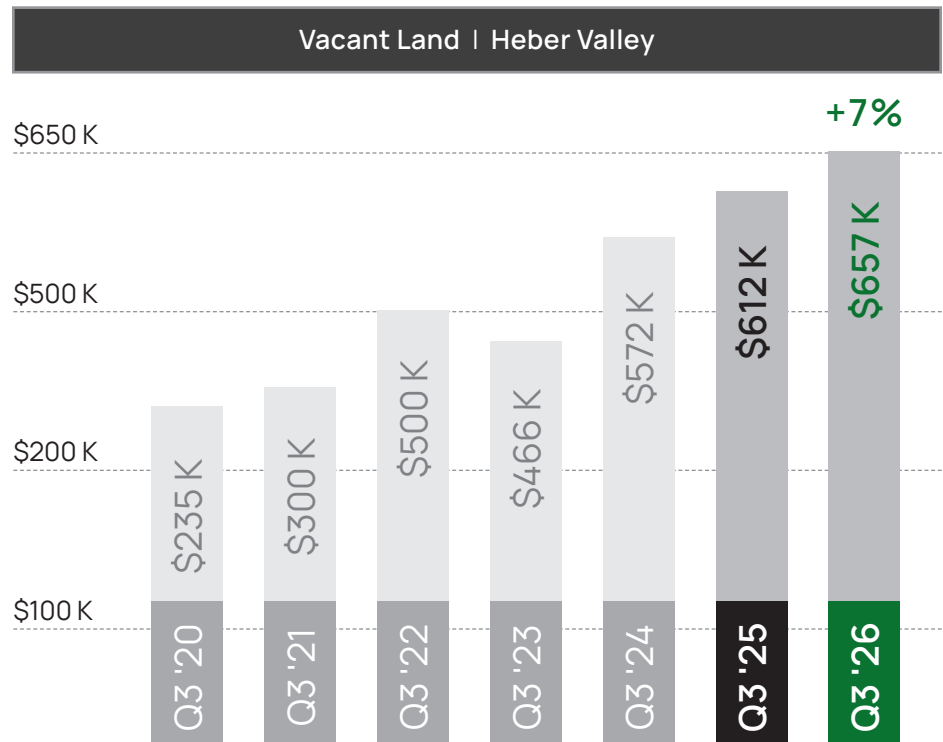
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Median Sales Price - Q3 '25 vs Q3 '26



Q3
2026

East Summit County

Single-Family Homes

East Summit County | Q3 2026

Browns Canyon • Coalville • Echo • Francis • Frontier Acres • Hart Crossing • Henefer • High Star Ranch
Hoytsville • Kamas Marion • Oakley • Peoa • Rockport • Stewart Estates
The Residences at Blue Sky, Auberge Collection • Wanship • Weber Canyon • Woodland

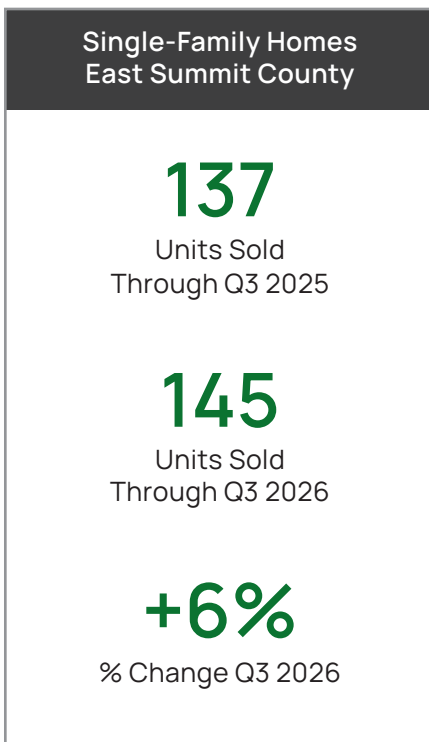
Single-Family Homes | East Summit County | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	164	129	-21%
New Listings	122	95	-22%
Number Under Contract	130	129	-1%
Units Sold	137	145	+6%
Sold Volume	\$182,088,815	\$178,183,810	-2%
Average Sales Price	\$1,329,115	\$1,228,854	-8%
Median Sales Price	\$915,000	\$810,000	-11%

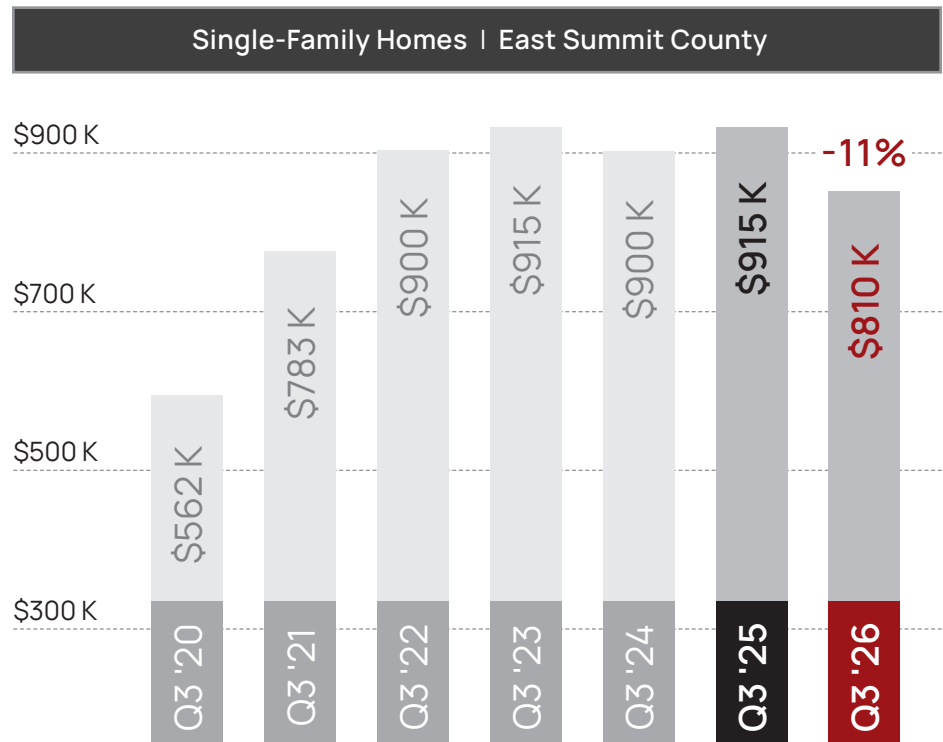
Percentage change compared to the same time previous year, rolling 12 month format. Please note small sample size in some instances. All statistics are based upon Park City Board of Realtors MLS data for the period of 10/1/25 to 9/30/26. ©2026 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed.

**BERKSHIRE
HATHAWAY** UTAH
HOMESERVICES PROPERTIES

Units Sold - Q3 '25 vs Q3 '26



Median Sales Price - Q3 '25 vs Q3 '26



Condominiums & Town Homes

East Summit County | Q3 2026

Browns Canyon • Coalville • Echo • Francis • Frontier Acres • Hart Crossing • Henefer • High Star Ranch
Hoytsville • Kamas Marion • Oakley • Peoa • Rockport • Stewart Estates
The Residences at Blue Sky, Auberge Collection • Wanship • Weber Canyon • Woodland

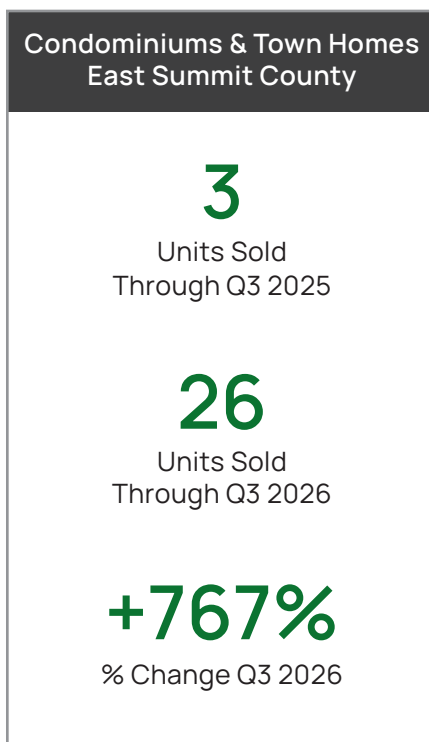
Condominiums & Town Homes | East Summit County | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	6	26	+333%
New Listings	5	23	+360%
Number Under Contract	3	26	+767%
Units Sold	3	26	+767%
Sold Volume	\$1,984,505	\$12,528,723	+531%
Average Sales Price	\$661,502	\$481,874	-27%
Median Sales Price	\$590,000	\$485,800	-18%

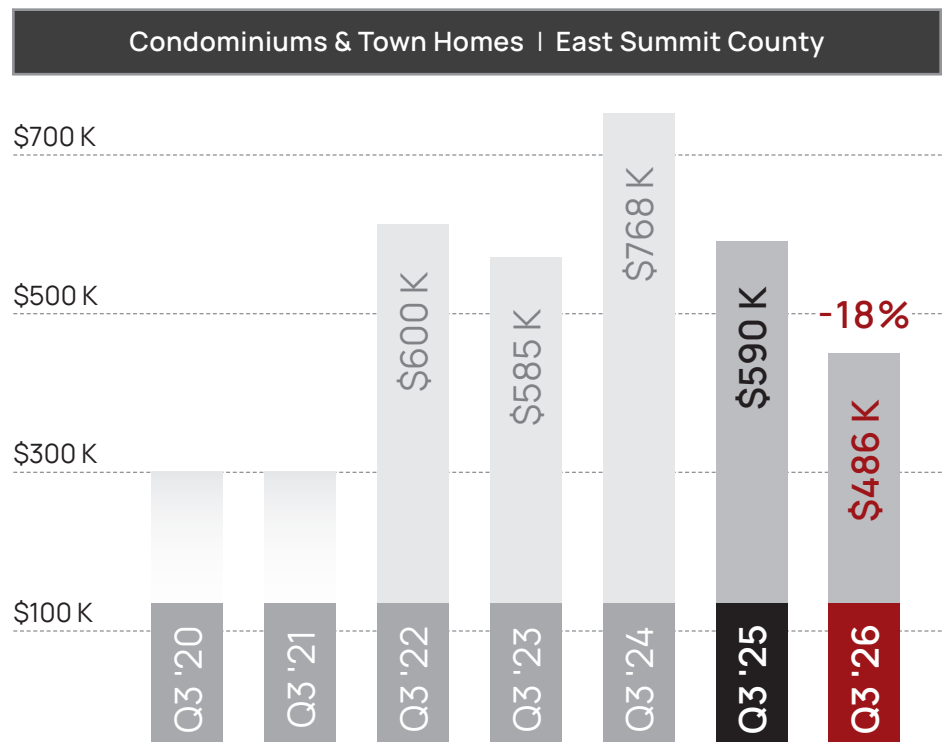
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**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES PROPERTIES

Units Sold - Q3 '25 vs Q3 '26



Median Sales Price - Q3 '25 vs Q3 '26



Vacant Land

East Summit County | Q3 2026

Browns Canyon • Coalville • Echo • Francis • Frontier Acres • Hart Crossing • Henefer • High Star Ranch
Hoytsville • Kamas Marion • Oakley • Peoa • Rockport • Stewart Estates
The Residences at Blue Sky, Auberge Collection • Wanship • Weber Canyon • Woodland

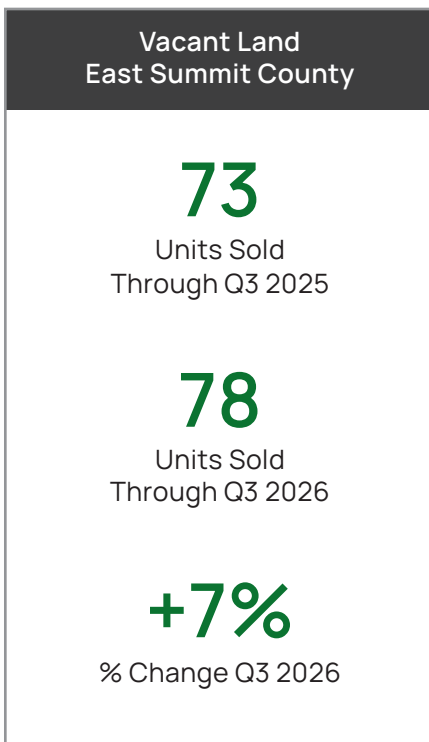
Vacant Land | East Summit County | Q3 '25 vs Q3 '26

Key Metrics	Q3 2025	Q3 2026	Percent Change
Total Active	102	68	-33%
New Listings	70	46	-34%
Number Under Contract	80	68	-15%
Units Sold	73	78	+7%
Sold Volume	\$41,291,800	\$71,889,450	+74%
Average Sales Price	\$565,641	\$921,660	+63%
Median Sales Price	\$320,000	\$440,000	+38%

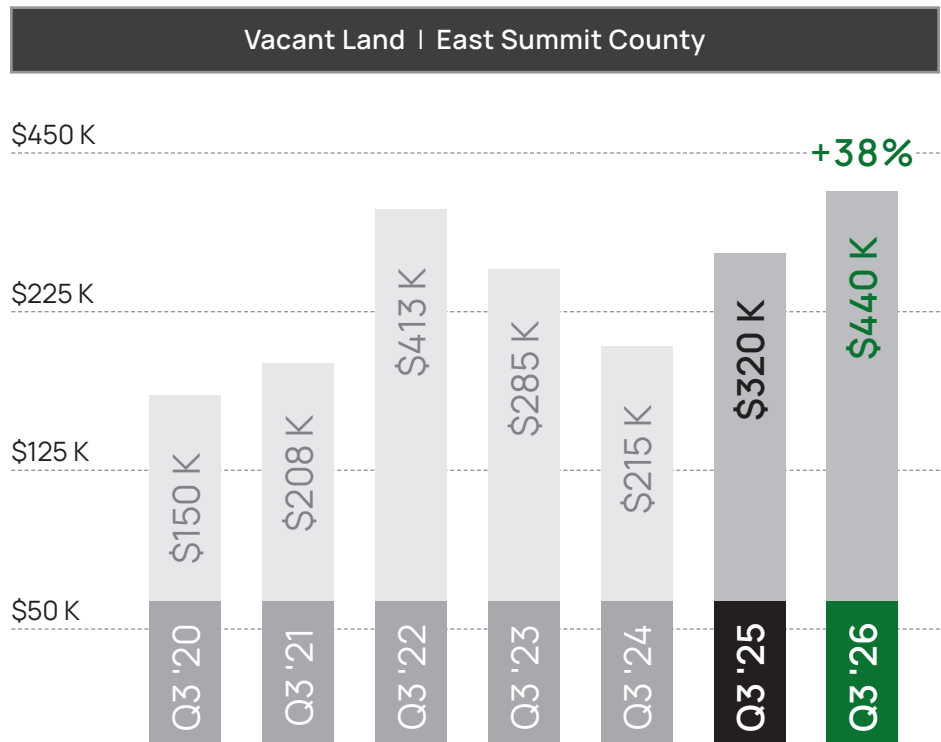
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**BERKSHIRE
HATHAWAY** UTAH
HOMESERVICES PROPERTIES

Units Sold - Q3 '25 vs Q3 '26



Median Sales Price - Q3 '25 vs Q3 '26



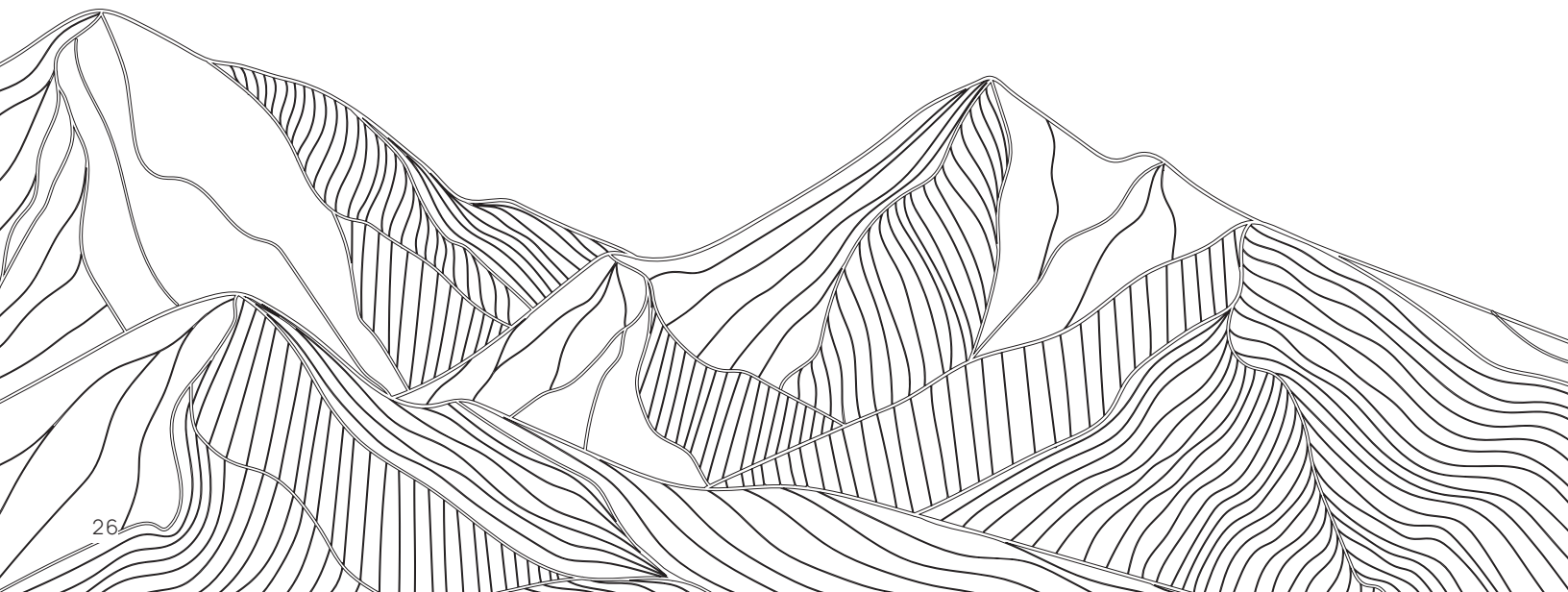
Trust. Communication.

Founded in 1976, Berkshire Hathaway HomeServices Utah Properties is a family owned residential, development, commercial, and advisory services real estate company.

With over 30 offices throughout the Wasatch Front, Wasatch Back, Logan, Moab, St. George, and Southeast Idaho, the company has a long-standing track record of market dominance, dependability, and community-driven service. From 2020-2025, the brokerage has exceeded \$25 billion in sales statewide securing the #1 position in Utah's real estate marketplace and is the largest privately owned brokerage in the Berkshire Hathaway HomeServices national and global network. As the only full-service brokerage firm in Utah, Utah Properties is proud to offer the most integrated transaction experience for its clients through its core services companies, Metro Mountain Mortgage, LLC and an industry leading title & escrow service provider.



Berkshire Hathaway HomeServices is a global residential real estate brokerage franchise network with 40,000 real estate professionals and more than 1,300 offices across 4 continents and 11 countries and territories including the U.S., Canada, Mexico, Europe, the Middle East, the Caribbean and India. The network completed more than USD \$128.5 billion in real estate sales in 2025.



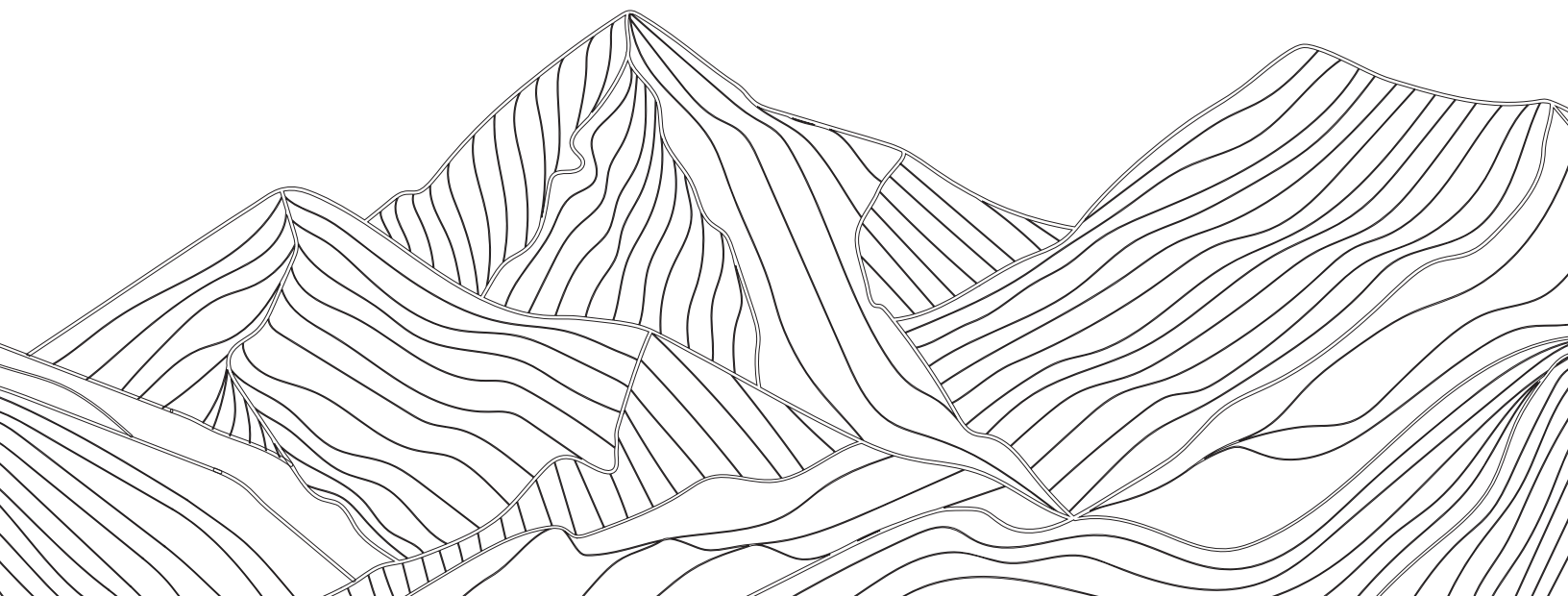
Real Results.



2025 Global Network Awards–Announced Spring 2026

#9 Brokerage Overall • #3 Office Overall
#5 Agent • #1 Medium Team • #1 Small Team • 11 of the Top 100 Agents and Teams

Berkshire Hathaway HomeServices Utah Properties consistently ranks among the top performers within our global network. Congratulations to our team of amazing real estate professionals and Thank You to our valued clients for another successful year.





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