Summit County Economic Conditions

- July 2025, Unemployment Rate = 2.7% (lowest of all Utah Counties)
- Average Earnings Per Job = $77,187 (State of Utah = $77,438)
- 2024 Gross Regional Product = $6,451,680,783
  1. Accommodation and Food Services
  2. Real Estate and Rental and Leasing
  3. Professional, Scientific, and Technical Services
  4. Finance and Insurance
  5. Retail Trade
  6. Construction
  7. Arts, Entertainment, and Recreation
  8. Government
  9. Information
  10. Manufacturing

1. FirstHome Interest Rate = 6

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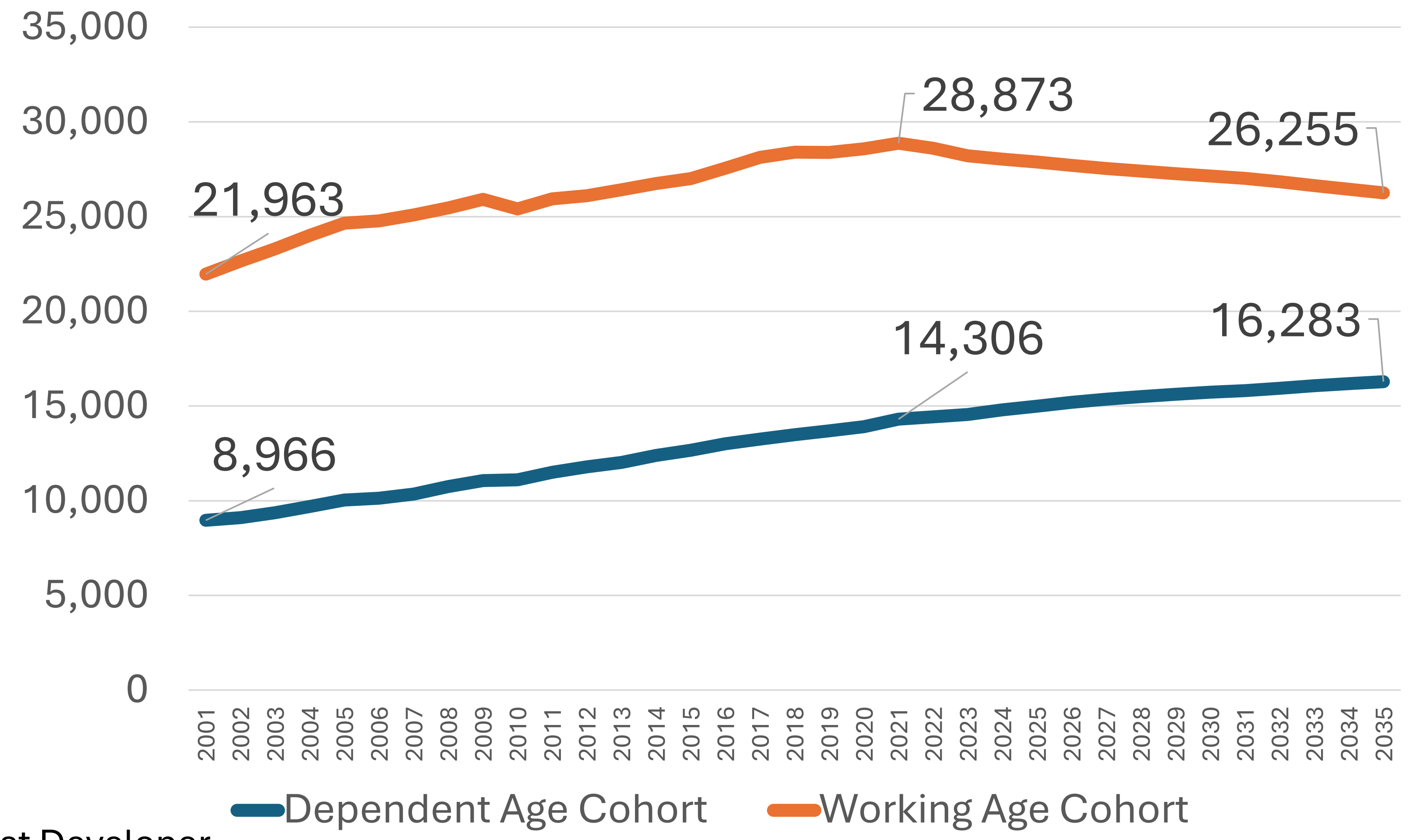
Dependent Age (0-14, 65+) & Working Age Cohorts (15-65)



Source: Lightcast Developer

NEWS

J-1 staffing hurdles hit resort as winter season approaches

by **Jonathan Herrera**
September 9, 2025

Facebook X

Park City seasonal workers mingle with friends and local organizations at welcome event. Credit: Jonathan Herrera/Park Record

J-1 Visa holders make up between 1,600 and 2,000 workers during a typical winter season.

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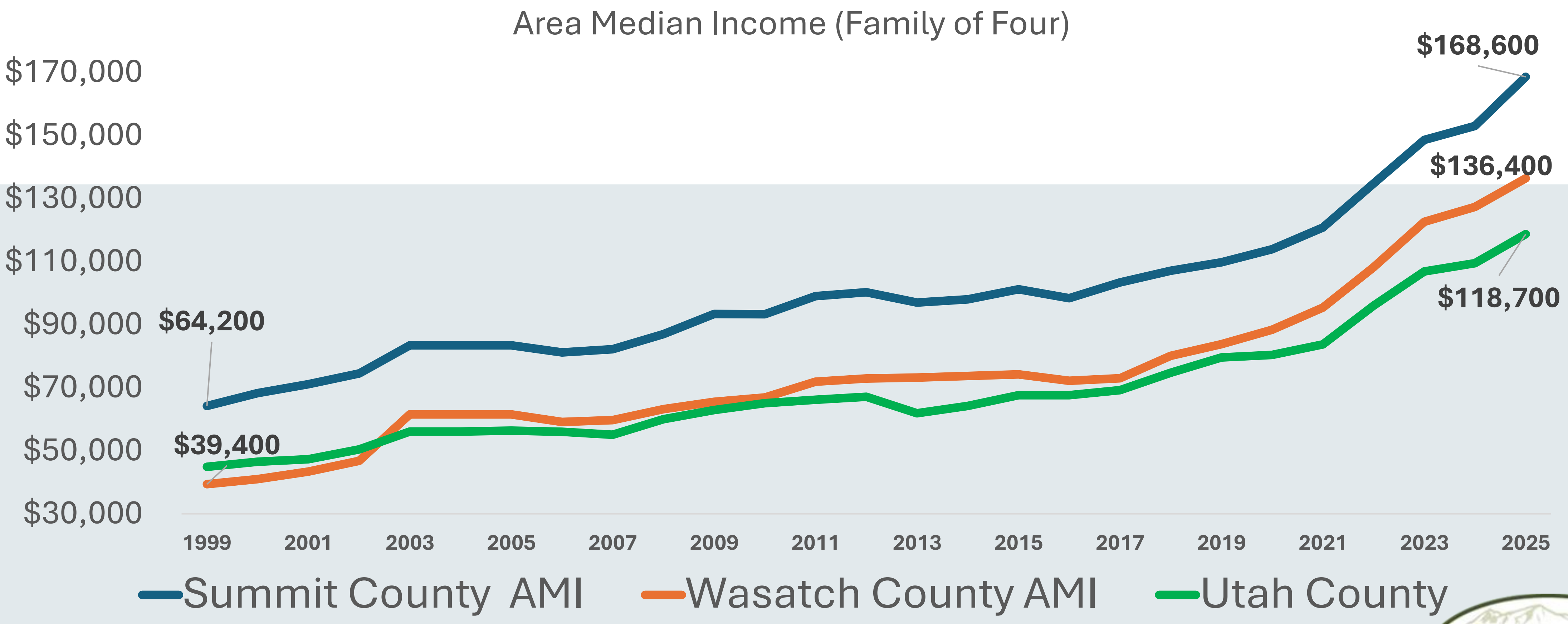
Out of Market Visitors

	2025	YoY Change
	Jan 1 - Sept 6	
	Out of Market Visitors	
Henefer	52,200	-6.80%
Coalville	207,800	-3.70%
Oakley	148,800	-8.50%
Kamas	319,500	-5.80%
Francis	56,100	-9.90%
Park City	2,200,000	-6.50%
Summit County	4,000,000	-6.50%

Source: Placer.ai

Changes in Area Median Income (AMI)



Summit County, Maximum Purchase Price
Area Median Income $168,600 (4-person HH)

	Studio	1 BR	2 BR	3 BR
	Estimated Occupancy			
	1	2	3	4
30% AMI	$81,000	$100,000	$118,000	$138,000
40% AMI	$122,000	$148,000	$172,000	$196,000
50% AMI	$165,000	$195,000	$227,000	$257,000
60% AMI	$212,000	$245,000	$287,000	$319,000
70% AMI	$252,000	$295,000	$342,000	$386,000
80% AMI	$295,000	$346,000	$395,000	$445,000
100% AMI	$386,000	$448,000	$507,000	$570,000
120% AMI	$470,000	$544,000	$620,000	$694,000

Source: HUD, Summit County Economic Development & Housing Office

Utah County, Maximum Purchase Price
Area Median Income $118,700 (4-person HH)

	Studio	1 BR	2 BR	3 BR
	Estimated Occupancy			
	1	2	3	4
30% AMI	$40,000	$55,000	$67,000	$82,000
40% AMI	$70,000	$88,000	$105,000	$125,000
50% AMI	$103,000	$125,000	$144,000	$166,000
60% AMI	$131,000	$160,000	$184,000	$210,000
70% AMI	$162,000	$195,000	$226,000	$256,000
80% AMI	$194,000	$230,000	$265,000	$301,000
100% AMI	$256,000	$298,000	$342,000	$386,000
120% AMI	$318,000	$370,000	$422,000	$476,000

Source: HUD, Summit County Economic Development & Housing Office

Wasatch County, Maximum Purchase Price
Area Median Income $136,400 (4-person HH)

	Studio	1 BR	2 BR	3 BR
	Estimated Occupancy			
	1	2	3	4
30% AMI	$55,000	$71,000	$85,000	$100,000
40% AMI	$88,000	$110,000	$129,000	$148,000
50% AMI	$124,000	$148,000	$175,000	$200,000
60% AMI	$159,000	$189,000	$219,000	$250,000
70% AMI	$194,000	$229,000	$265,000	$299,000
80% AMI	$230,000	$269,000	$311,000	$349,000
100% AMI	$300,000	$350,000	$400,000	$450,000
120% AMI	$370,000	$432,000	$492,000	$552,000

Source: HUD, Summit County Economic Development & Housing Office

Workers by Area Median Income (AMI)

	Summit County	Utah County	Wasatch County
	% of Workers by Area Median Income		
30% AMI	7.7%	.49%	4.20%
40% AMI	23.9%	6.9%	17.7%
50% AMI	18.4%	19.7%	18.9%
60% AMI	18.4%	23.1%	21.0%
70% AMI	11.1%	13.0%	10.5%
80% AMI	7.7%	10.6%	8.4%
100% AMI	7.7%	9.3%	11.3%
120% AMI	4.3%	5.9%	4.2%

Source: Summit County Economic Development & Housing Office, HUD, Lightcast Developer

Summit County, Inventory by AMI
Area Median Income $168,600 (4-person HH)

	Studio	1 BR	2 BR	3 BR
	Estimated Occupancy			
	1	2	3	4
30% AMI	0	0	0	0
40% AMI	0	0	0	0
50% AMI	0	1	0	0
60% AMI	0	3	0	0
70% AMI	0	1	0	0
80% AMI	1	0	3	2
100% AMI	7	15	12	17
120% AMI	12	4	16	11

Source: Summit County Economic Development & Housing Office
Realtor.com

Utah County, Inventory by AMI
Area Median Income $118,700 (4-person HH)

	Studio	1 BR	2 BR	3 BR
	Estimated Occupancy			
	1	2	3	4
30% AMI	0	0	0	0
40% AMI	0	0	0	0
50% AMI	0	0	0	0
60% AMI	0	0	1	0
70% AMI	0	2	3	2
80% AMI	0	6	20	56
100% AMI	0	4	73	401
120% AMI	0	2	38	841

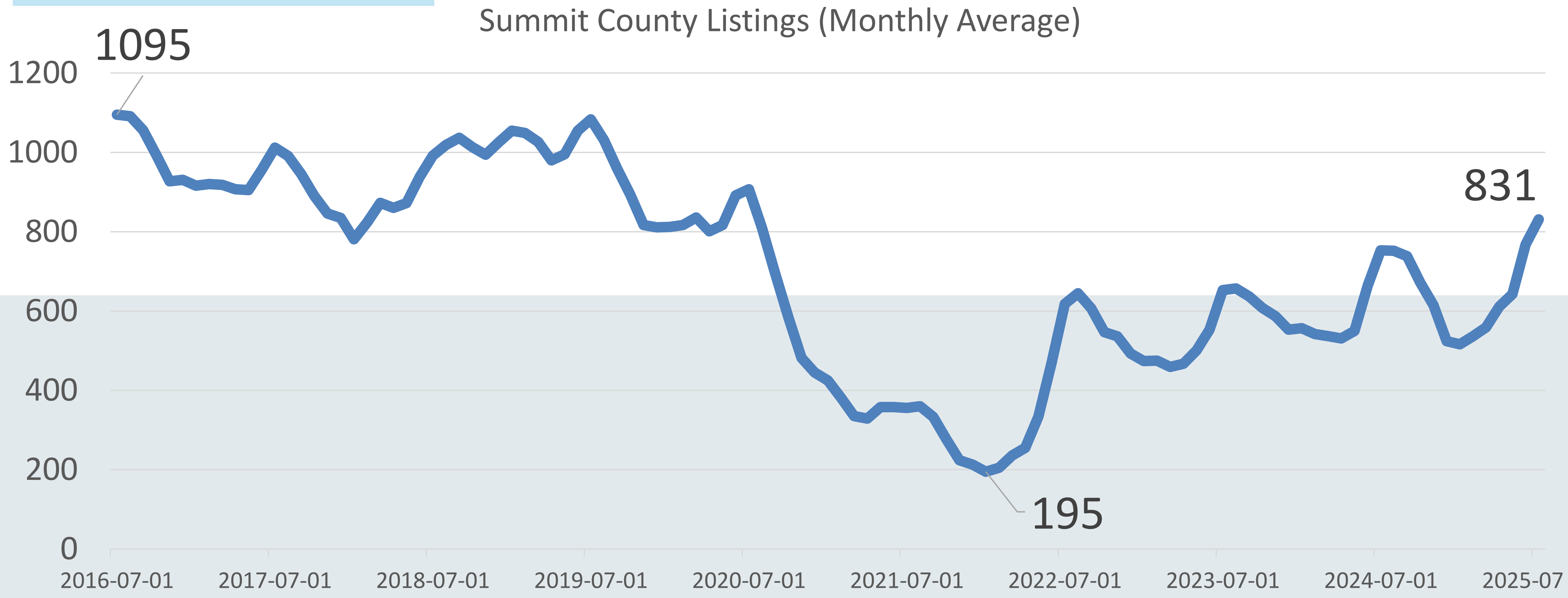
Source: Summit County Economic Development & Housing Office
Realtor.com

Wasatch County, Inventory by AMI
Area Median Income $136,400 (4-person HH)

	Studio	1 BR	2 BR	3 BR
	Estimated Occupancy			
	1	2	3	4
30% AMI	0	0	1	0
40% AMI	0	0	0	0
50% AMI	0	0	0	0
60% AMI	0	0	0	0
70% AMI	1	0	0	0
80% AMI	1	0	0	3
100% AMI	0	5	5	16
120% AMI	0	5	19	28

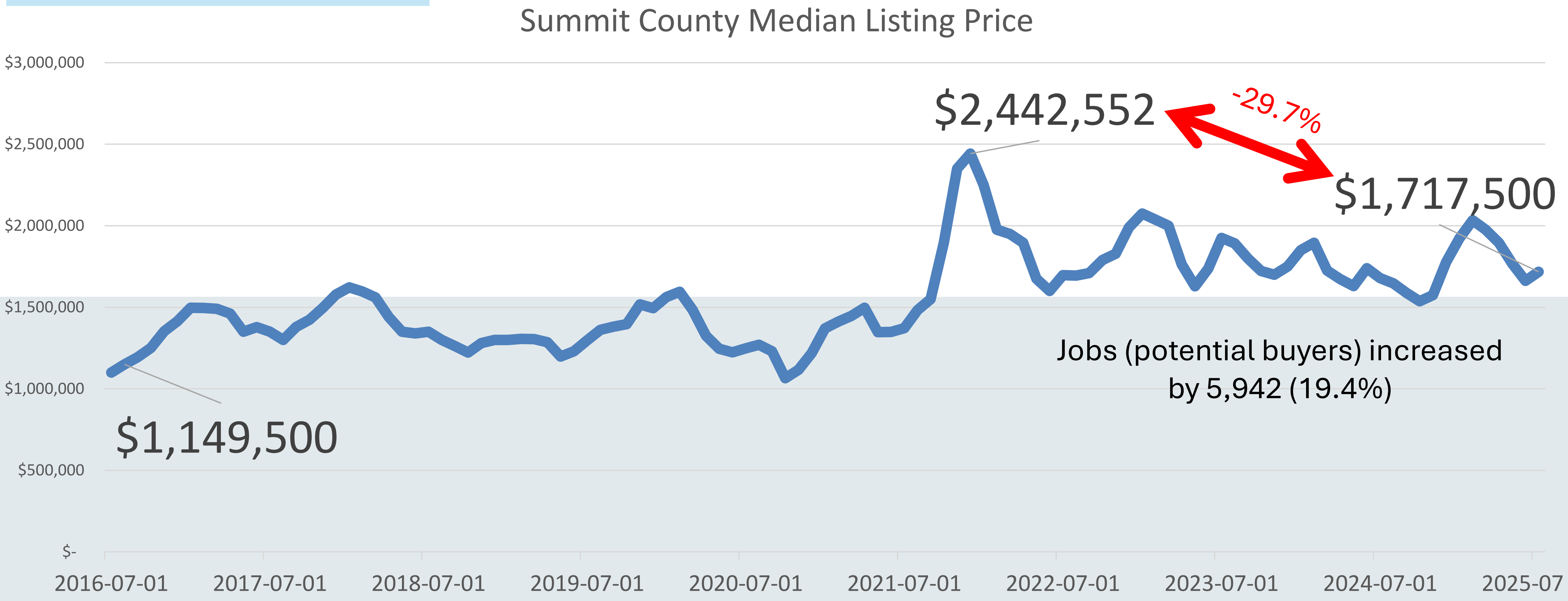
Source: Summit County Economic Development & Housing Office
Realtor.com

Listings have decreased 24% from 07/2016 to 07/2025



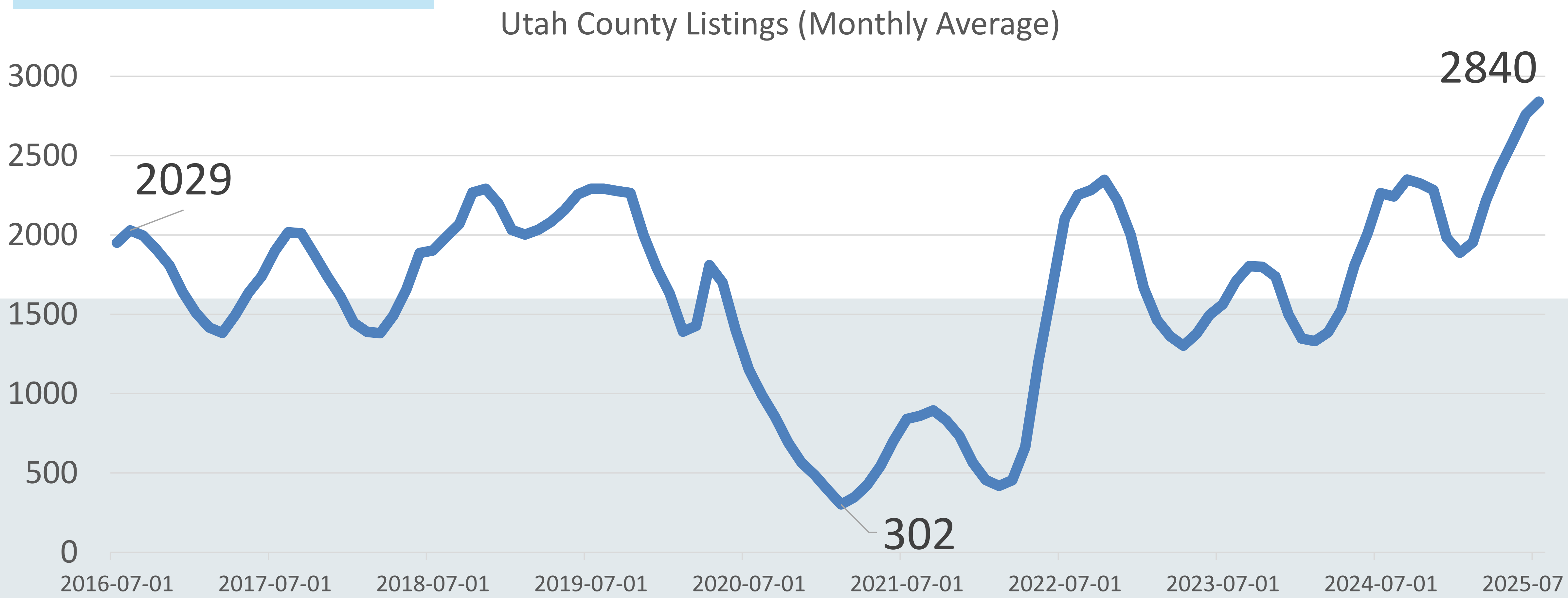
Source: Realtor.com/Housing Inventory Core Metrics

Prices have increased 49.4% from 07/2016 to 07/2025



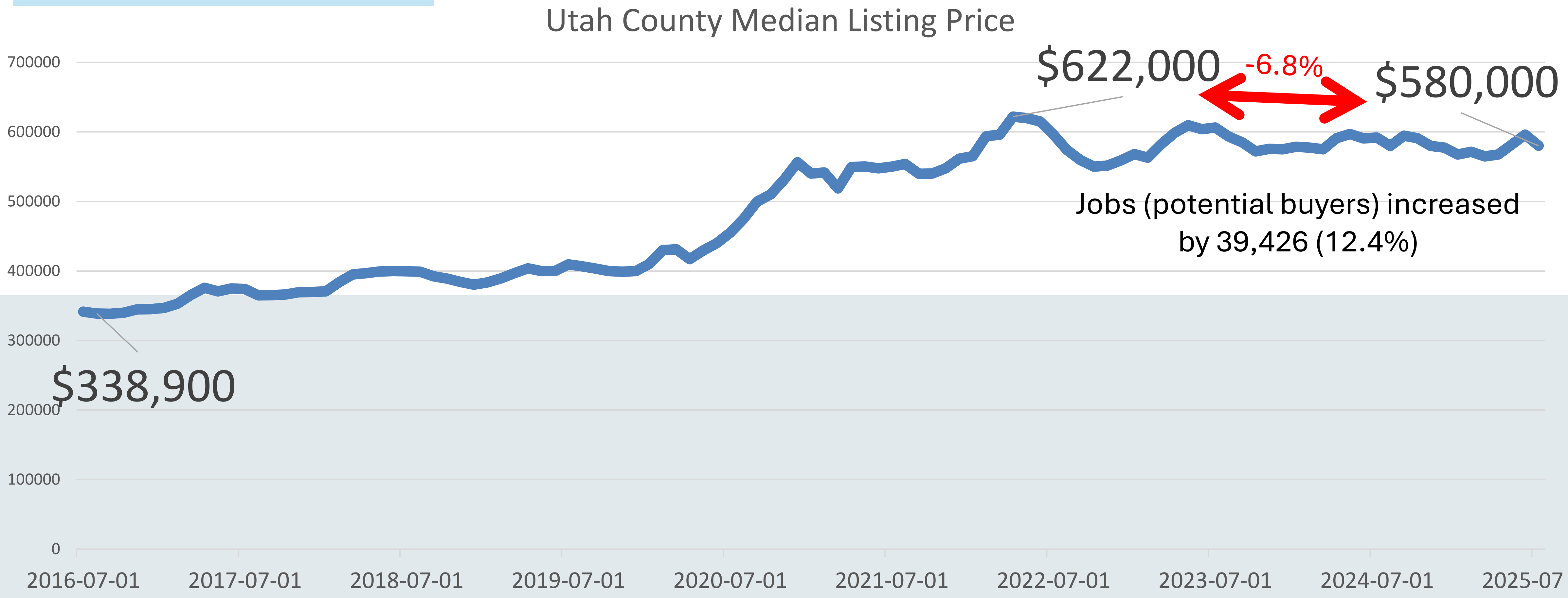
Source: Realtor.com/Housing Inventory Core Metrics, Lightcast Developer

Listings have increased 40% from 07/2016 to 07/2025



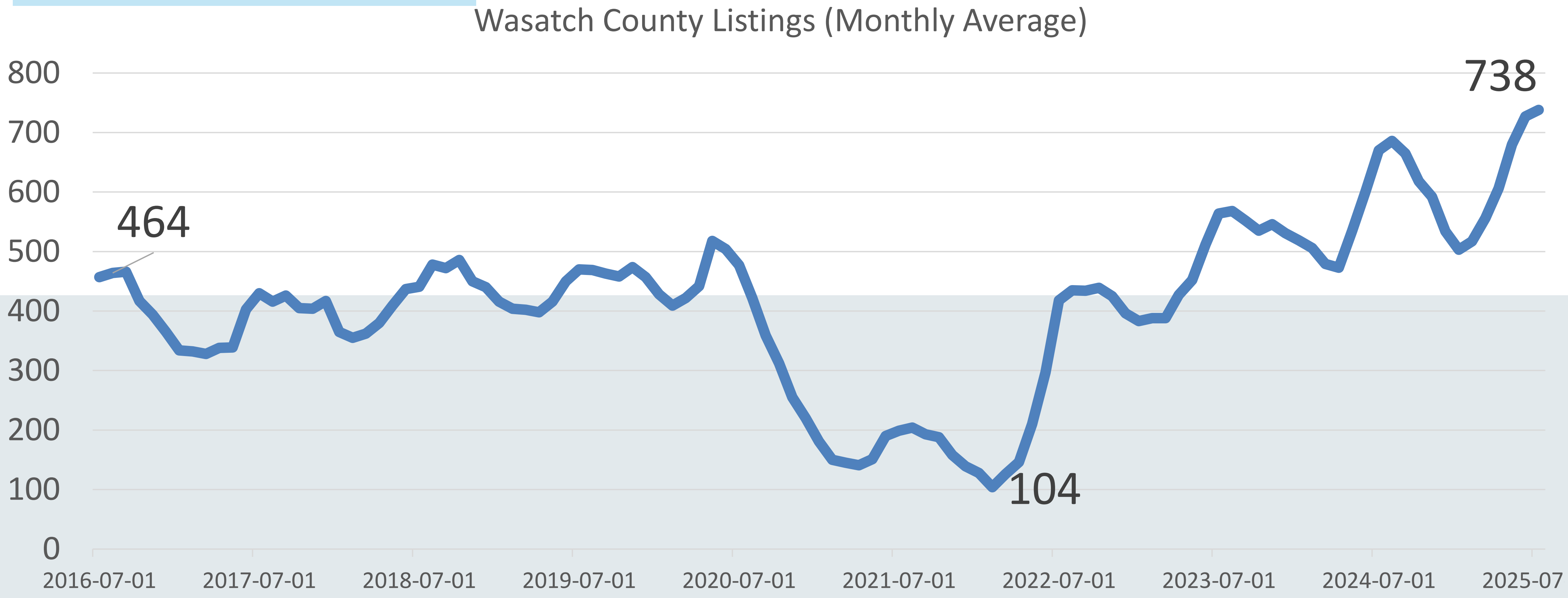
Source: Summit County Economic Development & Housing Office

Prices have increased 71% from 07/2016 to 07/2025



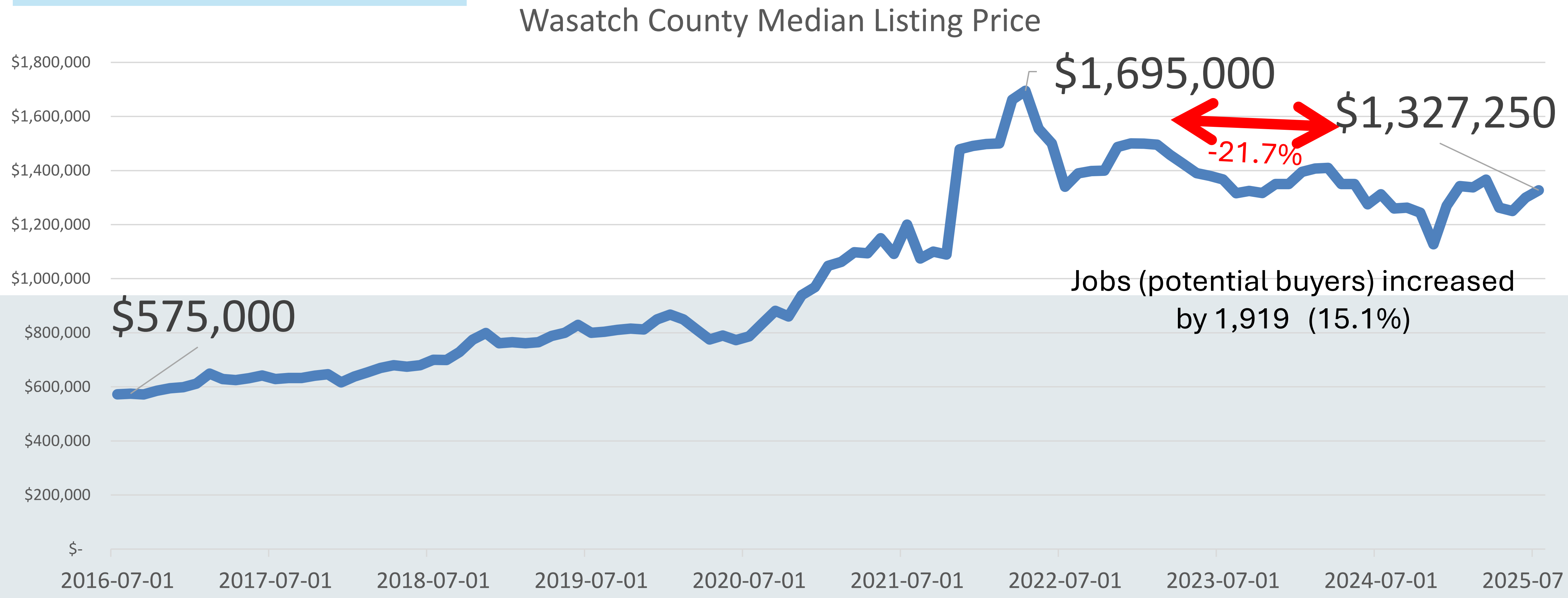
Source: Realtor.com/Housing Inventory Core Metrics, Lightcast Developer

Listings have increased 59.1% from 07/2016 to 07/2025



Source: Realtor.com/Housing Inventory Core Metrics

Prices have increased 130.8% from 07/2016 to 07/2025



Source: Realtor.com/Housing Inventory Core Metrics, Lightcast Developer

Source: Realtor.com

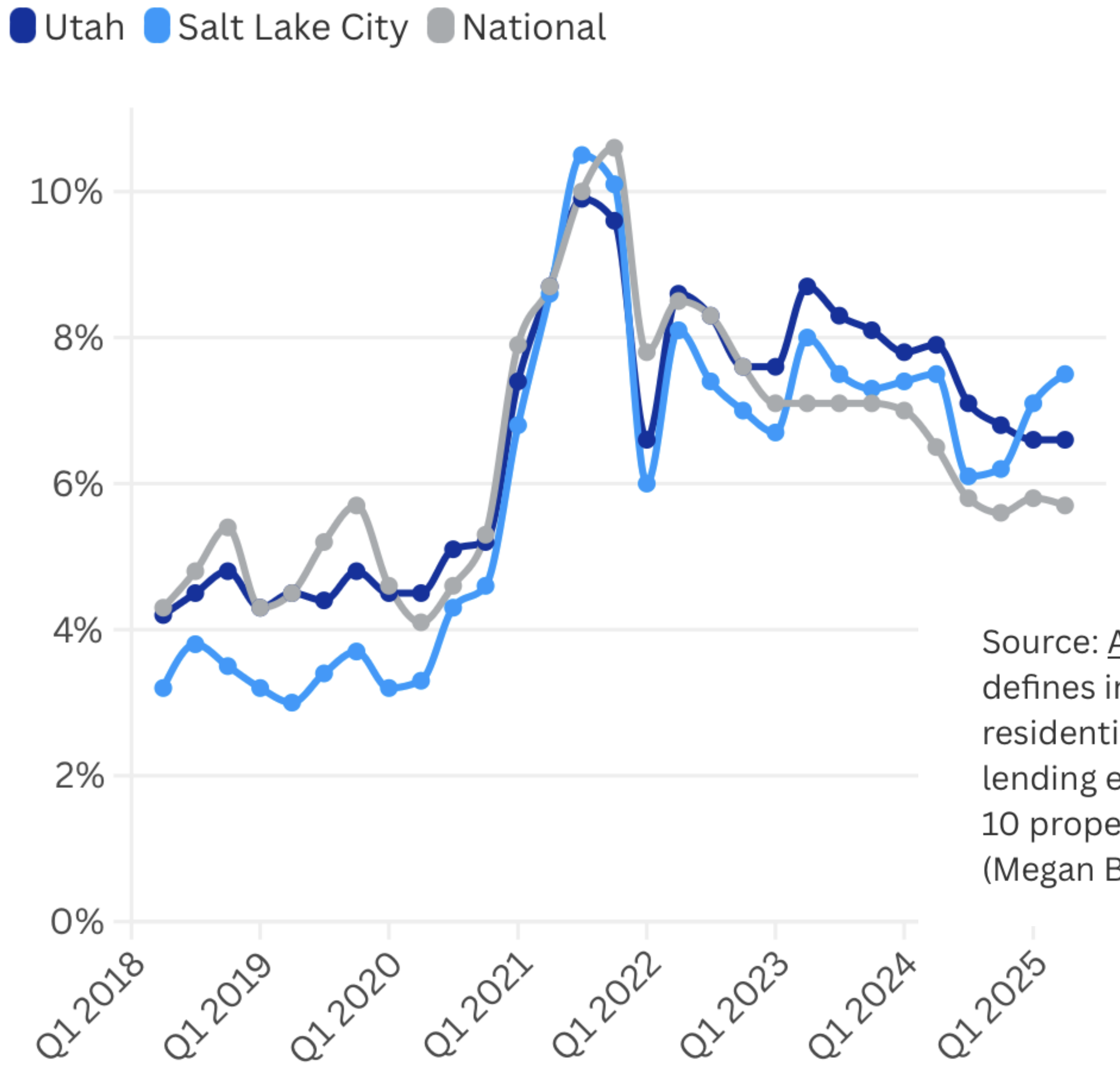
What are the impacts of investor buyer/sellers on price?

	Avg. Share Inv. Buyers		
State Name	**2019**	**2024**	**vs. 2019**
Montana	10.9%	17.2%	6.3%
Oklahoma	13%	18.7%	5.7%
Utah	12.6%	18%	5.4%
Delaware	9%	14.3%	5.3%
Wyoming	11.4%	16.3%	4.9%
Idaho	8.9%	13.8%	4.9%
Kansas	13.6%	18.4%	4.8%
Ohio	10.2%	14.7%	4.5%
Alabama	11.8%	15.9%	4.1%
Massachusetts	4%	8.1%	4.1%

Investor sellers and investor buyers are active in the same states

The list of top states for investor sellers looks similar to the top locations for investor purchases, indicating that investor activity is heavily concentrated in certain markets. Oklahoma, Missouri, Georgia, Nevada, and Utah saw the highest share of investor sellers in 2024.

Percent of homes sold to institutional investors



Source: ATTOM data • Note: ATTOM defines institutional investor sales as residential property sales to non-lending entities that purchased at least 10 properties in a calendar year.
(Megan Banta | The Salt Lake Tribune)

The Salt Lake Tribune

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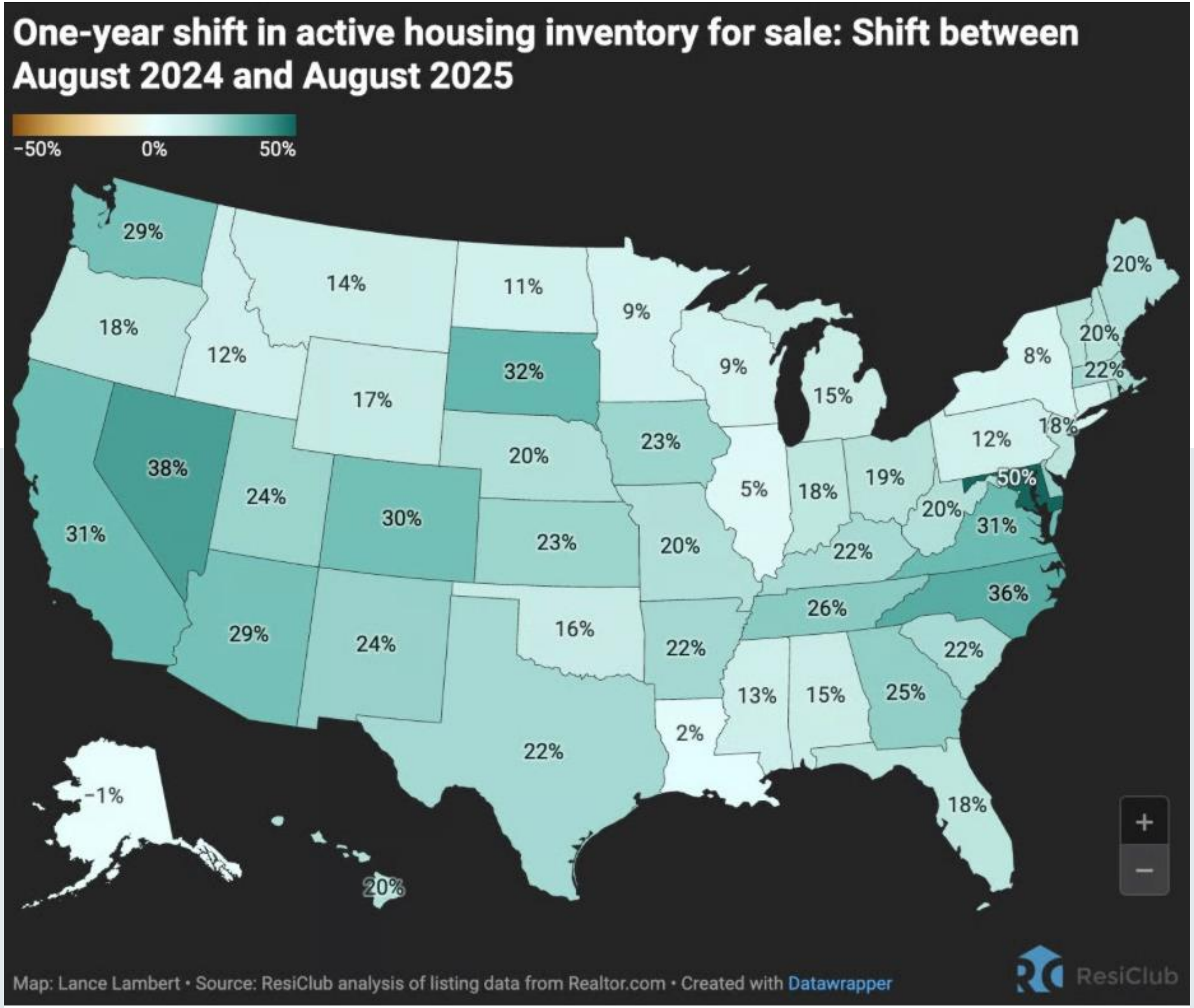
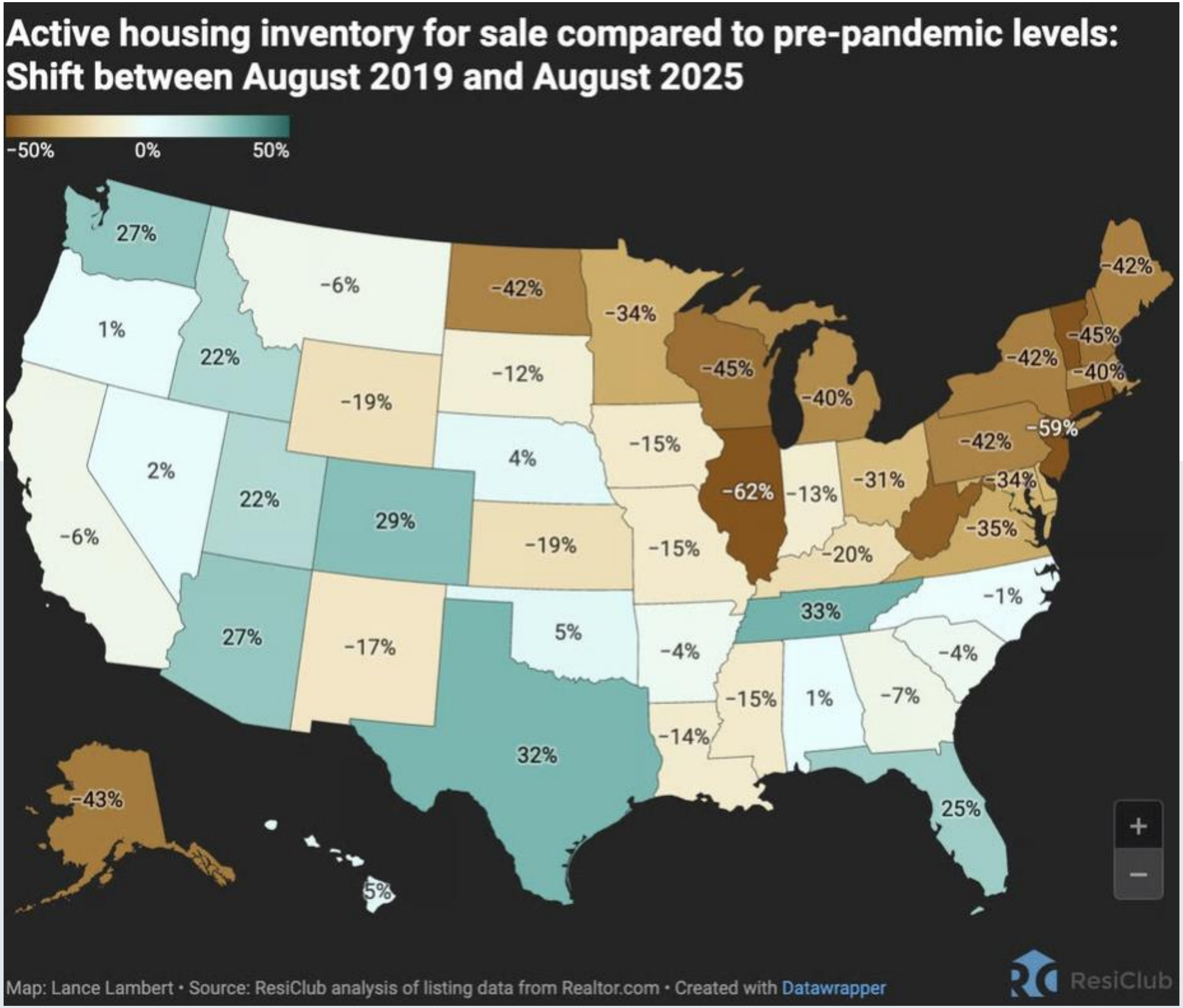

One-year shift in active housing inventory for sale: Shift between August 2024 and August 2025
−50%
0%
50%
29%
14%
11%
9%
20%
18%
12%
32%
9%
20%
8%
22%
17%
15%
23%
18%
12%
38%
20%
5%
18%
19%
50%
24%
30%
20%
31%
31%
23%
20%
22%
36%
26%
16%
29%
24%
22%
22%
13%
15%
25%
2%
22%
−1%
18%
20%
Map: Lance Lambert • Source: ResiClub analysis of listing data from Realtor.com • Created with Datawrapper
ResiClub



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