

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

Property Sub Type is not 'Commercial Lease'

## 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 2016 - Dec 2016	46		\$74,563,206		\$1,620,939		\$1,482,500	
Jan 2015 - Dec 2015	53		\$81,552,499		\$1,538,726		\$1,325,000	
Increase/(Decrease)	(7)	(13%)	\$(6,989,293)	(9%)	\$82,213	5%	\$157,500	12%
<b>Thaynes Canyon</b>								
Jan 2016 - Dec 2016	9		\$16,969,905		\$1,885,545		\$1,550,000	
Jan 2015 - Dec 2015	11		\$21,620,300		\$1,965,482		\$1,820,000	
Increase/(Decrease)	(2)	(18%)	\$(4,650,395)	(22%)	\$(79,937)	(4%)	\$(270,000)	(15%)
<b>Lower Deer Valley Resort</b>								
Jan 2016 - Dec 2016	22		\$47,689,472		\$2,167,703		\$2,183,750	
Jan 2015 - Dec 2015	11		\$21,675,000		\$1,970,455		\$1,900,000	
Increase/(Decrease)	11	100%	\$26,014,472	120%	\$197,249	10%	\$283,750	15%
<b>Deer Crest</b>								
Jan 2016 - Dec 2016	4		\$27,417,757		\$6,854,439		\$7,033,879	
Jan 2015 - Dec 2015	5		\$31,100,000		\$6,220,000		\$6,300,000	
Increase/(Decrease)	(1)	(20%)	\$(3,682,243)	(12%)	\$634,439	10%	\$733,879	12%
<b>Upper Deer Valley Resort</b>								
Jan 2016 - Dec 2016	11		\$69,643,254		\$6,331,205		\$7,700,000	
Jan 2015 - Dec 2015	12		\$58,517,031		\$4,876,419		\$3,466,875	
Increase/(Decrease)	(1)	(8%)	\$11,126,223	19%	\$1,454,786	30%	\$4,233,125	122%
<b>Empire Pass</b>								
Jan 2016 - Dec 2016	3		\$21,940,250		\$7,313,417		\$8,075,000	
Jan 2015 - Dec 2015	4		\$30,377,500		\$7,594,375		\$6,982,500	
Increase/(Decrease)	(1)	(25%)	\$(8,437,250)	(28%)	\$(280,958)	(4%)	\$1,092,500	16%
<b>Aerie</b>								
Jan 2016 - Dec 2016	7		\$16,077,775		\$2,296,825		\$1,895,275	
Jan 2015 - Dec 2015	4		\$11,429,999		\$2,857,500		\$2,512,500	
Increase/(Decrease)	3	75%	\$4,647,776	41%	\$(560,675)	(20%)	\$(617,225)	(25%)
<b>Prospector</b>								
Jan 2016 - Dec 2016	10		\$9,187,700		\$918,770		\$832,500	
Jan 2015 - Dec 2015	11		\$8,306,000		\$755,091		\$740,000	
Increase/(Decrease)	(1)	(9%)	\$881,700	11%	\$163,679	22%	\$92,500	13%

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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>Park Meadows</b>								
Jan 2016 - Dec 2016	42		\$81,711,250		\$1,945,506		\$1,594,500	
Jan 2015 - Dec 2015	49		\$84,665,981		\$1,727,877		\$1,439,000	
Increase/(Decrease)	(7)	(14%)	\$(2,954,731)	(3%)	\$217,629	13%	\$155,500	11%
<b>Total Park City Limits</b>								
Jan 2016 - Dec 2016	154		\$365,200,569		\$2,371,432		\$1,691,625	
Jan 2015 - Dec 2015	160		\$349,244,310		\$2,182,777		\$1,510,000	
Increase/(Decrease)	(6)	(4%)	\$15,956,259	5%	\$188,655	9%	\$181,625	12%
<b>Snyderville Basin</b>								
<b>The Canyons</b>								
Jan 2016 - Dec 2016	23		\$140,102,650		\$6,091,420		\$5,890,000	
Jan 2015 - Dec 2015	9		\$68,522,500		\$7,613,611		\$5,350,000	
Increase/(Decrease)	14	156%	\$71,580,150	104%	\$(1,522,192)	(20%)	\$540,000	10%
<b>Sun Peak / Bear Hollow</b>								
Jan 2016 - Dec 2016	16		\$16,605,400		\$1,037,838		\$929,000	
Jan 2015 - Dec 2015	22		\$28,973,182		\$1,316,963		\$782,730	
Increase/(Decrease)	(6)	(27%)	\$(12,367,782)	(43%)	\$(279,125)	(21%)	\$146,270	19%
<b>Silver Springs Area</b>								
Jan 2016 - Dec 2016	28		\$26,370,200		\$941,793		\$897,000	
Jan 2015 - Dec 2015	38		\$36,916,750		\$971,493		\$960,000	
Increase/(Decrease)	(10)	(26%)	\$(10,546,550)	(29%)	\$(29,701)	(3%)	\$(63,000)	(7%)
<b>Old Ranch Road</b>								
Jan 2016 - Dec 2016	11		\$21,899,000		\$1,990,818		\$1,955,000	
Jan 2015 - Dec 2015	10		\$28,869,000		\$2,886,900		\$2,112,500	
Increase/(Decrease)	1	10%	\$(6,970,000)	(24%)	\$(896,082)	(31%)	\$(157,500)	(7%)
<b>Kimball</b>								
Jan 2016 - Dec 2016	16		\$9,005,000		\$562,813		\$553,000	
Jan 2015 - Dec 2015	11		\$5,509,500		\$500,864		\$495,000	
Increase/(Decrease)	5	45%	\$3,495,500	63%	\$61,949	12%	\$58,000	12%

### PCR - 12 Month Rolling - Year over Year

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
Single Family								
Snyderville Basin								
Pinebrook								
Jan 2016 - Dec 2016	43		\$39,994,085		\$930,095		\$920,000	
Jan 2015 - Dec 2015	48		\$38,186,069		\$795,543		\$733,750	
Increase/(Decrease)	(5)	(10%)	\$1,808,016	5%	\$134,552	17%	\$186,250	25%
Summit Park								
Jan 2016 - Dec 2016	35		\$20,912,906		\$597,512		\$617,000	
Jan 2015 - Dec 2015	30		\$16,951,749		\$565,058		\$554,500	
Increase/(Decrease)	5	17%	\$3,961,157	23%	\$32,453	6%	\$62,500	11%
Jeremy Ranch								
Jan 2016 - Dec 2016	52		\$52,383,732		\$1,007,379		\$921,500	
Jan 2015 - Dec 2015	41		\$36,532,860		\$891,045		\$874,000	
Increase/(Decrease)	11	27%	\$15,850,872	43%	\$116,334	13%	\$47,500	5%
Glenwild / Silver Creek								
Jan 2016 - Dec 2016	30		\$52,479,000		\$1,749,300		\$1,608,750	
Jan 2015 - Dec 2015	39		\$59,925,214		\$1,536,544		\$1,225,000	
Increase/(Decrease)	(9)	(23%)	\$(7,446,214)	(12%)	\$212,756	14%	\$383,750	31%
Trailside Park Area								
Jan 2016 - Dec 2016	46		\$45,162,040		\$981,783		\$722,500	
Jan 2015 - Dec 2015	34		\$28,861,468		\$848,867		\$639,500	
Increase/(Decrease)	12	35%	\$16,300,572	56%	\$132,917	16%	\$83,000	13%
Promontory Area								
Jan 2016 - Dec 2016	66		\$139,544,251		\$2,114,307		\$2,009,325	
Jan 2015 - Dec 2015	60		\$114,951,881		\$1,915,865		\$1,669,500	
Increase/(Decrease)	6	10%	\$24,592,370	21%	\$198,442	10%	\$339,825	20%
Total Snyderville Basin								
Jan 2016 - Dec 2016	366		\$564,458,264		\$1,542,236		\$967,500	
Jan 2015 - Dec 2015	342		\$464,200,173		\$1,357,310		\$912,500	
Increase/(Decrease)	24	7%	\$100,258,091	22%	\$184,925	14%	\$55,000	6%
Jordanelle								

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Single Family								
Jordanelle								
Jordanelle								
Jan 2016 - Dec 2016	35		\$46,077,236		\$1,316,492		\$1,417,674	
Jan 2015 - Dec 2015	37		\$40,373,272		\$1,091,170		\$900,000	
Increase/(Decrease)	(2)	(5%)	\$5,703,964	14%	\$225,323	21%	\$517,674	58%
Total Jordanelle								
Jan 2016 - Dec 2016	35		\$46,077,236		\$1,316,492		\$1,417,674	
Jan 2015 - Dec 2015	37		\$40,373,272		\$1,091,170		\$900,000	
Increase/(Decrease)	(2)	(5%)	\$5,703,964	14%	\$225,323	21%	\$517,674	58%
Heber Valley								
Midway Charleston								
Jan 2016 - Dec 2016	106		\$53,850,218		\$508,021		\$479,450	
Jan 2015 - Dec 2015	77		\$36,154,645		\$469,541		\$455,000	
Increase/(Decrease)	29	38%	\$17,695,573	49%	\$38,480	8%	\$24,450	5%
Provo Canyon								
Jan 2016 - Dec 2016	4		\$3,119,000		\$779,750		\$784,500	
Jan 2015 - Dec 2015	3		\$1,251,000		\$417,000		\$455,000	
Increase/(Decrease)	1	33%	\$1,868,000	149%	\$362,750	87%	\$329,500	72%
Heber and Daniels								
Jan 2016 - Dec 2016	214		\$102,067,753		\$476,952		\$358,250	
Jan 2015 - Dec 2015	131		\$67,900,078		\$518,321		\$349,000	
Increase/(Decrease)	83	63%	\$34,167,675	50%	\$(41,369)	(8%)	\$9,250	3%
Timberlakes								
Jan 2016 - Dec 2016	35		\$13,255,450		\$378,727		\$335,000	
Jan 2015 - Dec 2015	37		\$11,945,799		\$322,859		\$314,000	
Increase/(Decrease)	(2)	(5%)	\$1,309,651	11%	\$55,868	17%	\$21,000	7%
Total Heber Valley								
Jan 2016 - Dec 2016	359		\$172,292,421		\$479,923		\$393,900	
Jan 2015 - Dec 2015	248		\$117,251,522		\$472,788		\$375,000	
Increase/(Decrease)	111	45%	\$55,040,899	47%	\$7,135	2%	\$18,900	5%
Wasatch County (Beyond HV)								

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	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
Single Family								
Wasatch County (Beyond HV)								
Other Wasatch County								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	2		\$2,013,000		\$1,006,500		\$1,006,500	
Increase/(Decrease)	(2)	(100%)	\$(2,013,000)	(100%)	\$(1,006,500)	(100%)	\$(1,006,500)	(100%)
Total Wasatch County (Beyond HV)								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	2		\$2,013,000		\$1,006,500		\$1,006,500	
Increase/(Decrease)	(2)	(100%)	\$(2,013,000)	(100%)	\$(1,006,500)	(100%)	\$(1,006,500)	(100%)
Kamas Valley								
Woodland and Francis								
Jan 2016 - Dec 2016	26		\$23,626,850		\$908,725		\$428,250	
Jan 2015 - Dec 2015	22		\$11,368,000		\$516,727		\$444,000	
Increase/(Decrease)	4	18%	\$12,258,850	108%	\$391,998	76%	\$(15,750)	(4%)
Kamas and Marion								
Jan 2016 - Dec 2016	24		\$9,526,631		\$396,943		\$311,700	
Jan 2015 - Dec 2015	23		\$8,269,910		\$359,561		\$272,000	
Increase/(Decrease)	1	4%	\$1,256,721	15%	\$37,382	10%	\$39,700	15%
Oakley and Weber Canyon								
Jan 2016 - Dec 2016	45		\$34,454,267		\$765,650		\$387,000	
Jan 2015 - Dec 2015	47		\$22,349,160		\$475,514		\$295,000	
Increase/(Decrease)	(2)	(4%)	\$12,105,107	54%	\$290,136	61%	\$92,000	31%
Peoa and Browns Canyon								
Jan 2016 - Dec 2016	4		\$2,574,000		\$643,500		\$552,000	
Jan 2015 - Dec 2015	6		\$2,850,200		\$475,033		\$495,000	
Increase/(Decrease)	(2)	(33%)	\$(276,200)	(10%)	\$168,467	35%	\$57,000	12%
Total Kamas Valley								
Jan 2016 - Dec 2016	99		\$70,181,748		\$708,907		\$380,000	
Jan 2015 - Dec 2015	98		\$44,837,270		\$457,523		\$310,500	
Increase/(Decrease)	1	1%	\$25,344,478	57%	\$251,383	55%	\$69,500	22%
Wanship, Hoytsville, Coalville, Echo, Henefer								

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<b>Single Family</b>								
<b>Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
<b>Wanship - Hoytsville - Coalville - Echo and Henefer</b>								
Jan 2016 - Dec 2016	45		\$16,504,165		\$366,759		\$345,000	
Jan 2015 - Dec 2015	45		\$16,053,881		\$356,753		\$247,000	
Increase/(Decrease)	0	0%	\$450,284	3%	\$10,006	3%	\$98,000	40%
<b>Total Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
Jan 2016 - Dec 2016	45		\$16,504,165		\$366,759		\$345,000	
Jan 2015 - Dec 2015	45		\$16,053,881		\$356,753		\$247,000	
Increase/(Decrease)	0	0%	\$450,284	3%	\$10,006	3%	\$98,000	40%
<b>Morgan County</b>								
<b>Morgan County</b>								
Jan 2016 - Dec 2016	2		\$1,100,000		\$550,000		\$550,000	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	2	0%	\$1,100,000	0%	\$550,000	0%	\$550,000	0%
<b>Total Morgan County</b>								
Jan 2016 - Dec 2016	2		\$1,100,000		\$550,000		\$550,000	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	2	0%	\$1,100,000	0%	\$550,000	0%	\$550,000	0%
<b>Snowbasin / Huntsville</b>								
<b>Huntsville / Snowbasin / Eden / Liberty</b>								
Jan 2016 - Dec 2016	4		\$3,436,000		\$859,000		\$645,750	
Jan 2015 - Dec 2015	4		\$1,875,500		\$468,875		\$438,250	
Increase/(Decrease)	0	0%	\$1,560,500	83%	\$390,125	83%	\$207,500	47%
<b>Total Snowbasin / Huntsville</b>								
Jan 2016 - Dec 2016	4		\$3,436,000		\$859,000		\$645,750	
Jan 2015 - Dec 2015	4		\$1,875,500		\$468,875		\$438,250	
Increase/(Decrease)	0	0%	\$1,560,500	83%	\$390,125	83%	\$207,500	47%
<b>Wasatch Front</b>								
<b>Wasatch Front (Salt Lake City - Ogden - Provo)</b>								
Jan 2016 - Dec 2016	38		\$27,356,314		\$719,903		\$448,500	
Jan 2015 - Dec 2015	48		\$25,512,049		\$531,501		\$421,250	
Increase/(Decrease)	(10)	(21%)	\$1,844,265	7%	\$188,402	35%	\$27,250	6%

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<b>Single Family</b>								
<b><i>Total Wasatch Front</i></b>								
Jan 2016 - Dec 2016	38		\$27,356,314		\$719,903		\$448,500	
Jan 2015 - Dec 2015	48		\$25,512,049		\$531,501		\$421,250	
Increase/(Decrease)	(10)	(21%)	\$1,844,265	7%	\$188,402	35%	\$27,250	6%
<b>Other - Utah</b>								
<b>Other Utah</b>								
Jan 2016 - Dec 2016	55		\$32,846,600		\$597,211		\$438,000	
Jan 2015 - Dec 2015	28		\$14,598,853		\$521,388		\$436,164	
Increase/(Decrease)	27	96%	\$18,247,747	125%	\$75,823	15%	\$1,837	0%
<b><i>Total Other - Utah</i></b>								
Jan 2016 - Dec 2016	55		\$32,846,600		\$597,211		\$438,000	
Jan 2015 - Dec 2015	28		\$14,598,853		\$521,388		\$436,164	
Increase/(Decrease)	27	96%	\$18,247,747	125%	\$75,823	15%	\$1,837	0%
<b>Other - USA</b>								
<b>National</b>								
Jan 2016 - Dec 2016	4		\$910,400		\$227,600		\$180,750	
Jan 2015 - Dec 2015	1		\$449,000		\$449,000		\$449,000	
Increase/(Decrease)	3	300%	\$461,400	103%	\$(221,400)	(49%)	\$(268,250)	(60%)
<b><i>Total Other - USA</i></b>								
Jan 2016 - Dec 2016	4		\$910,400		\$227,600		\$180,750	
Jan 2015 - Dec 2015	1		\$449,000		\$449,000		\$449,000	
Increase/(Decrease)	3	300%	\$461,400	103%	\$(221,400)	(49%)	\$(268,250)	(60%)
<b><i>Total Single Family</i></b>								
Jan 2016 - Dec 2016	1,161		\$1,300,363,716		\$1,120,038		\$670,000	
Jan 2015 - Dec 2015	1,013		\$1,076,408,831		\$1,062,595		\$675,000	
Increase/(Decrease)	148	15%	\$223,954,886	21%	\$57,443	5%	\$(5,000)	(1%)



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<b>Condominium</b>								
<b>Park City Limits</b>								
<b>Old Town</b>								
Jan 2016 - Dec 2016	118		\$84,720,907		\$717,974		\$567,500	
Jan 2015 - Dec 2015	109		\$71,194,207		\$653,158		\$449,900	
Increase/(Decrease)	9	8%	\$13,526,700	19%	\$64,816	10%	\$117,600	26%
<b>Lower Deer Valley Resort</b>								
Jan 2016 - Dec 2016	40		\$43,307,000		\$1,082,675		\$831,250	
Jan 2015 - Dec 2015	64		\$55,395,050		\$865,548		\$780,000	
Increase/(Decrease)	(24)	(38%)	\$(12,088,050)	(22%)	\$217,127	25%	\$51,250	7%
<b>Deer Crest</b>								
Jan 2016 - Dec 2016	4		\$14,518,629		\$3,629,657		\$3,881,815	
Jan 2015 - Dec 2015	6		\$17,897,069		\$2,982,845		\$2,975,000	
Increase/(Decrease)	(2)	(33%)	\$(3,378,440)	(19%)	\$646,812	22%	\$906,815	30%
<b>Upper Deer Valley Resort</b>								
Jan 2016 - Dec 2016	42		\$98,721,057		\$2,350,501		\$2,110,000	
Jan 2015 - Dec 2015	27		\$36,777,203		\$1,362,119		\$995,000	
Increase/(Decrease)	15	56%	\$61,943,854	168%	\$988,383	73%	\$1,115,000	112%
<b>Empire Pass</b>								
Jan 2016 - Dec 2016	19		\$55,308,000		\$2,910,947		\$2,560,250	
Jan 2015 - Dec 2015	28		\$92,418,250		\$3,300,652		\$3,090,000	
Increase/(Decrease)	(9)	(32%)	\$(37,110,250)	(40%)	\$(389,704)	(12%)	\$(529,750)	(17%)
<b>Aerie</b>								
Jan 2016 - Dec 2016	1		\$1,706,000		\$1,706,000		\$1,706,000	
Jan 2015 - Dec 2015	2		\$3,290,000		\$1,645,000		\$1,645,000	
Increase/(Decrease)	(1)	(50%)	\$(1,584,000)	(48%)	\$61,000	4%	\$61,000	4%
<b>Prospector</b>								
Jan 2016 - Dec 2016	50		\$10,561,775		\$211,236		\$138,500	
Jan 2015 - Dec 2015	57		\$13,102,300		\$229,865		\$152,000	
Increase/(Decrease)	(7)	(12%)	\$(2,540,525)	(19%)	\$(18,629)	(8%)	\$(13,500)	(9%)
<b>Park Meadows</b>								
Jan 2016 - Dec 2016	29		\$26,668,090		\$919,589		\$565,500	
Jan 2015 - Dec 2015	39		\$32,705,725		\$838,608		\$585,000	
Increase/(Decrease)	(10)	(26%)	\$(6,037,635)	(18%)	\$80,981	10%	\$(19,500)	(3%)

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<b>Condominium</b>								
<b>Total Park City Limits</b>								
Jan 2016 - Dec 2016	303		\$335,511,458		\$1,107,299		\$685,000	
Jan 2015 - Dec 2015	332		\$322,779,804		\$972,228		\$600,000	
Increase/(Decrease)	(29)	(9%)	\$12,731,654	4%	\$135,070	14%	\$85,000	14%
<b>Snyderville Basin</b>								
<b>The Canyons</b>								
Jan 2016 - Dec 2016	119		\$87,009,198		\$731,170		\$615,000	
Jan 2015 - Dec 2015	84		\$41,405,214		\$492,919		\$401,000	
Increase/(Decrease)	35	42%	\$45,603,984	110%	\$238,251	48%	\$214,000	53%
<b>Sun Peak / Bear Hollow</b>								
Jan 2016 - Dec 2016	39		\$29,511,620		\$756,708		\$560,000	
Jan 2015 - Dec 2015	58		\$33,738,582		\$581,700		\$393,700	
Increase/(Decrease)	(19)	(33%)	\$(4,226,962)	(13%)	\$175,009	30%	\$166,300	42%
<b>Silver Springs Area</b>								
Jan 2016 - Dec 2016	9		\$4,925,250		\$547,250		\$575,000	
Jan 2015 - Dec 2015	10		\$5,038,300		\$503,830		\$507,250	
Increase/(Decrease)	(1)	(10%)	\$(113,050)	(2%)	\$43,420	9%	\$67,750	13%
<b>Kimball</b>								
Jan 2016 - Dec 2016	79		\$26,761,258		\$338,750		\$312,000	
Jan 2015 - Dec 2015	135		\$47,050,925		\$348,525		\$375,000	
Increase/(Decrease)	(56)	(41%)	\$(20,289,667)	(43%)	\$(9,775)	(3%)	\$(63,000)	(17%)
<b>Pinebrook</b>								
Jan 2016 - Dec 2016	63		\$27,207,339		\$431,863		\$437,000	
Jan 2015 - Dec 2015	54		\$21,596,801		\$399,941		\$415,633	
Increase/(Decrease)	9	17%	\$5,610,538	26%	\$31,922	8%	\$21,368	5%
<b>Summit Park</b>								
Jan 2016 - Dec 2016	3		\$1,118,000		\$372,667		\$375,000	
Jan 2015 - Dec 2015	2		\$646,500		\$323,250		\$323,250	
Increase/(Decrease)	1	50%	\$471,500	73%	\$49,417	15%	\$51,750	16%
<b>Jeremy Ranch</b>								
Jan 2016 - Dec 2016	6		\$3,873,000		\$645,500		\$612,000	
Jan 2015 - Dec 2015	19		\$11,255,550		\$592,397		\$574,000	
Increase/(Decrease)	(13)	(68%)	\$(7,382,550)	(66%)	\$53,103	9%	\$38,000	7%

### PCR - 12 Month Rolling - Year over Year

**January 2015 - December 2016 / January 2014 - December 2015**

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
Condominium								
Total Snyderville Basin								
Jan 2016 - Dec 2016	318		\$180,405,665		\$567,313		\$467,500	
Jan 2015 - Dec 2015	362		\$160,731,872		\$444,011		\$400,000	
Increase/(Decrease)	(44)	(12%)	\$19,673,793	12%	\$123,303	28%	\$67,500	17%
Jordanelle								
Jordanelle								
Jan 2016 - Dec 2016	173		\$79,145,269		\$457,487		\$478,577	
Jan 2015 - Dec 2015	135		\$53,564,281		\$396,772		\$374,632	
Increase/(Decrease)	38	28%	\$25,580,988	48%	\$60,715	15%	\$103,945	28%
Total Jordanelle								
Jan 2016 - Dec 2016	173		\$79,145,269		\$457,487		\$478,577	
Jan 2015 - Dec 2015	135		\$53,564,281		\$396,772		\$374,632	
Increase/(Decrease)	38	28%	\$25,580,988	48%	\$60,715	15%	\$103,945	28%
Heber Valley								
Midway Charleston								
Jan 2016 - Dec 2016	38		\$12,294,295		\$323,534		\$309,000	
Jan 2015 - Dec 2015	20		\$5,134,740		\$256,737		\$197,387	
Increase/(Decrease)	18	90%	\$7,159,555	139%	\$66,797	26%	\$111,614	57%
Provo Canyon								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	1		\$385,000		\$385,000		\$385,000	
Increase/(Decrease)	(1)	(100%)	\$(385,000)	(100%)	\$(385,000)	(100%)	\$(385,000)	(100%)
Heber and Daniels								
Jan 2016 - Dec 2016	5		\$1,054,600		\$210,920		\$209,900	
Jan 2015 - Dec 2015	5		\$1,175,500		\$235,100		\$199,000	
Increase/(Decrease)	0	0%	\$(120,900)	(10%)	\$(24,180)	(10%)	\$10,900	5%
Total Heber Valley								
Jan 2016 - Dec 2016	43		\$13,348,895		\$310,439		\$290,000	
Jan 2015 - Dec 2015	26		\$6,695,240		\$257,509		\$199,000	
Increase/(Decrease)	17	65%	\$6,653,655	99%	\$52,930	21%	\$91,000	46%
Kamas Valley								

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	1		\$125,000		\$125,000		\$125,000	
Jan 2015 - Dec 2015	2		\$289,000		\$144,500		\$144,500	
Increase/(Decrease)	(1)	(50%)	\$(164,000)	(57%)	\$(19,500)	(13%)	\$(19,500)	(13%)
<b>Total Kamas Valley</b>								
Jan 2016 - Dec 2016	1		\$125,000		\$125,000		\$125,000	
Jan 2015 - Dec 2015	2		\$289,000		\$144,500		\$144,500	
Increase/(Decrease)	(1)	(50%)	\$(164,000)	(57%)	\$(19,500)	(13%)	\$(19,500)	(13%)
<b>Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
<b>Wanship - Hoytsville - Coalville - Echo and Henefer</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	1		\$291,500		\$291,500		\$291,500	
Increase/(Decrease)	(1)	(100%)	\$(291,500)	(100%)	\$(291,500)	(100%)	\$(291,500)	(100%)
<b>Total Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	1		\$291,500		\$291,500		\$291,500	
Increase/(Decrease)	(1)	(100%)	\$(291,500)	(100%)	\$(291,500)	(100%)	\$(291,500)	(100%)
<b>Snowbasin / Huntsville</b>								
<b>Huntsville / Snowbasin / Eden / Liberty</b>								
Jan 2016 - Dec 2016	6		\$3,047,402		\$507,900		\$519,500	
Jan 2015 - Dec 2015	7		\$2,076,500		\$296,643		\$230,000	
Increase/(Decrease)	(1)	(14%)	\$970,902	47%	\$211,257	71%	\$289,500	126%
<b>Total Snowbasin / Huntsville</b>								
Jan 2016 - Dec 2016	6		\$3,047,402		\$507,900		\$519,500	
Jan 2015 - Dec 2015	7		\$2,076,500		\$296,643		\$230,000	
Increase/(Decrease)	(1)	(14%)	\$970,902	47%	\$211,257	71%	\$289,500	126%
<b>Wasatch Front</b>								
<b>Wasatch Front (Salt Lake City - Ogden - Provo)</b>								
Jan 2016 - Dec 2016	20		\$7,201,594		\$360,080		\$271,250	
Jan 2015 - Dec 2015	18		\$7,704,900		\$428,050		\$284,500	
Increase/(Decrease)	2	11%	\$(503,306)	(7%)	\$(67,970)	(16%)	\$(13,250)	(5%)

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Condominium</b>								
<b><i>Total Wasatch Front</i></b>								
Jan 2016 - Dec 2016	20		\$7,201,594		\$360,080		\$271,250	
Jan 2015 - Dec 2015	18		\$7,704,900		\$428,050		\$284,500	
Increase/(Decrease)	2	11%	\$(503,306)	(7%)	\$(67,970)	(16%)	\$(13,250)	(5%)
<b>Other - Utah</b>								
<b>Other Utah</b>								
Jan 2016 - Dec 2016	8		\$1,632,291		\$204,036		\$195,633	
Jan 2015 - Dec 2015	8		\$2,009,195		\$251,149		\$203,000	
Increase/(Decrease)	0	0%	\$(376,904)	(19%)	\$(47,113)	(19%)	\$(7,367)	(4%)
<b><i>Total Other - Utah</i></b>								
Jan 2016 - Dec 2016	8		\$1,632,291		\$204,036		\$195,633	
Jan 2015 - Dec 2015	8		\$2,009,195		\$251,149		\$203,000	
Increase/(Decrease)	0	0%	\$(376,904)	(19%)	\$(47,113)	(19%)	\$(7,367)	(4%)
<b>Other - USA</b>								
<b>National</b>								
Jan 2016 - Dec 2016	3		\$737,000		\$245,667		\$192,000	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	3	0%	\$737,000	0%	\$245,667	0%	\$192,000	0%
<b><i>Total Other - USA</i></b>								
Jan 2016 - Dec 2016	3		\$737,000		\$245,667		\$192,000	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	3	0%	\$737,000	0%	\$245,667	0%	\$192,000	0%
<b><i>Total Condominium</i></b>								
Jan 2016 - Dec 2016	875		\$621,154,573		\$709,891		\$492,500	
Jan 2015 - Dec 2015	891		\$556,142,292		\$624,178		\$430,000	
Increase/(Decrease)	(16)	(2%)	\$65,012,282	12%	\$85,713	14%	\$62,500	15%

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	5		\$4,175,000		\$835,000		\$900,000	
Jan 2015 - Dec 2015	10		\$7,980,000		\$798,000		\$575,000	
Increase/(Decrease)	(5)	(50%)	\$(3,805,000)	(48%)	\$37,000	5%	\$325,000	57%
<b>Thaynes Canyon</b>								
Jan 2016 - Dec 2016	4		\$3,569,905		\$892,476		\$949,953	
Jan 2015 - Dec 2015	1		\$490,000		\$490,000		\$490,000	
Increase/(Decrease)	3	300%	\$3,079,905	629%	\$402,476	82%	\$459,953	94%
<b>Lower Deer Valley Resort</b>								
Jan 2016 - Dec 2016	5		\$3,508,000		\$701,600		\$680,000	
Jan 2015 - Dec 2015	8		\$5,236,620		\$654,578		\$572,000	
Increase/(Decrease)	(3)	(38%)	\$(1,728,620)	(33%)	\$47,023	7%	\$108,000	19%
<b>Deer Crest</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	2		\$3,625,000		\$1,812,500		\$1,812,500	
Increase/(Decrease)	(2)	(100%)	\$(3,625,000)	(100%)	\$(1,812,500)	(100%)	\$(1,812,500)	(100%)
<b>Upper Deer Valley Resort</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Empire Pass</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	1		\$3,795,250		\$3,795,250		\$3,795,250	
Increase/(Decrease)	(1)	(100%)	\$(3,795,250)	(100%)	\$(3,795,250)	(100%)	\$(3,795,250)	(100%)
<b>Aerie</b>								
Jan 2016 - Dec 2016	3		\$4,810,000		\$1,603,333		\$2,100,000	
Jan 2015 - Dec 2015	2		\$1,800,000		\$900,000		\$900,000	
Increase/(Decrease)	1	50%	\$3,010,000	167%	\$703,333	78%	\$1,200,000	133%
<b>Prospector</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	5		\$3,192,000		\$638,400		\$667,000	
Jan 2015 - Dec 2015	3		\$2,837,500		\$945,833		\$970,000	
Increase/(Decrease)	2	67%	\$354,500	12%	\$(307,433)	(33%)	\$(303,000)	(31%)
<b>Total Park City Limits</b>								
Jan 2016 - Dec 2016	22		\$19,254,905		\$875,223		\$690,000	
Jan 2015 - Dec 2015	27		\$25,764,370		\$954,236		\$677,370	
Increase/(Decrease)	(5)	(19%)	\$(6,509,465)	(25%)	\$(79,013)	(8%)	\$12,630	2%
<b>Snyderville Basin</b>								
<b>The Canyons</b>								
Jan 2016 - Dec 2016	19		\$52,638,500		\$2,770,447		\$1,900,000	
Jan 2015 - Dec 2015	18		\$38,617,500		\$2,145,417		\$1,925,000	
Increase/(Decrease)	1	6%	\$14,021,000	36%	\$625,031	29%	\$(25,000)	(1%)
<b>Sun Peak / Bear Hollow</b>								
Jan 2016 - Dec 2016	2		\$1,492,500		\$746,250		\$746,250	
Jan 2015 - Dec 2015	2		\$2,059,000		\$1,029,500		\$1,029,500	
Increase/(Decrease)	0	0%	\$(566,500)	(28%)	\$(283,250)	(28%)	\$(283,250)	(28%)
<b>Silver Springs Area</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	2		\$730,500		\$365,250		\$365,250	
Increase/(Decrease)	(2)	(100%)	\$(730,500)	(100%)	\$(365,250)	(100%)	\$(365,250)	(100%)
<b>Old Ranch Road</b>								
Jan 2016 - Dec 2016	3		\$3,629,000		\$1,209,667		\$904,000	
Jan 2015 - Dec 2015	1		\$610,000		\$610,000		\$610,000	
Increase/(Decrease)	2	200%	\$3,019,000	495%	\$599,667	98%	\$294,000	48%
<b>Pinebrook</b>								
Jan 2016 - Dec 2016	4		\$786,500		\$196,625		\$191,000	
Jan 2015 - Dec 2015	10		\$2,329,500		\$232,950		\$221,500	
Increase/(Decrease)	(6)	(60%)	\$(1,543,000)	(66%)	\$(36,325)	(16%)	\$(30,500)	(14%)

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	13		\$1,551,150		\$119,319		\$82,000	
Jan 2015 - Dec 2015	8		\$709,000		\$88,625		\$68,750	
Increase/(Decrease)	5	63%	\$842,150	119%	\$30,694	35%	\$13,250	19%
<b>Jeremy Ranch</b>								
Jan 2016 - Dec 2016	5		\$1,780,000		\$356,000		\$365,000	
Jan 2015 - Dec 2015	14		\$4,211,900		\$300,850		\$278,500	
Increase/(Decrease)	(9)	(64%)	\$(2,431,900)	(58%)	\$55,150	18%	\$86,500	31%
<b>Glenwild / Silver Creek</b>								
Jan 2016 - Dec 2016	31		\$17,128,065		\$552,518		\$497,800	
Jan 2015 - Dec 2015	43		\$18,198,790		\$423,228		\$435,000	
Increase/(Decrease)	(12)	(28%)	\$(1,070,725)	(6%)	\$129,291	31%	\$62,800	14%
<b>Trailside Park Area</b>								
Jan 2016 - Dec 2016	1		\$250,000		\$250,000		\$250,000	
Jan 2015 - Dec 2015	1		\$245,000		\$245,000		\$245,000	
Increase/(Decrease)	0	0%	\$5,000	2%	\$5,000	2%	\$5,000	2%
<b>Promontory Area</b>								
Jan 2016 - Dec 2016	74		\$31,638,091		\$427,542		\$396,000	
Jan 2015 - Dec 2015	72		\$29,205,941		\$405,638		\$305,000	
Increase/(Decrease)	2	3%	\$2,432,151	8%	\$21,904	5%	\$91,000	30%
<b>Total Snyderville Basin</b>								
Jan 2016 - Dec 2016	152		\$110,893,806		\$729,565		\$462,000	
Jan 2015 - Dec 2015	171		\$96,917,131		\$566,767		\$360,000	
Increase/(Decrease)	(19)	(11%)	\$13,976,676	14%	\$162,798	29%	\$102,000	28%
<b>Jordanelle</b>								
<b>Jordanelle</b>								
Jan 2016 - Dec 2016	85		\$38,735,300		\$455,709		\$395,000	
Jan 2015 - Dec 2015	70		\$24,035,700		\$343,367		\$266,500	
Increase/(Decrease)	15	21%	\$14,699,600	61%	\$112,342	33%	\$128,500	48%



# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Vacant Land</b>								
<b><i>Total Jordanelle</i></b>								
Jan 2016 - Dec 2016	85		\$38,735,300		\$455,709		\$395,000	
Jan 2015 - Dec 2015	70		\$24,035,700		\$343,367		\$266,500	
Increase/(Decrease)	15	21%	\$14,699,600	61%	\$112,342	33%	\$128,500	48%
<b>Heber Valley</b>								
<b>Midway Charleston</b>								
Jan 2016 - Dec 2016	39		\$11,212,800		\$287,508		\$215,000	
Jan 2015 - Dec 2015	29		\$5,608,165		\$193,385		\$155,000	
Increase/(Decrease)	10	34%	\$5,604,635	100%	\$94,123	49%	\$60,000	39%
<b>Provo Canyon</b>								
Jan 2016 - Dec 2016	1		\$700,000		\$700,000		\$700,000	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$700,000	0%	\$700,000	0%	\$700,000	0%
<b>Heber and Daniels</b>								
Jan 2016 - Dec 2016	113		\$29,392,637		\$260,112		\$200,000	
Jan 2015 - Dec 2015	108		\$34,974,378		\$323,837		\$252,500	
Increase/(Decrease)	5	5%	\$(5,581,741)	(16%)	\$(63,725)	(20%)	\$(52,500)	(21%)
<b>Timberlakes</b>								
Jan 2016 - Dec 2016	19		\$575,060		\$30,266		\$27,500	
Jan 2015 - Dec 2015	20		\$535,800		\$26,790		\$20,050	
Increase/(Decrease)	(1)	(5%)	\$39,260	7%	\$3,476	13%	\$7,450	37%
<b><i>Total Heber Valley</i></b>								
Jan 2016 - Dec 2016	172		\$41,880,497		\$243,491		\$185,000	
Jan 2015 - Dec 2015	157		\$41,118,343		\$261,900		\$210,000	
Increase/(Decrease)	15	10%	\$762,154	2%	\$(18,409)	(7%)	\$(25,000)	(12%)
<b>Wasatch County (Beyond HV)</b>								
<b>Other Wasatch County</b>								
Jan 2016 - Dec 2016	1		\$395,000		\$395,000		\$395,000	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$395,000	0%	\$395,000	0%	\$395,000	0%

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Vacant Land</b>								
<b><i>Total Wasatch County (Beyond HV)</i></b>								
Jan 2016 - Dec 2016	1		\$395,000		\$395,000		\$395,000	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$395,000	0%	\$395,000	0%	\$395,000	0%
<b>Kamas Valley</b>								
<b>Woodland and Francis</b>								
Jan 2016 - Dec 2016	23		\$9,948,475		\$432,542		\$140,000	
Jan 2015 - Dec 2015	7		\$2,149,000		\$307,000		\$90,000	
Increase/(Decrease)	16	229%	\$7,799,475	363%	\$125,542	41%	\$50,000	56%
<b>Kamas and Marion</b>								
Jan 2016 - Dec 2016	20		\$3,831,100		\$191,555		\$169,500	
Jan 2015 - Dec 2015	24		\$2,897,210		\$120,717		\$86,750	
Increase/(Decrease)	(4)	(17%)	\$933,890	32%	\$70,838	59%	\$82,750	95%
<b>Oakley and Weber Canyon</b>								
Jan 2016 - Dec 2016	28		\$6,434,055		\$229,788		\$62,500	
Jan 2015 - Dec 2015	13		\$2,909,500		\$223,808		\$135,000	
Increase/(Decrease)	15	115%	\$3,524,555	121%	\$5,980	3%	\$(72,500)	(54%)
<b>Peoa and Browns Canyon</b>								
Jan 2016 - Dec 2016	5		\$1,969,900		\$393,980		\$345,000	
Jan 2015 - Dec 2015	3		\$636,000		\$212,000		\$156,000	
Increase/(Decrease)	2	67%	\$1,333,900	210%	\$181,980	86%	\$189,000	121%
<b><i>Total Kamas Valley</i></b>								
Jan 2016 - Dec 2016	76		\$22,183,530		\$291,889		\$134,500	
Jan 2015 - Dec 2015	47		\$8,591,710		\$182,802		\$95,000	
Increase/(Decrease)	29	62%	\$13,591,820	158%	\$109,086	60%	\$39,500	42%
<b>Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
<b>Wanship - Hoytsville - Coalville - Echo and Henefer</b>								
Jan 2016 - Dec 2016	61		\$5,411,818		\$88,718		\$67,500	
Jan 2015 - Dec 2015	56		\$5,179,984		\$92,500		\$70,500	
Increase/(Decrease)	5	9%	\$231,834	4%	\$(3,781)	(4%)	\$(3,000)	(4%)

### PCR - 12 Month Rolling - Year over Year

**January 2015 - December 2016 / January 2014 - December 2015**

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
Vacant Land								
Total Wanship, Hoytsville, Coalville, Echo, Henefer								
Jan 2016 - Dec 2016	61		\$5,411,818		\$88,718		\$67,500	
Jan 2015 - Dec 2015	56		\$5,179,984		\$92,500		\$70,500	
Increase/(Decrease)	5	9%	\$231,834	4%	\$(3,781)	(4%)	\$(3,000)	(4%)
Morgan County								
Morgan County								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	1		\$65,000		\$65,000		\$65,000	
Increase/(Decrease)	(1)	(100%)	\$(65,000)	(100%)	\$(65,000)	(100%)	\$(65,000)	(100%)
Total Morgan County								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	1		\$65,000		\$65,000		\$65,000	
Increase/(Decrease)	(1)	(100%)	\$(65,000)	(100%)	\$(65,000)	(100%)	\$(65,000)	(100%)
Snowbasin / Huntsville								
Huntsville / Snowbasin / Eden / Liberty								
Jan 2016 - Dec 2016	2		\$294,500		\$147,250		\$147,250	
Jan 2015 - Dec 2015	2		\$305,000		\$152,500		\$152,500	
Increase/(Decrease)	0	0%	\$(10,500)	(3%)	\$(5,250)	(3%)	\$(5,250)	(3%)
Total Snowbasin / Huntsville								
Jan 2016 - Dec 2016	2		\$294,500		\$147,250		\$147,250	
Jan 2015 - Dec 2015	2		\$305,000		\$152,500		\$152,500	
Increase/(Decrease)	0	0%	\$(10,500)	(3%)	\$(5,250)	(3%)	\$(5,250)	(3%)
Wasatch Front								
Wasatch Front (Salt Lake City - Ogden - Provo)								
Jan 2016 - Dec 2016	2		\$909,000		\$454,500		\$454,500	
Jan 2015 - Dec 2015	13		\$3,814,500		\$293,423		\$249,000	
Increase/(Decrease)	(11)	(85%)	\$(2,905,500)	(76%)	\$161,077	55%	\$205,500	83%
Total Wasatch Front								
Jan 2016 - Dec 2016	2		\$909,000		\$454,500		\$454,500	
Jan 2015 - Dec 2015	13		\$3,814,500		\$293,423		\$249,000	
Increase/(Decrease)	(11)	(85%)	\$(2,905,500)	(76%)	\$161,077	55%	\$205,500	83%
Other - Utah								

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Vacant Land</b>								
<b>Other - Utah</b>								
<b>Other Utah</b>								
Jan 2016 - Dec 2016	8		\$2,052,500		\$256,563		\$199,000	
Jan 2015 - Dec 2015	12		\$7,032,705		\$586,059		\$230,000	
Increase/(Decrease)	(4)	(33%)	\$(4,980,205)	(71%)	\$(329,496)	(56%)	\$(31,000)	(13%)
<b>Total Other - Utah</b>								
Jan 2016 - Dec 2016	8		\$2,052,500		\$256,563		\$199,000	
Jan 2015 - Dec 2015	12		\$7,032,705		\$586,059		\$230,000	
Increase/(Decrease)	(4)	(33%)	\$(4,980,205)	(71%)	\$(329,496)	(56%)	\$(31,000)	(13%)
<b>Other - USA</b>								
<b>National</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	2		\$258,250		\$129,125		\$129,125	
Increase/(Decrease)	(2)	(100%)	\$(258,250)	(100%)	\$(129,125)	(100%)	\$(129,125)	(100%)
<b>Total Other - USA</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	2		\$258,250		\$129,125		\$129,125	
Increase/(Decrease)	(2)	(100%)	\$(258,250)	(100%)	\$(129,125)	(100%)	\$(129,125)	(100%)
<b>Other - International</b>								
<b>International</b>								
Jan 2016 - Dec 2016	1		\$10		\$10		\$10	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$10	0%	\$10	0%	\$10	0%
<b>Total Other - International</b>								
Jan 2016 - Dec 2016	1		\$10		\$10		\$10	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$10	0%	\$10	0%	\$10	0%
<b>Total Vacant Land</b>								
Jan 2016 - Dec 2016	582		\$242,010,866		\$415,826		\$248,250	
Jan 2015 - Dec 2015	558		\$213,082,693		\$381,869		\$240,000	
Increase/(Decrease)	24	4%	\$28,928,174	14%	\$33,958	9%	\$8,250	3%

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Fractional Interest</b>								
<b>Park City Limits</b>								
<b>Old Town</b>								
Jan 2016 - Dec 2016	12		\$1,378,703		\$114,892		\$97,500	
Jan 2015 - Dec 2015	6		\$1,218,000		\$203,000		\$213,250	
Increase/(Decrease)	6	100%	\$160,703	13%	\$(88,108)	(43%)	\$(115,750)	(54%)
<b>Lower Deer Valley Resort</b>								
Jan 2016 - Dec 2016	1		\$185,000		\$185,000		\$185,000	
Jan 2015 - Dec 2015	2		\$275,000		\$137,500		\$137,500	
Increase/(Decrease)	(1)	(50%)	\$(90,000)	(33%)	\$47,500	35%	\$47,500	35%
<b>Upper Deer Valley Resort</b>								
Jan 2016 - Dec 2016	14		\$2,206,760		\$157,626		\$139,500	
Jan 2015 - Dec 2015	9		\$2,560,400		\$284,489		\$275,000	
Increase/(Decrease)	5	56%	\$(353,640)	(14%)	\$(126,863)	(45%)	\$(135,500)	(49%)
<b>Total Park City Limits</b>								
Jan 2016 - Dec 2016	27		\$3,770,463		\$139,647		\$100,000	
Jan 2015 - Dec 2015	17		\$4,053,400		\$238,435		\$270,000	
Increase/(Decrease)	10	59%	\$(282,938)	(7%)	\$(98,789)	(41%)	\$(170,000)	(63%)
<b>Snyderville Basin</b>								
<b>The Canyons</b>								
Jan 2016 - Dec 2016	31		\$2,595,000		\$83,710		\$76,000	
Jan 2015 - Dec 2015	13		\$1,184,500		\$91,115		\$82,500	
Increase/(Decrease)	18	138%	\$1,410,500	119%	\$(7,406)	(8%)	\$(6,500)	(8%)
<b>Total Snyderville Basin</b>								
Jan 2016 - Dec 2016	31		\$2,595,000		\$83,710		\$76,000	
Jan 2015 - Dec 2015	13		\$1,184,500		\$91,115		\$82,500	
Increase/(Decrease)	18	138%	\$1,410,500	119%	\$(7,406)	(8%)	\$(6,500)	(8%)
<b>Total Fractional Interest</b>								
Jan 2016 - Dec 2016	58		\$6,365,463		\$109,749		\$94,525	
Jan 2015 - Dec 2015	30		\$5,237,900		\$174,597		\$125,750	
Increase/(Decrease)	28	93%	\$1,127,563	22%	\$(64,847)	(37%)	\$(31,225)	(25%)

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	2		\$6,581,655		\$3,290,828		\$3,290,828	
Jan 2015 - Dec 2015	1		\$7,600,000		\$7,600,000		\$7,600,000	
Increase/(Decrease)	1	100%	\$(1,018,345)	(13%)	\$(4,309,173)	(57%)	\$(4,309,173)	(57%)
<b>Thaynes Canyon</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Empire Pass</b>								
Jan 2016 - Dec 2016	1		\$249,000		\$249,000		\$249,000	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$249,000	0%	\$249,000	0%	\$249,000	0%
<b>Prospector</b>								
Jan 2016 - Dec 2016	3		\$12,592,300		\$4,197,433		\$4,725,300	
Jan 2015 - Dec 2015	1		\$415,000		\$415,000		\$415,000	
Increase/(Decrease)	2	200%	\$12,177,300	2,934%	\$3,782,433	911%	\$4,310,300	1,039%
<b>Park Meadows</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Total Park City Limits</b>								
Jan 2016 - Dec 2016	6		\$19,422,955		\$3,237,159		\$3,278,953	
Jan 2015 - Dec 2015	2		\$8,015,000		\$4,007,500		\$4,007,500	
Increase/(Decrease)	4	200%	\$11,407,955	142%	\$(770,341)	(19%)	\$(728,548)	(18%)
<b>Snyderville Basin</b>								
<b>Silver Springs Area</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	1		\$1,377,500		\$1,377,500		\$1,377,500	
Increase/(Decrease)	(1)	(100%)	\$(1,377,500)	(100%)	\$(1,377,500)	(100%)	\$(1,377,500)	(100%)

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Commercial</b>								
<b>Snyderville Basin</b>								
<b>Kimball</b>								
Jan 2016 - Dec 2016	2		\$3,200,000		\$1,600,000		\$1,600,000	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	2	0%	\$3,200,000	0%	\$1,600,000	0%	\$1,600,000	0%
<b>Pinebrook</b>								
Jan 2016 - Dec 2016	1		\$17		\$17		\$17	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$17	0%	\$17	0%	\$17	0%
<b>Jeremy Ranch</b>								
Jan 2016 - Dec 2016	1		\$287,000		\$287,000		\$287,000	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$287,000	0%	\$287,000	0%	\$287,000	0%
<b>Silver Creek Commercial</b>								
Jan 2016 - Dec 2016	1		\$749,000		\$749,000		\$749,000	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$749,000	0%	\$749,000	0%	\$749,000	0%
<b>Total Snyderville Basin</b>								
Jan 2016 - Dec 2016	5		\$4,236,017		\$847,203		\$749,000	
Jan 2015 - Dec 2015	1		\$1,377,500		\$1,377,500		\$1,377,500	
Increase/(Decrease)	4	400%	\$2,858,517	208%	\$(530,297)	(38%)	\$(628,500)	(46%)
<b>Heber Valley</b>								
<b>Midway Charleston</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	2		\$957,500		\$478,750		\$478,750	
Increase/(Decrease)	(2)	(100%)	\$(957,500)	(100%)	\$(478,750)	(100%)	\$(478,750)	(100%)
<b>Heber and Daniels</b>								
Jan 2016 - Dec 2016	4		\$1,234,900		\$308,725		\$337,500	
Jan 2015 - Dec 2015	1		\$605,000		\$605,000		\$605,000	
Increase/(Decrease)	3	300%	\$629,900	104%	\$(296,275)	(49%)	\$(267,500)	(44%)

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Commercial</b>								
<b><i>Total Heber Valley</i></b>								
Jan 2016 - Dec 2016	4		\$1,234,900		\$308,725		\$337,500	
Jan 2015 - Dec 2015	3		\$1,562,500		\$520,833		\$605,000	
Increase/(Decrease)	1	33%	\$(327,600)	(21%)	\$(212,108)	(41%)	\$(267,500)	(44%)
<b>Kamas Valley</b>								
<b>Woodland and Francis</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b><i>Total Kamas Valley</i></b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
<b>Wanship - Hoytsville - Coalville - Echo and Henefer</b>								
Jan 2016 - Dec 2016	1		\$200,000		\$200,000		\$200,000	
Jan 2015 - Dec 2015	1		\$120,000		\$120,000		\$120,000	
Increase/(Decrease)	0	0%	\$80,000	67%	\$80,000	67%	\$80,000	67%
<b><i>Total Wanship, Hoytsville, Coalville, Echo, Henefer</i></b>								
Jan 2016 - Dec 2016	1		\$200,000		\$200,000		\$200,000	
Jan 2015 - Dec 2015	1		\$120,000		\$120,000		\$120,000	
Increase/(Decrease)	0	0%	\$80,000	67%	\$80,000	67%	\$80,000	67%
<b>Wasatch Front</b>								
<b>Wasatch Front (Salt Lake City - Ogden - Provo)</b>								
Jan 2016 - Dec 2016	2		\$610,000		\$305,000		\$305,000	
Jan 2015 - Dec 2015	1		\$328,000		\$328,000		\$328,000	
Increase/(Decrease)	1	100%	\$282,000	86%	\$(23,000)	(7%)	\$(23,000)	(7%)
<b><i>Total Wasatch Front</i></b>								
Jan 2016 - Dec 2016	2		\$610,000		\$305,000		\$305,000	
Jan 2015 - Dec 2015	1		\$328,000		\$328,000		\$328,000	
Increase/(Decrease)	1	100%	\$282,000	86%	\$(23,000)	(7%)	\$(23,000)	(7%)



# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b><i>Total Commercial</i></b>								
Jan 2016 - Dec 2016	18		\$25,703,872		\$1,427,993		\$338,750	
Jan 2015 - Dec 2015	8		\$11,403,000		\$1,425,375		\$510,000	
Increase/(Decrease)	10	125%	\$14,300,872	125%	\$2,618	0%	\$(171,250)	(34%)

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Multi-Unit</b>								
<b>Park City Limits</b>								
<b>Old Town</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Total Park City Limits</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Jordanelle</b>								
<b>Jordanelle</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Total Jordanelle</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Wasatch Front</b>								
<b>Wasatch Front (Salt Lake City - Ogden - Provo)</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Total Wasatch Front</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%
<b>Total Multi-Unit</b>								
Jan 2016 - Dec 2016	0		\$0		\$0		\$0	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	0	0%	\$0	0%	\$0	0%	\$0	0%

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Grand Totals</b>								
Jan 2016 - Dec 2016	2,694		\$2,195,598,491		\$814,996		\$490,000	
Jan 2015 - Dec 2015	2,500		\$1,862,274,715		\$744,910		\$449,000	
Increase/(Decrease)	194	8%	\$333,323,776	18%	\$70,086	9%	\$41,000	9%

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	183		\$171,419,470		\$936,718		\$695,000	
Jan 2015 - Dec 2015	179		\$169,544,706		\$947,177		\$565,000	
Increase/(Decrease)	4	2%	\$1,874,764	1%	\$(10,459)	(1%)	\$130,000	23%
<b>Thaynes Canyon</b>								
Jan 2016 - Dec 2016	13		\$20,539,810		\$1,579,985		\$1,065,000	
Jan 2015 - Dec 2015	12		\$22,110,300		\$1,842,525		\$1,657,500	
Increase/(Decrease)	1	8%	\$(1,570,490)	(7%)	\$(262,540)	(14%)	\$(592,500)	(36%)
<b>Lower Deer Valley Resort</b>								
Jan 2016 - Dec 2016	68		\$94,689,472		\$1,392,492		\$932,500	
Jan 2015 - Dec 2015	85		\$82,581,670		\$971,549		\$800,000	
Increase/(Decrease)	(17)	(20%)	\$12,107,802	15%	\$420,943	43%	\$132,500	17%
<b>Deer Crest</b>								
Jan 2016 - Dec 2016	8		\$41,936,386		\$5,242,048		\$4,942,500	
Jan 2015 - Dec 2015	13		\$52,622,069		\$4,047,851		\$3,350,000	
Increase/(Decrease)	(5)	(38%)	\$(10,685,683)	(20%)	\$1,194,197	30%	\$1,592,500	48%
<b>Upper Deer Valley Resort</b>								
Jan 2016 - Dec 2016	67		\$170,571,071		\$2,545,837		\$1,850,000	
Jan 2015 - Dec 2015	48		\$97,854,634		\$2,038,638		\$1,075,000	
Increase/(Decrease)	19	40%	\$72,716,437	74%	\$507,199	25%	\$775,000	72%
<b>Empire Pass</b>								
Jan 2016 - Dec 2016	23		\$77,497,250		\$3,369,446		\$2,580,000	
Jan 2015 - Dec 2015	33		\$126,591,000		\$3,836,091		\$3,100,000	
Increase/(Decrease)	(10)	(30%)	\$(49,093,750)	(39%)	\$(466,645)	(12%)	\$(520,000)	(17%)
<b>Aerie</b>								
Jan 2016 - Dec 2016	11		\$22,593,775		\$2,053,980		\$1,895,275	
Jan 2015 - Dec 2015	8		\$16,519,999		\$2,065,000		\$1,760,000	
Increase/(Decrease)	3	38%	\$6,073,776	37%	\$(11,020)	(1%)	\$135,275	8%
<b>Prospector</b>								
Jan 2016 - Dec 2016	63		\$32,341,775		\$513,362		\$160,000	
Jan 2015 - Dec 2015	69		\$21,823,300		\$316,280		\$175,000	
Increase/(Decrease)	(6)	(9%)	\$10,518,475	48%	\$197,082	62%	\$(15,000)	(9%)

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	76		\$111,571,340		\$1,468,044		\$1,197,500	
Jan 2015 - Dec 2015	91		\$120,209,206		\$1,320,980		\$1,125,000	
Increase/(Decrease)	(15)	(16%)	\$(8,637,866)	(7%)	\$147,064	11%	\$72,500	6%
<b>Total Park City Limits</b>								
Jan 2016 - Dec 2016	512		\$743,160,349		\$1,451,485		\$873,000	
Jan 2015 - Dec 2015	538		\$709,856,884		\$1,319,437		\$803,750	
Increase/(Decrease)	(26)	(5%)	\$33,303,465	5%	\$132,048	10%	\$69,250	9%

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	192		\$282,345,348		\$1,470,549		\$723,500	
Jan 2015 - Dec 2015	124		\$149,729,714		\$1,207,498		\$465,500	
Increase/(Decrease)	68	55%	\$132,615,634	89%	\$263,051	22%	\$258,000	55%
<b>Sun Peak / Bear Hollow</b>								
Jan 2016 - Dec 2016	57		\$47,609,520		\$835,255		\$644,000	
Jan 2015 - Dec 2015	82		\$64,770,764		\$789,887		\$484,500	
Increase/(Decrease)	(25)	(30%)	\$(17,161,244)	(26%)	\$45,367	6%	\$159,500	33%
<b>Silver Springs Area</b>								
Jan 2016 - Dec 2016	37		\$31,295,450		\$845,823		\$866,400	
Jan 2015 - Dec 2015	51		\$44,063,050		\$863,981		\$875,000	
Increase/(Decrease)	(14)	(27%)	\$(12,767,600)	(29%)	\$(18,158)	(2%)	\$(8,600)	(1%)
<b>Old Ranch Road</b>								
Jan 2016 - Dec 2016	14		\$25,528,000		\$1,823,429		\$1,940,000	
Jan 2015 - Dec 2015	11		\$29,479,000		\$2,679,909		\$1,925,000	
Increase/(Decrease)	3	27%	\$(3,951,000)	(13%)	\$(856,481)	(32%)	\$15,000	1%
<b>Kimball</b>								
Jan 2016 - Dec 2016	97		\$38,966,258		\$401,714		\$383,000	
Jan 2015 - Dec 2015	146		\$52,560,425		\$360,003		\$385,275	
Increase/(Decrease)	(49)	(34%)	\$(13,594,167)	(26%)	\$41,711	12%	\$(2,275)	(1%)
<b>Pinebrook</b>								
Jan 2016 - Dec 2016	111		\$67,987,941		\$612,504		\$530,000	
Jan 2015 - Dec 2015	112		\$62,112,370		\$554,575		\$492,000	
Increase/(Decrease)	(1)	(1%)	\$5,875,571	9%	\$57,929	10%	\$38,000	8%
<b>Summit Park</b>								
Jan 2016 - Dec 2016	51		\$23,582,056		\$462,393		\$556,000	
Jan 2015 - Dec 2015	40		\$18,307,249		\$457,681		\$498,825	
Increase/(Decrease)	11	28%	\$5,274,807	29%	\$4,712	1%	\$57,175	11%
<b>Jeremy Ranch</b>								
Jan 2016 - Dec 2016	64		\$58,323,732		\$911,308		\$847,500	
Jan 2015 - Dec 2015	74		\$52,000,310		\$702,707		\$622,500	
Increase/(Decrease)	(10)	(14%)	\$6,323,422	12%	\$208,601	30%	\$225,000	36%

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	61		\$69,607,065		\$1,141,099		\$700,000	
Jan 2015 - Dec 2015	82		\$78,124,004		\$952,732		\$619,455	
Increase/(Decrease)	(21)	(26%)	\$(8,516,939)	(11%)	\$188,368	20%	\$80,545	13%
<b>Trailside Park Area</b>								
Jan 2016 - Dec 2016	47		\$45,412,040		\$966,214		\$715,000	
Jan 2015 - Dec 2015	35		\$29,106,468		\$831,613		\$639,000	
Increase/(Decrease)	12	34%	\$16,305,572	56%	\$134,600	16%	\$76,000	12%
<b>Silver Creek Commercial</b>								
Jan 2016 - Dec 2016	1		\$749,000		\$749,000		\$749,000	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$749,000	0%	\$749,000	0%	\$749,000	0%
<b>Promontory Area</b>								
Jan 2016 - Dec 2016	140		\$171,182,342		\$1,222,731		\$876,250	
Jan 2015 - Dec 2015	132		\$144,157,822		\$1,092,105		\$952,500	
Increase/(Decrease)	8	6%	\$27,024,521	19%	\$130,626	12%	\$(76,250)	(8%)
<b>Total Snyderville Basin</b>								
Jan 2016 - Dec 2016	872		\$862,588,752		\$989,207		\$621,000	
Jan 2015 - Dec 2015	889		\$724,411,176		\$814,861		\$520,000	
Increase/(Decrease)	(17)	(2%)	\$138,177,576	19%	\$174,347	21%	\$101,000	19%

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	293		\$163,957,805		\$559,583		\$497,780	
Jan 2015 - Dec 2015	242		\$117,973,253		\$487,493		\$415,000	
Increase/(Decrease)	51	21%	\$45,984,552	39%	\$72,090	15%	\$82,780	20%
<b>Total Jordanelle</b>								
Jan 2016 - Dec 2016	293		\$163,957,805		\$559,583		\$497,780	
Jan 2015 - Dec 2015	242		\$117,973,253		\$487,493		\$415,000	
Increase/(Decrease)	51	21%	\$45,984,552	39%	\$72,090	15%	\$82,780	20%



# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	183		\$77,357,313		\$422,718		\$406,471	
Jan 2015 - Dec 2015	128		\$47,855,050		\$373,868		\$374,500	
Increase/(Decrease)	55	43%	\$29,502,263	62%	\$48,850	13%	\$31,971	9%
<b>Provo Canyon</b>								
Jan 2016 - Dec 2016	5		\$3,819,000		\$763,800		\$700,000	
Jan 2015 - Dec 2015	4		\$1,636,000		\$409,000		\$420,000	
Increase/(Decrease)	1	25%	\$2,183,000	133%	\$354,800	87%	\$280,000	67%
<b>Heber and Daniels</b>								
Jan 2016 - Dec 2016	336		\$133,749,890		\$398,065		\$325,000	
Jan 2015 - Dec 2015	245		\$104,654,956		\$427,163		\$313,000	
Increase/(Decrease)	91	37%	\$29,094,934	28%	\$(29,098)	(7%)	\$12,000	4%
<b>Timberlakes</b>								
Jan 2016 - Dec 2016	54		\$13,830,510		\$256,121		\$241,000	
Jan 2015 - Dec 2015	57		\$12,481,599		\$218,975		\$202,000	
Increase/(Decrease)	(3)	(5%)	\$1,348,911	11%	\$37,145	17%	\$39,000	19%
<b>Total Heber Valley</b>								
Jan 2016 - Dec 2016	578		\$228,756,713		\$395,773		\$338,450	
Jan 2015 - Dec 2015	434		\$166,627,605		\$383,935		\$315,000	
Increase/(Decrease)	144	33%	\$62,129,108	37%	\$11,838	3%	\$23,450	7%

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	1		\$395,000		\$395,000		\$395,000	
Jan 2015 - Dec 2015	2		\$2,013,000		\$1,006,500		\$1,006,500	
Increase/(Decrease)	(1)	(50%)	\$(1,618,000)	(80%)	\$(611,500)	(61%)	\$(611,500)	(61%)
<b>Total Wasatch County (Beyond HV)</b>								
Jan 2016 - Dec 2016	1		\$395,000		\$395,000		\$395,000	
Jan 2015 - Dec 2015	2		\$2,013,000		\$1,006,500		\$1,006,500	
Increase/(Decrease)	(1)	(50%)	\$(1,618,000)	(80%)	\$(611,500)	(61%)	\$(611,500)	(61%)

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	49		\$33,575,325		\$685,211		\$380,000	
Jan 2015 - Dec 2015	29		\$13,517,000		\$466,103		\$443,000	
Increase/(Decrease)	20	69%	\$20,058,325	148%	\$219,107	47%	\$(63,000)	(14%)
<b>Kamas and Marion</b>								
Jan 2016 - Dec 2016	45		\$13,482,731		\$299,616		\$295,000	
Jan 2015 - Dec 2015	49		\$11,456,120		\$233,798		\$205,000	
Increase/(Decrease)	(4)	(8%)	\$2,026,611	18%	\$65,818	28%	\$90,000	44%
<b>Oakley and Weber Canyon</b>								
Jan 2016 - Dec 2016	73		\$40,888,322		\$560,114		\$280,000	
Jan 2015 - Dec 2015	60		\$25,258,660		\$420,978		\$268,500	
Increase/(Decrease)	13	22%	\$15,629,662	62%	\$139,136	33%	\$11,500	4%
<b>Peoa and Browns Canyon</b>								
Jan 2016 - Dec 2016	9		\$4,543,900		\$504,878		\$444,000	
Jan 2015 - Dec 2015	9		\$3,486,200		\$387,356		\$350,000	
Increase/(Decrease)	0	0%	\$1,057,700	30%	\$117,522	30%	\$94,000	27%
<b>Total Kamas Valley</b>								
Jan 2016 - Dec 2016	176		\$92,490,278		\$525,513		\$310,000	
Jan 2015 - Dec 2015	147		\$53,717,980		\$365,428		\$265,000	
Increase/(Decrease)	29	20%	\$38,772,298	72%	\$160,085	44%	\$45,000	17%

# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	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 2016 - Dec 2016	107		\$22,115,983		\$206,691		\$159,500	
Jan 2015 - Dec 2015	103		\$21,645,365		\$210,149		\$160,000	
Increase/(Decrease)	4	4%	\$470,618	2%	\$(3,458)	(2%)	\$(500)	0%
<b>Total Wanship, Hoytsville, Coalville, Echo, Henefer</b>								
Jan 2016 - Dec 2016	107		\$22,115,983		\$206,691		\$159,500	
Jan 2015 - Dec 2015	103		\$21,645,365		\$210,149		\$160,000	
Increase/(Decrease)	4	4%	\$470,618	2%	\$(3,458)	(2%)	\$(500)	0%

# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Morgan County</b>								
<b>Morgan County</b>								
Jan 2016 - Dec 2016	2		\$1,100,000		\$550,000		\$550,000	
Jan 2015 - Dec 2015	1		\$65,000		\$65,000		\$65,000	
Increase/(Decrease)	1	100%	\$1,035,000	1,592%	\$485,000	746%	\$485,000	746%
<b>Total Morgan County</b>								
Jan 2016 - Dec 2016	2		\$1,100,000		\$550,000		\$550,000	
Jan 2015 - Dec 2015	1		\$65,000		\$65,000		\$65,000	
Increase/(Decrease)	1	100%	\$1,035,000	1,592%	\$485,000	746%	\$485,000	746%

# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Snowbasin / Huntsville</b>								
<b>Huntsville / Snowbasin / Eden / Liberty</b>								
Jan 2016 - Dec 2016	12		\$6,777,902		\$564,825		\$468,250	
Jan 2015 - Dec 2015	13		\$4,257,000		\$327,462		\$349,000	
Increase/(Decrease)	(1)	(8%)	\$2,520,902	59%	\$237,364	72%	\$119,250	34%
<b>Total Snowbasin / Huntsville</b>								
Jan 2016 - Dec 2016	12		\$6,777,902		\$564,825		\$468,250	
Jan 2015 - Dec 2015	13		\$4,257,000		\$327,462		\$349,000	
Increase/(Decrease)	(1)	(8%)	\$2,520,902	59%	\$237,364	72%	\$119,250	34%

# Comparison Report

Prepared by: F. Seaton Prince, III

PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Wasatch Front</b>								
<b>Wasatch Front (Salt Lake City - Ogden - Provo)</b>								
Jan 2016 - Dec 2016	62		\$36,076,908		\$581,886		\$383,000	
Jan 2015 - Dec 2015	80		\$37,359,449		\$466,993		\$346,500	
Increase/(Decrease)	(18)	(23%)	\$(1,282,541)	(3%)	\$114,892	25%	\$36,500	11%
<b>Total Wasatch Front</b>								
Jan 2016 - Dec 2016	62		\$36,076,908		\$581,886		\$383,000	
Jan 2015 - Dec 2015	80		\$37,359,449		\$466,993		\$346,500	
Increase/(Decrease)	(18)	(23%)	\$(1,282,541)	(3%)	\$114,892	25%	\$36,500	11%

# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Other - Utah</b>								
<b>Other Utah</b>								
Jan 2016 - Dec 2016	71		\$36,531,391		\$514,527		\$387,000	
Jan 2015 - Dec 2015	48		\$23,640,753		\$492,516		\$368,953	
Increase/(Decrease)	23	48%	\$12,890,638	55%	\$22,011	4%	\$18,048	5%
<b>Total Other - Utah</b>								
Jan 2016 - Dec 2016	71		\$36,531,391		\$514,527		\$387,000	
Jan 2015 - Dec 2015	48		\$23,640,753		\$492,516		\$368,953	
Increase/(Decrease)	23	48%	\$12,890,638	55%	\$22,011	4%	\$18,048	5%



# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Other - USA</b>								
<b>National</b>								
Jan 2016 - Dec 2016	7		\$1,647,400		\$235,343		\$192,000	
Jan 2015 - Dec 2015	3		\$707,250		\$235,750		\$206,000	
Increase/(Decrease)	4	133%	\$940,150	133%	\$(407)	0%	\$(14,000)	(7%)
<b>Total Other - USA</b>								
Jan 2016 - Dec 2016	7		\$1,647,400		\$235,343		\$192,000	
Jan 2015 - Dec 2015	3		\$707,250		\$235,750		\$206,000	
Increase/(Decrease)	4	133%	\$940,150	133%	\$(407)	0%	\$(14,000)	(7%)

# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Total Property by Area</b>								
<b>Other - International</b>								
<b>International</b>								
Jan 2016 - Dec 2016	1		\$10		\$10		\$10	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$10	0%	\$10	0%	\$10	0%
<b>Total Other - International</b>								
Jan 2016 - Dec 2016	1		\$10		\$10		\$10	
Jan 2015 - Dec 2015	0		\$0		\$0		\$0	
Increase/(Decrease)	1	0%	\$10	0%	\$10	0%	\$10	0%

# Comparison Report

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PCR - 12 Month Rolling - Year over Year

January 2015 - December 2016 / January 2014 - December 2015

	Qty Sold	% Chg	Volume Sold	% Chg	Avg Sale	% Chg	Median Sale	% Chg
<b>Grand Totals</b>								
Jan 2016 - Dec 2016	2,694		\$2,195,598,491		\$814,996		\$490,000	
Jan 2015 - Dec 2015	2,500		\$1,862,274,715		\$744,910		\$449,000	
Increase/(Decrease)	194	8%	\$333,323,776	18%	\$70,086	9%	\$41,000	9%