



Why Choose Park City

A Clear-Eyed Guide for Out-Of-State Buyers
Considering a Second Home, Lifestyle Move, or Long-Term Legacy Purchase.



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Park City is a Decision Market



Park City isn't a trend. It's a deliberate choice. While other resort towns offer temporary excitement, Park City offers a sustainable lifestyle. The buyers who choose this market are looking for a rare intersection: world-class infrastructure paired with a small-town soul.

In Park City, "luxury" isn't just about high-end finishes; it's about effortless access and amenities like:

- In just a 35-minute drive you'll reach Salt Lake International Airport.
- With 85% of the surrounding land protected as open space, we aren't just buying homes; we're buying into a finite, highly curated geography.
- Summer in Park City (mountain biking, hiking, and Deer Valley concerts) is now just as much of a draw as the "Greatest Snow on Earth."

Park City rewards those who think in decades. It's a market built on long-term value, not seasonal hype.

Where Most Buyers Go Wrong



The biggest mistakes in Park City real estate rarely happen at the closing table, they happen during the search. When you're buying from a distance, it's easy to anchor on the wrong variables. Here are some of the biggest mistakes that I see buyers make, and that I help them avoid!

- Buyers often pay a massive premium for ski access they only use five days a year, while sacrificing year-round sunlight, flat driveways, or neighborhood community.
- Park City is a mosaic of "micro-markets." Buying in Old Town for the history when you actually want the gated security of Promontory (or vice versa) is a multi-million dollar mistake.
- Many buyers assume rental income will "carry the house." In a post-2025 market, rental success is about compliance and management, not just an Airbnb listing. HOAs are tightening, and "zoning" is the most important word in your vocabulary.

Mountain West Comparison



Park City

Unrivaled. 35 mins to SLC Intl.

Refined, family-focused, community-rich.

Best "Lifestyle Per Dollar" and year-round use.

True 12-month community.

Aspen

Difficult accessibility. Flight delays common.

High-glamour, celebrity-dense, "The Scene."

Ultra-constrained value market; purely a prestige asset.

Peak winter/summer; quiet shoulder seasons.

Jackson Hole

Remote. Limited direct flight options.

Rugged, western, private, and outdoorsy vibe.

Legacy land purchase and highly tax-advantaged.

Wildlife & wilderness focus.

The Micro-Market Breakdown



Where Do You Fit?

Old Town: For those who want the "Park City Pulse." Historic, walkable to Main Street, and high rental demand—but expect smaller lots and "creative" parking.

Deer Valley: The gold standard for service and exclusivity. No snowboards allowed, pristine grooming, and iconic lodges. This is the Prestige play.

The Canyons Village: The epicenter of modern growth and luxury condos. Perfect for those who want a "resort within a resort" experience.

Snyderville Basin (Silver Springs/Old Ranch Rd): Where the locals live. Larger lots, flat trails, and a true neighborhood feel while still being 10 minutes from the lifts.

Gated Communities (Promontory/Glenwild/Tuhaye): Private clubs with world-class golf, pools, and security. For the buyer who wants an "all-inclusive" family compound.

The Reality of Park City Homes



Park City is a "Buy and Hold" town. Whether you're looking for a hybrid personal-use property or a strategic long-term hold, success depends on alignment with this concept.

In terms of using your property for rental income, we don't just read the price; we read the CC&Rs. Does the HOA allow nightly rentals? Is there a "transfer fee"? What are the rules on hot tubs or exterior modifications?

In addition, we've moved from a "speculative" market to a "fundamental" market. Success now comes from identifying properties with true scarcity, meaning homes that can't be easily replicated in the next development cycle.



Your Guide to Buying a Home in Park City

Buying in Park City should be a surgical process, not a stressful one. I offer Private Buyer Briefings specifically for out-of-state clients to bridge the gap between "Zillow browsing" and "Market mastery."



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