



DECEMBER 2013

Park City Real Estate Update

DEMAND IS ROBUST

For the first nine months of 2013, closed sales are up 22% compared to the same nine months in 2012. Supply is down 14% from this time last year and inventory is turning over at a record pace. Property prices in many neighborhoods show sustainable appreciation as median prices are 11% higher in the third quarter of 2013 compared to Q3 of 2012.



VACANT LAND

Land sales are usually the last segment of the market to recover, so it is notable that the number of land sales has increased 56% over last year and the median price within Park City limits increased 33%. Individual neighborhoods in our market vary significantly, so it is important for both homebuyers and sellers to consult their Prudential REALTOR® for the most current and accurate information.

Why Prudential Utah?

Giving To Those In Need



12th Annual Turkey Drive Sets New Record

On November 22nd and 23rd, the Park City Board of Realtors hosted the 12th Annual Turkey Drive which provides Thanksgiving turkeys to our less fortunate neighbors. In 2001, its first year, the drive collected 75 frozen turkeys and 12 years later, over 1,850 turkeys were collected and donated by Park City Realtors, ultimately providing a turkey dinner for over 11,000 people this past holiday. Of the total 1,850 turkeys collected, 500 birds stayed within the Park City community and the remaining 1,350 birds were distributed by the Utah Food Bank throughout the state. Collectively over the past 12 years, the Park City Turkey Drive has provided a Thanksgiving dinner to over 100,000 people. Prudential Utah is very proud to be an integral part of such a generous community of real estate professionals in Park City.



Shop with a Cop gives again for underprivileged children

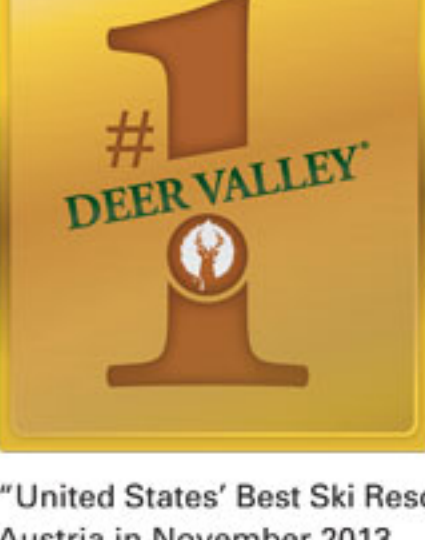
Sometimes Santa needs a little help from those of us who care about the children in our community. That is why the local Fraternal Order of Police (FOP) Lodge continues to sponsor the Shop With a Cop program each December. FOP members from the Park City Police Department, Summit County Sheriff, Wasatch County Sheriff, Utah Highway Patrol, ICE, DEA, US Forest Service, Kamas Police, FBI and Utah State Parks will be working together to extend a caring hand to make the holidays a little happier for local children who have no control of their circumstances.

On Saturday, December 21st, 2013, the Shop With a Cop program will match area children with local law enforcement officers for a holiday breakfast at the Yarrow Hotel. The Officers and children will then drive to WalMart and circle the parking lot with lights and sirens as they wait for Santa to arrive on Life Flight before they start to shop. The smiles on the children's faces are all the thanks that anyone might need! Prudential Utah Real Estate is very passionate about this program and has not only made a significant donation, but many agents and staff volunteer their time to help with the wrapping of gifts during this heartfelt holiday event.

To make a monetary donation, please feel free to contact any member of the FOP at 435-615-5500.

Park City Resort News

DEER VALLEY RESORT #1 AGAIN – THIS TIME REPRESENTING THE ENTIRE USA!



We've grown accustomed to seeing Deer Valley Resort ranked #1 in *SKI Magazine's* annual North American rankings (an unprecedented four years in a row from 2008-2011), but now the resort known for amazing grooming, first class service and gourmet cuisine has raised the bar again. The inaugural World Ski Awards named Deer Valley the "United States' Best Ski Resort" in a ceremony in Kitzbühel, Austria in November 2013.

The World Ski Awards serves to celebrate and reward excellence in ski tourism in the 20 leading nations who are shaping the future of the ski industry. Deer Valley placed #1 in the USA out of a pool of nearly 1 million votes placed by ski tourism professionals worldwide, as well as thousands of luxury travel consumers. Deer Valley will open on December 7, 2013 for the new season, with over 2,000 acres of skiable terrain, 101 runs, and 21 chairlifts. Congratulations, Deer Valley Resort! www.deervalley.com

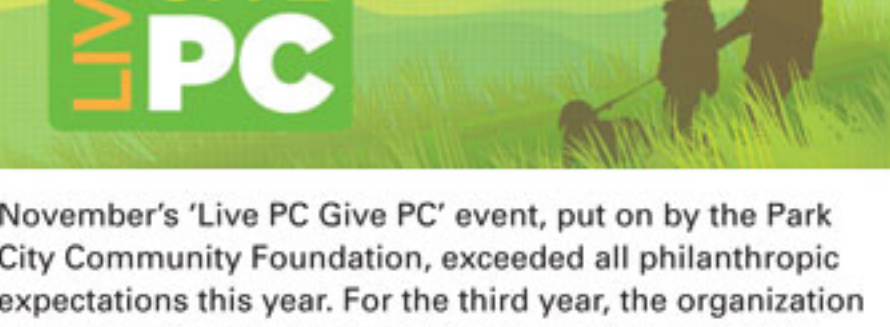
PARK CITY MOUNTAIN RESORT CELEBRATES 50 YEARS



Park City Mountain Resort, Park City's first ski resort, celebrates 50 years of great skiing this winter season. The resort opened in 1963 as Treasure Mountain Resort and lift tickets that year cost \$3.50. In 1971, the resort was renamed Park City Ski Area, and in 1974, when the US Ski Team relocated to Park City, and athletes began training at PCMR and the Ski Team run was aptly named. PCMR brought the first international alpine World Cup ski races to Park City in 1985, putting it on the international map. In 1994, Powdr Corporation purchased the mountain and invested \$35 million in improvements in preparation for the 2002 Olympic Winter Games, when PCMR hosted the snowboarding and giant slalom events. Of course, you know the rest of the story – PCMR has become a world-class resort for skiers and riders, placing #5 in North America this year in *SKI Magazine's* annual rankings. The resort will host a community-wide 50th anniversary celebration Dec. 20 – 22, 2013. Check out their website for activity details at www.parkcitymountain.com.

Park City Community News

Community Donations Break All Records



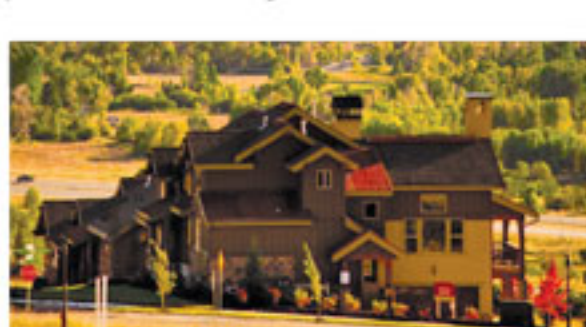
November's 'Live PC Give PC' event, put on by the Park City Community Foundation, exceeded all philanthropic expectations this year. For the third year, the organization held an entire day of fundraising for multiple Park City non-profits. Locals went online and made donations to the non-profits of their choice, many of which were met with matching grants from the Foundation or other businesses. The goal this year was to raise \$750,000, and the Park City community blew the socks off that with a total contribution of over \$832,000. Nearly 3,000 individuals donated to 50 local non-profit organizations ranging from those preserving open space and trails, to protecting women and children, to providing arts and recreational opportunities for youth. The event highlights the longtime devotion of Parkites to creating and supporting many wonderful non-profit causes. Way to go Park City!

Development News



The Belles at Empire Pass

New construction homes and townhomes at The Belles at Empire Pass – five residences currently under construction! Crafted by a team of seasoned architects, designers, and builders, The Belles is indeed "The Belle of the Ball" in Empire Pass with superior quality construction and refined mountain craftsmanship paired with a fantastic ski-in, ski-out on-mountain location. Properties range from 3,900 to 6,300 square feet with prices starting at \$4,250,000 including a Talisker membership deposit. Within easy walking distance to the Talisker Tower Club and ski access off of Banner and Blue Bell ski runs at Deer Valley Resort. For more information visit www.thebellesdv.com or contact your Prudential agent.



River View

River View, one of our area's newest communities, is pleased to announce that 10 single-family homes and 6 townhomes are currently under construction. Located just south of the Jordanelle Reservoir, River View offers incredible panoramas of Mt. Timpanogos and the Heber Valley. There are several opportunities to choose from, including four unique 3 and 4 bedroom single family floorplans, and townhomes ranging from 2 to 4 bedrooms. Pricing is currently between \$399,000 and \$495,000! Completed townhomes will be available for purchase within the next several weeks, with single-family homes completed by summer 2014. For more information visit www.riverviewut.com or contact your Prudential agent.

December Events

12/12 Park City Film Series Ready To Fly



Part of the Reel Community Series, Ready To Fly is the true story of a woman hero who triumphs over massive obstacles to not only achieve her dream, but to change the world for other women in the process. Ready to Fly follows Lindsey Van and her women's ski jumping family through their 15-year fight to achieve gender equality. www.parkcityfilmseries.com

12/20 - 12/22 Park City Mountain Resort 50th Anniversary Celebration



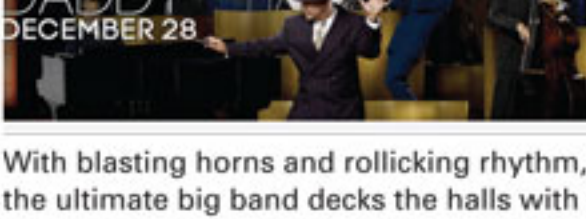
Celebrate 50 years of skiing and snowboarding at PCMR! There will be a full day of on-mountain fun, including live music and commemorative 50th Anniversary giveaways. www.parkcitymountain.com

12/24 Traditional Torchlight Parade on Christmas Eve



Enjoy holiday music, hot beverages, and cookies on the plaza at sunset before watching our ski and snowboard school snake down PayDay trail for the traditional torchlight parade. Admission and refreshments are free. www.parkcitymountain.com

12/28 Big Bad Voodoo Daddy Concert



With blasting horns and rollicking rhythm, the ultimate big band decks the halls with yuletide swag. Topping into the holiday classics as well as BBVD originals, the seven-piece group gets lowdown and hip with jazz-blues-rockswing-funk tunes. The catchy and feel-good repertoire ranges from "Jingle Bells" and "We Three Kings" to "Zat You Santa Claus" www.ecclescenter.org

12/28 - 29 ZOSO - The Ultimate Led Zeppelin Experience



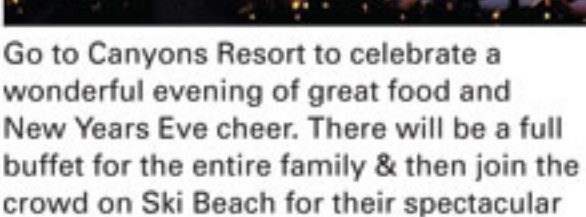
A mesmerizing and accurate portrayal of Led Zeppelin, one of the biggest bands of the 1970's. With the music, the clothes, the hair styles, and the stage movements, you'll feel like you're at a live Zeppelin show! <http://holdmyticket.com/event/149588>

12/30 Deer Valley - Torchlight Parade



The Torchlight Parade will be held on Big Stick ski run on Bald Eagle Mountain, behind Snow Park Lodge. Complimentary hot cider and cookies will be served on the Snow Park Plaza. www.deervalley.com

12/31 Canyons New Year's Eve Celebration and Fireworks



Go to Canyons Resort to celebrate a wonderful evening of great food and New Years Eve cheer. There will be a full buffet for the entire family & then join the crowd on Ski Beach for their spectacular fireworks show. www.canyonsresort.com