

Killington Real Estate in Review

A Publication of Prestige Real Estate of Killington
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Everyone wants to know: “Is the HOT market over?”

When should I sell? When should I buy? Have I missed the market? Will I be buying at the “peak of the market?”

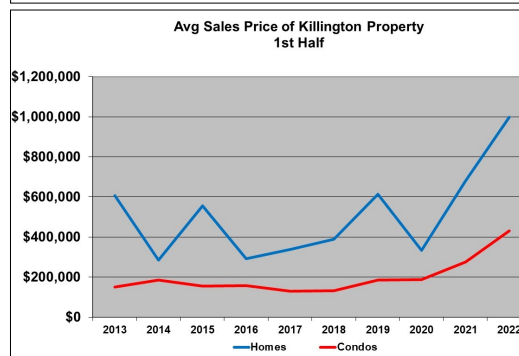
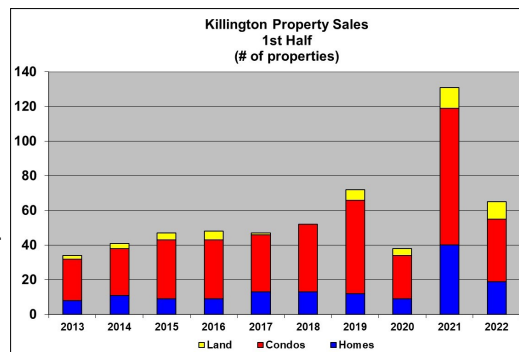
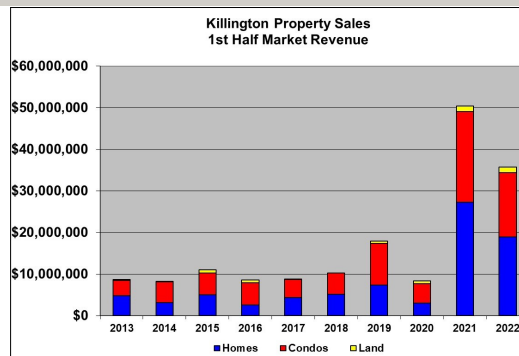
How will the increase in interest rates affect market demand?

These are the questions buyers and sellers ask every day. If we only had a crystal ball... What we can tell you is the 2nd quarter of 2022 saw a decrease in sales volume, largely driven by a lack of inventory. We saw the average sale price continue to increase, up more than 45% over last year which were the highest prices ever. Average and median days on market were the lowest ever. Most properties that were listed sold fast and at record high prices. Those properties that didn't sell quickly were likely over priced.

So, what does this mean for the market going forward? The upcoming quarter should be a good indicator of what to expect for the foreseeable future. The 3rd quarter real estate market is generally strong in Killington. Traditionally, buyers reenergize their interest in the summer and purchase properties to close in time to use for the upcoming ski season. Available inventory may be the controlling factor.

If there is a slow and steady stream of property offered, we are likely to see a continuation of strong demand at current or moderately rising prices. If there is a glut of properties listed, it may cause a drop in property values. Time will tell!

Note: Inventory chart excludes Mt. Green condos & two new developments planned.



IN THIS ISSUE:

- Is the “HOT” market over?
- 1st half 2022 property sales

1st Half 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
130 Lady Slipper Lane	single family	4BR/3BA	2/3/2022	1	\$680,000	\$680,000
92 Vistas Drive	single family	4BR/4.5BA	2/11/2022	171	\$1,795,000	\$1,795,000
4988 US RT4	single family	2BR (2) 1/2BA	2/22/2022	28	\$325,000	\$260,000
23 Hunny Tree Road	single family	3BR/3BA	4/1/2022	8	\$749,000	\$830,000
167 Foster Farm Road	single family	3BR/5BA	4/19/2022	14	\$2,800,000	\$2,725,000
185 Southview Path	single family	2BR/3BA	4/22/2022	23	\$750,000	\$735,000
168 Old Coach Road	single family	3BR/2.5BA	5/5/2022	6	\$800,000	\$875,000
191 Trailview Drive	single family	3BR/3.5BA	5/6/2022	4	\$895,000	\$1,050,000
276 West Hill	multi-family	5BR/3BA	5/19/2022	1	\$438,000	\$438,000
416 Killington Road	multi-family	6BR/4BA	5/20/2022	3	\$699,000	\$768,900
51 Merrill Drive	single family	3BR/2BA	5/26/2022	8	\$599,000	\$590,000
20 Rockwell Road	single family	3BR/3BA	5/27/2022	200	\$949,000	\$934,000
3748 US RT4	single family	3BR/3BA	6/1/2022	160	\$1,100,000	\$1,043,000
211 Timberline Drive	single family	2BR/4BA	6/10/2022	6	\$622,500	\$652,000
37 Butler Road	single family	12BR/11& (2) .BA	6/30/2022	166	\$1,850,000	\$1,350,000
Condos	Property Type	Size	Sold	DOM	List \$	Sold \$
Colony Club F34	condo	3BR/3BA	6/10/2022	2	\$499,000	\$580,000
Fall Line G6	condo	3BR/3BA	6/3/2022	41	\$529,000	\$485,000
Hemlock Ridge 3A	condo	3BR/3BA	5/26/2022	6	\$350,000	\$405,000
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
High Ridge B15	condo	2BR/2.5BA	4/18/2022	26	\$519,500	\$519,500
High Ridge A7	condo	4BR/3BA	4/29/2022	0	\$715,000	\$715,000
High Ridge F3	condo	2BR/3BA	4/29/2022	20	\$579,000	\$540,000
High Ridge B17	condo	2BR/2.5BA	5/20/2022	10	\$509,000	\$504,000
High Ridge E12	condo	1BR/1BA	5/26/2022	12	\$235,000	\$240,000
High Ridge C7	condo	1BR/2BA	6/10/2022	78	\$339,000	\$339,000
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
Mt Green 3A9	condo	2BR/2BA	5/11/2022	58	\$245,000	\$225,000
Mt Green 3D22	condo	1BR/1BA	5/23/2022	66	\$199,000	\$180,000
Mt Green 1F9	condo	studio/1BA	5/23/2022	6	\$99,000	\$102,500
Mt Green 1B4	condo	2BR/1.5BA	6/28/2022	155	\$279,000	\$270,000
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
Sunrise West Glade G1	condo	2BR 2.5BA	4/14/2022	6	\$625,000	\$625,000
Sunrise Northstar B1	condo	3BR/3BA	4/22/2022	4	\$750,000	\$825,000
Sunrise West Glade I1	condo	2BR/3BA	4/29/2022	4	\$549,000	\$605,000
Sunrise Timberline L1	condo	2BR/3BA	5/9/2022	4	\$549,000	\$550,000
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
Whiffletree C7	condo	3BR/2BA	5/20/2022	7	\$360,000	\$350,000
Winterberry 2	condo	4BR/3.5BA	3/25/2022	31	\$599,000	\$575,000
Woods V1	condo	2BR+loft/2BA end	5/20/2022	1	\$349,000	\$400,000
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
4 Gina Drive	vacant land	10.02 acres	4/8/2022	42	\$248,000	\$234,000
956 Dean Hill Road	vacant land	.9 acres	4/29/2022	15	\$37,999	\$30,000
Lot 07-77 Winding Way	vacant land	1.3 acres	5/6/2022	117	\$149,000	\$135,000
Lot 07-78 Winding Way	vacant land	1.2 acres	5/31/2022	12	\$129,000	\$122,000
Lot 22-217B Timberline Drive	vacant land	1.86 acres	6/3/2022	13	\$225,000	\$225,000
Lot 1 Ridgetop Estates	vacant land	.46 acres	6/17/2022	15	\$199,000	\$175,000

* All data is from NEREN MLS available as of June 30, 2022

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