



Prestige Real Estate
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Killington Real Estate in Review

*A Publication of Prestige Real Estate of Killington
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Lack of inventory is the limiting factor

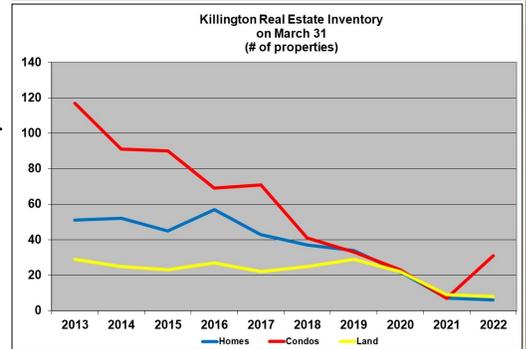
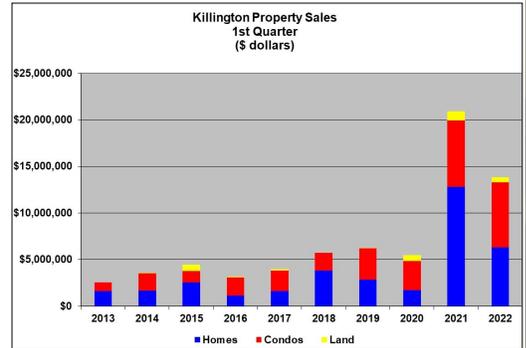
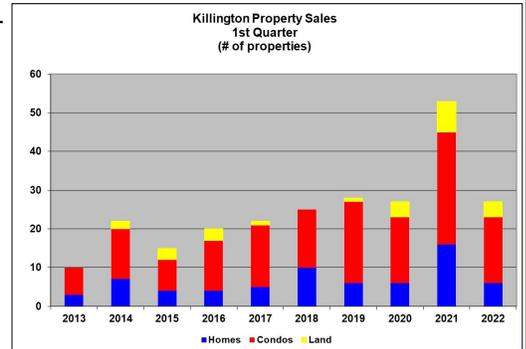
Except when compared with the anomaly of 2021, 1st quarter 2022 transaction volume has been strong and consistent with several previous years. The difference is, revenue (\$) far exceeds all previous years other than 2021 because the average sale prices of homes and condos have increased dramatically.

Total 1st quarter revenue was \$13.8 million, 2/3rds of last year but more than twice any other previous year. Six homes sold in Killington in the 1st quarter at an average price just over \$1 million, up more than 30% even compared to the 1st quarter in 2021. Seventeen condos sold at an average price of \$413K, more than 67% higher than the average last year and the highest average price ever. Land sales were strong as well which has been unusual for the winter season. Four parcels of land sold during the 1st quarter.

Inventory remains at all-time low levels with the exception of a glut of Mt. Green condo listings spurred by an impending special assessment. There are currently six homes, 31 condos (26 of which are at Mt. Green), and eight parcels of land listed for sale (excluding two pre-construction projects).

It is reasonable to say that if there was more inventory available during the 1st quarter, sales volume would be greater as well. Demand far exceeded supply as evidenced by a drop in “days on market” and many situations of “bidding wars.” When properties are listed, there are frequently multiple offers within days unless they are questionably over priced for their condition.

There is no reason to believe market demand will wane. There are currently 6 homes, 8 condos, and 10 parcels of land under agreement. With so little property available, demand remains strong.



Note: Based on NEREN MLS data as of March 31, 2022

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1st Quarter 2022 Killington Property Transactions

Homes	Property Type	Size	Sold	DOM	List \$	Sold \$
246 Anthony Way	single family	4BR/3BA	1/7/2022	24	\$575,000	\$505,000
274 Stage Road	single family	12BR/12BA	1/14/2022	174	\$2,390,000	\$1,995,000
196 Anthony Way	single family	3BR/3.5BA	1/21/2022	8	\$799,000	\$811,000
47 McClallen Drive	multi-family	7BR/3BA	1/26/2022	94	\$999,999	\$935,000
92 Vistas Drive	single family	4BR/4.5BA	2/11/2022	171	\$1,795,000	\$1,795,000
4988 US RT4	single family	2BR/1.5BA	2/22/2022	28	\$325,000	\$260,000
Condos	Property Type	Size	Sold	DOM	List \$	Sold \$
High Ridge J8	condo	1BR/1BA	2/15/2022	12	\$179,900	\$196,000
High Ridge D2	condo	2BR/2BA	2/18/2022	9	\$445,000	\$445,000
High Ridge I10	condo	1BR/1BA	2/25/2022	14	\$225,000	\$234,500
King's Pines B1	condo	3BR/4BA	2/11/2022	6	\$699,000	\$774,000
Mt Green 3E10	condo	1BR/1BA	1/4/2022	12	\$199,000	\$200,000
Mt Green 1F4	condo	1BR/1BA	1/6/2022	10	\$194,000	\$185,000
Mt Green 1D8	condo	1BR/1BA	3/15/2022	81	\$161,500	\$161,500
Pinnacle C9	condo	2BR/2BA	3/10/2022	3	\$298,500	\$295,000
Pinnacle A23	condo	3BR/2BA+den	3/29/2022	2	\$429,000	\$475,000
Sunrise Timberline M3	condo	2BR/2BA	2/25/2022	1	\$449,000	\$480,000
Sunrise West Glade I2	condo	3BR/3BA	2/25/2022	2	\$459,000	\$538,000
Sunrise Timberline B2	condo	2BR/3BA	3/1/2022	4	\$599,000	\$675,000
Sunrise Highlander L2	condo	4BR/3BA	3/10/2022	2	\$629,000	\$661,000
Sunrise East Glade A1	condo	2BR/2BA	3/29/2022	29	\$430,000	\$425,000
Trail Creek 50	condo	2BR/2BA+loft	1/24/2022	16	\$499,000	\$505,000
Whiffletree C1	condo	1BR/1BA	3/7/2022	5	\$179,900	\$189,000
Winterberry 2	condo	4BR/3.5BA	3/25/2022	31	\$599,000	\$575,000
Land	Property Type	Size	Sold	DOM	List \$	Sold \$
202 Alran Road	vacant land	1 acre	1/6/2022	116	\$149,000	\$143,000
271 Brad Mead Drive	vacant land	1.96 acres	1/28/2022	3	\$90,000	\$100,000
219A Timberline Drive	vacant land	4.02 acres	2/11/2022	67	\$74,000	\$67,000
Floral Drive	vacant land	1 acre	3/11/2022	206	\$99,000	\$99,000

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