



Prestige Real Estate
of KILLINGTON

VOLUME 14, ISSUE 2

APRIL 1, 2019

IN THIS ISSUE

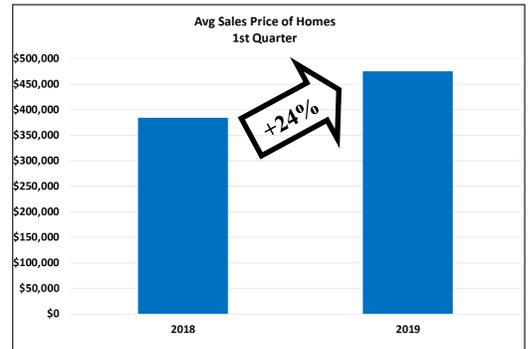
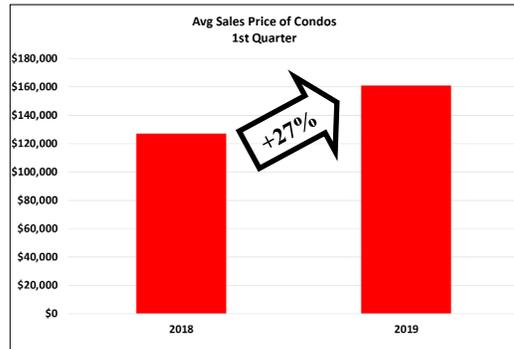
- Pricing are rising and properties are moving
- Prestige Real Estate leads the market in sales
- Factors driving the market
- 1Q19 Killington property transactions

Killington Real Estate in Review

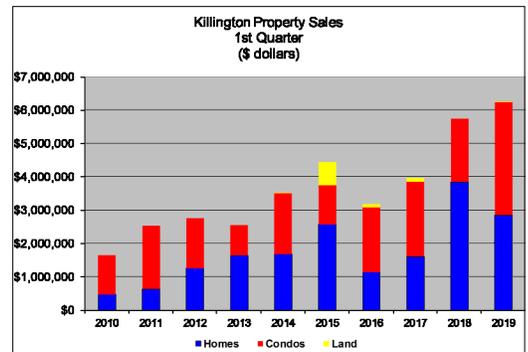
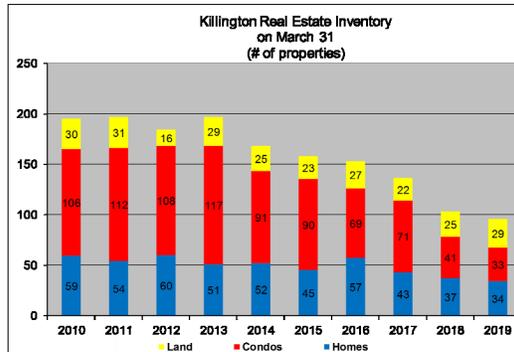
A Publication of Prestige Real Estate of Killington
2922 Killington Road Killington, VT 05751
802-422-3923 phone
www.prestigekillington.com

Prices are rising & properties are moving fast

What a difference a year makes! The average sale price is up 27% for condos and 24% for homes compared to the first quarter of 2018.



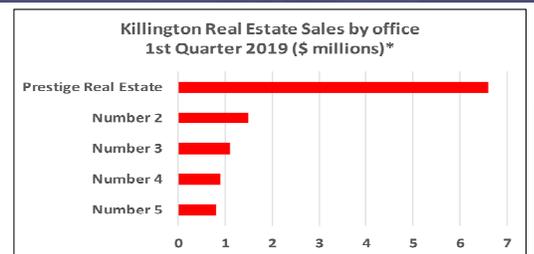
First quarter inventory has been dropping steadily and the “Law of Supply and Demand” has kicked in. Total market revenue for the first quarter of 2019 was \$6.2 million, the highest it’s been for the 1st quarter in 17 years (since we have been tracking the data).



Condos are moving at a particularly fast pace with median days on market dropping from 195 during the first quarter of 2018 to just **34** days during the first quarter this year. The trend is continuing. As of March 31st, there were 24 condo sales pending with median days on market dropping to **eleven**. Property is “flying off the shelf!”

Prestige Real Estate leads the market in sales

Prestige Real Estate was founded and operated over the years to provide unrivaled customer service. As a result, we have consistently been leaders in Killington real estate sales. The first quarter of 2019 is no exception. We thank our loyal customers and clients for your support and truly appreciate the business you send our way.



Note: Based on NEREN MLS data as of March 31, 2019. *Office revenue is doubled to reflect credit for listing and selling office.

Prestige Real Estate of Killington
2922 Killington Road
Killington, VT 05751
Phone: 802-422-3923
Email: info@prestigekillington.com

What is driving this market? There are five key factors...

- I. There is a “buzz” about Killington given the investment in the mountain: including announced improvements, Powdr will have invested over \$100 million since buying Killington resort in 2007... \$16 million more than they paid to purchase the resort!
- II. Hosting the World Cup Womens’ Giant Slalom and Slalom events on Thanksgiving Weekend has brought the area new notoriety and recognition of Killington’s world class snowmaking capabilities. You can ski here when no where else is open!
- III. Killington’s investment in Mountain Biking and the Adventure Center has created more reason for visitors to come year round
- IV. Killington offers great real estate value for the dollar particularly as compared to other Vermont ski towns like Stowe and Okemo
- V. People are feeling good about the economy and are looking to diversify their investments into real estate

1st Quarter 2019 Killington Property Transactions

| Homes | | | | | | |
|--------------------------|----------------------|-------------|-------------|--------------------|----------------|----------------|
| Address | Property type | Size | Sold | Days on Mkt | List \$ | Sold \$ |
| 792 Woods Lane W2 | single family | 3BR/3.5BA | 1/22/2019 | 144 | 429000 | 419000 |
| 361 Bart's Hill Road | single family | 3BR/3BA | 2/28/2019 | 67 | 429000 | 429000 |
| 183 Big Rock Road | single family | 3BR/2BA | 3/6/2019 | 213 | 400000 | 400000 |
| 34 Bear Run | single family | 3BR/3BA | 3/29/2019 | 1116 | 445000 | 430000 |
| 185 Big Rock | single family | 4BR/3BA | 3/29/2019 | 341 | 759000 | 700000 |
| 1572 Killington Road | multi-family | 6BR/4BA | 3/29/2019 | 724 | 500000 | 473000 |
| Condos | | | | | | |
| Colony Club D19 | condo | 3BR/3BA | 2/15/2019 | 35 | 279000 | 261000 |
| Edgemont A5 | condo | 1BR/1BA | 1/28/2019 | 4 | 69000 | 75000 |
| Edgemont A6 | condo | 2BR/2BA | 3/18/2019 | 12 | 149000 | 149000 |
| Fall Line D5 | condo | 1BR/1BA | 2/1/2019 | 33 | 139000 | 135000 |
| Fall Line G2 | condo | 3BR/3BA | 3/29/2019 | 34 | 259000 | 250000 |
| Hemlock Ridge 2B | condo | 3BR/2BA | 1/31/2019 | 59 | 159000 | 152500 |
| Lodges A203 | condo | 3BR/3BA | 3/15/2019 | 34 | 469000 | 455000 |
| Mt Green 1B9 | condo | 1BR/1BA | 1/11/2019 | 27 | 88000 | 84000 |
| Mt Green 1B7 | condo | 1BR/1BA | 1/29/2019 | 10 | 69500 | 66000 |
| Mt Green 2E9 | condo | 1BR/1BA | 2/15/2019 | 302 | 82000 | 72000 |
| Mt Green 3D18 | condo | 1BR/1BA | 3/4/2019 | 168 | 120000 | 110000 |
| Pico Village Square C402 | condo | Studio/1BA | 1/11/2019 | 37 | 54900 | 54000 |
| Pico Village Square E102 | condo | 2BR/2BA | 1/24/2019 | 31 | 169900 | 162500 |
| Pico Village Square G101 | condo | 3BR/2BA | 1/25/2019 | 45 | 179000 | 175000 |
| Pico Village Square F103 | condo | 3BR/2BA | 3/8/2019 | 21 | 209000 | 192000 |
| Pinnacle E8 | condo | 2BR/2BA | 3/8/2019 | 46 | 170000 | 160000 |
| Sunrise Northstar A2 | condo | 3BR/3BA | 2/15/2019 | 7 | 349000 | 334000 |
| Trail Creek 28 | condo | 1BR/1BA | 1/10/2019 | 35 | 147000 | 140000 |
| Trail Creek 63 | condo | 1BR/1BA | 2/15/2019 | 15 | 149900 | 149000 |
| Whiffletree C1 | condo | 1BR/1BA | 1/28/2019 | 6 | 64000 | 63250 |
| Woods A8 | condo | 2BR/2.5BA | 1/31/2019 | 283 | 149900 | 143000 |
| Land | | | | | | |
| Lot 22 Rockwell Road | residential | 3.58 acres | 1/18/2019 | 54 | 9500 | 8750 |

Note: Based on NEREN MLS data as of March 31, 2019

For info on all Killington properties for sale and updates on Killington real estate news, visit:
www.prestigekillington.com



Join us on FACEBOOK



Prestige Real Estate of Killington
 2922 Killington Road
 Killington, VT 05751
 Phone: 802-422-3923
 Email: info@prestigekillington.com