

IN THIS ISSUE:

- Property values have risen
- Inventory remains low
- Demand continues
- 3rd quarter property sales

Killington Real Estate in Review

A Publication of Prestige Real Estate of Killington
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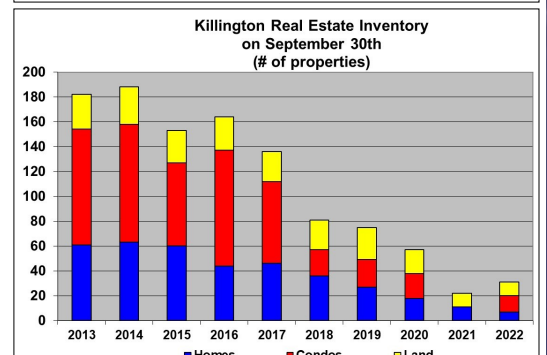
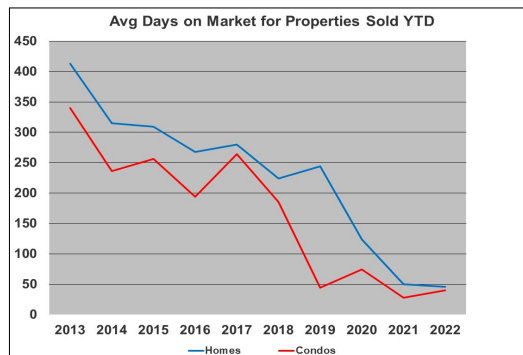
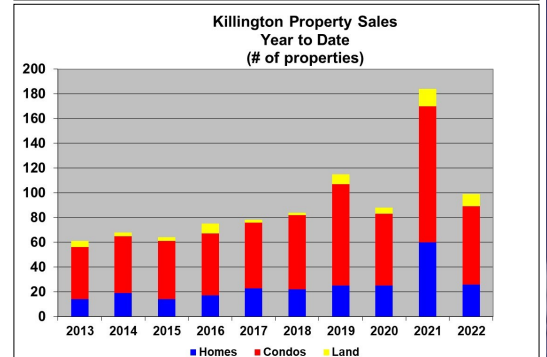
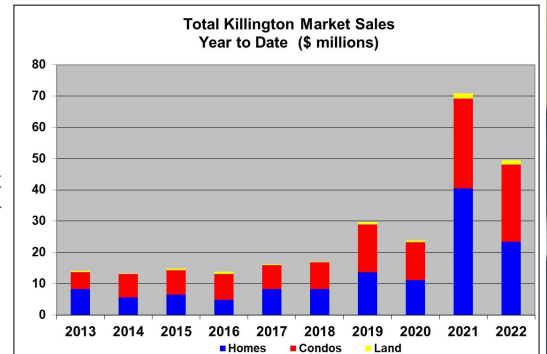
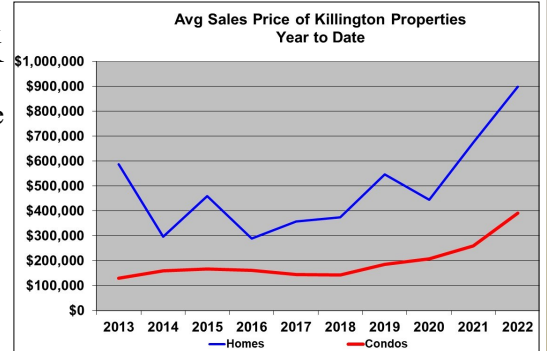
Property values rise while inventory remains very tight

The average sale price of homes sold in Killington year to date reached \$900K which is the highest ever since we have been tracking the data! The same is true for the average sale price of condos which was just under \$400K.

The number of transactions is strong considering the limited inventory and has driven total market revenue to just under \$50 million year to date. This exceeds every year at this time except 2021, which was heavily driven by COVID-related demand.

Inventory continues to be very tight in Killington with just seven homes, thirteen condos (9 of which are at Mt. Green) and eleven lots for sale. Average days on market has continued to drop for homes, particularly for those priced under \$700K but has increased somewhat for condos, largely driven by the number of Mt Green properties listed for sale.

We anticipate the final quarter of 2022 to continue at the same pace with a similar number of transactions at similar prices. There are currently 23 properties under agreement. Rising interest rates have not seemed to dissuade interest with second home buyers or short term rental investors. Only those properties that are priced significantly higher than comparable sales have languished on the market.



3rd Quarter 2022 Killington Property Transactions

Homes	Property Type	Size	Sold	DOM	List \$	Sold \$
829 Dean Hill Road	single family	3BR/2BA	7/8/2022	3	\$415,000	\$475,000
162 Upper Rebecca Lane	single family	3BR/2BA	7/22/2022	6	\$525,000	\$623,000
216 Rocky Ridge Road	single family	4BR/3BA	7/22/2022	4	\$475,000	\$450,000
2688 RT 100 North	single family	4BR/4BA	9/1/2022	16	\$925,000	\$925,000
119 Priscilla Lane	single family	2BR/1BA	9/15/2022	9	\$278,000	\$371,500
461 Telefon Trail	single family	2BR/3BA	9/16/2022	4	\$625,000	\$675,000
56 Merrill Drive	single family	3BR/4.5BA	9/30/2022	42	\$995,000	\$900,000
Condos	Property Type	Size	Sold	DOM	List \$	Sold \$
Fall Line D4	condo	2BR/2BA	8/30/2022	51	\$399,900	\$397,900
Glazebrook B1	condo	3BR/2.5BA	9/30/2022	33	\$599,000	\$570,000
High Ridge J1	condo	3BR/3.5BA	8/1/2022	114	\$599,900	\$580,000
High Ridge E15	condo	1BR+loft/2BA	8/12/2022	31	\$342,000	\$334,000
High Ridge I2	condo	1BR/1BA	8/12/2022	7	\$250,000	\$250,000
High Ridge J10	condo	1BR/1BA	9/30/2022	3	\$258,500	\$271,000
Moon Ridge 4D	condo	1BR/1BA	7/8/2022	7	\$180,000	\$205,000
Moon Ridge 6D	condo	1BR/1BA	9/26/2022	7	\$189,000	\$207,650
Mt Green 3C4	condo	2BR/2BA	7/18/2022	155	\$269,000	\$259,000
Mt Green 1D6	condo	1BR/1BA	8/8/2022	139	\$162,500	\$155,000
Mt Green 2F8	condo	studio/1BA	8/17/2022	145	\$145,000	\$135,000
Mt Green 2A4	condo	2BR/1.5BA	8/19/2022	8	\$180,000	\$170,000
Mt Green 3A4	condo	2BR/2BA	8/26/2022	261	\$230,000	\$220,000
Mt Green 2C5	condo	3BR/2BA	8/26/2022	121	\$299,000	\$290,000
Mt Green 3C11	condo	1BR/1BA	9/6/2022	82	\$185,000	\$170,000
Mt Green 3B14	condo	3BR/2BA	9/9/2022	262	\$299,000	\$285,000
Mt Green 1C9	condo	1BR/1BA	9/14/2022	139	\$164,900	\$165,000
Pico Slopeside I301	condo	2BR+loft/2BA	7/7/2022	7	\$399,999	\$330,000
Pico Village Square E202	condo	2BR/2BA	9/2/2022	17	\$375,000	\$400,000
Pinnacle A19	condo	3BR/2BA	9/9/2022	3	\$469,000	\$469,000
Pinnacle A22	condo	3BR/2BA	9/30/2022	10	\$489,000	\$489,000
Sunrise West Glade G3	condo	2BR/2.5BA	7/15/2022	58	\$625,000	\$615,000
Sunrise West Glade I3	condo	2BR/3.5BA	8/26/2022	2	\$599,000	\$630,000
Sunrise Timberline I4	condo	3BR/2BA	9/1/2022	6	\$575,000	\$575,000
Whiffletree A8	condo	4BR/2BA	8/20/2022	50	\$419,000	\$405,000
Woods D2	condo	2BR/2.5BA	8/15/2022	20	\$399,000	\$385,000
Woods A7	condo	2BR/2.5BA	9/9/2022	17	\$399,000	\$382,000
Woods V5	condo	2BR/2BA	9/28/2022	0	\$400,000	\$395,000

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

YTD Killington property transactions are available at prestigekillington.com

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

www.prestigekillington.com



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