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- Inventory is the controlling factor
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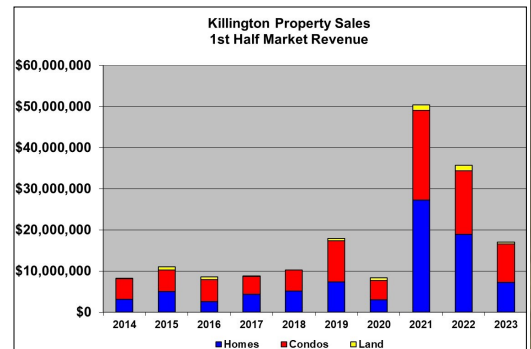
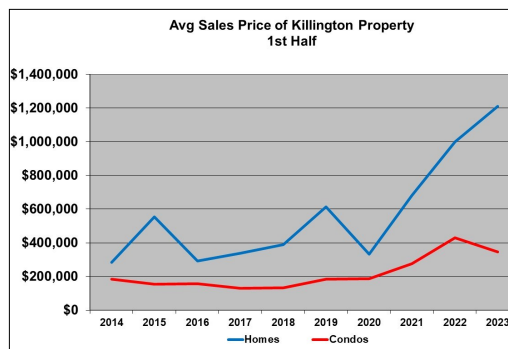
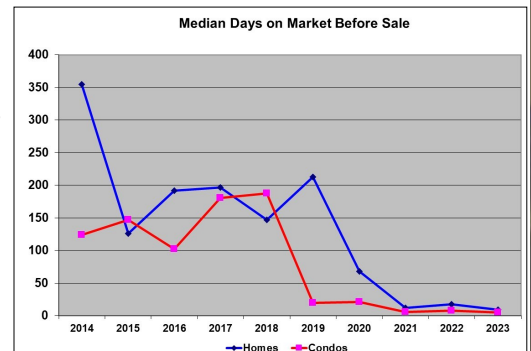
Killington Real Estate in Review

A Publication of Prestige Real Estate of Killington
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Lack of inventory continues to control the market

We sound like a broken record. All we talk about is “inventory!”

- ◆ Killington real estate inventory has never been so low
- ◆ There are only four homes and one condo on the market outside of Mtn. Green
- ◆ Sales are limited by what is available on the market
- ◆ Buyer demand remains high
- ◆ Prices remain high as demand continues to exceed supply
- ◆ Most properties go under agreement in less than 8 days
- ◆ Prices continue to rise with many sales closing over the asking price
- ◆ Excluding Mtn. Green, 80% of all 1st half 2023 sales sold at or over their asking price!



Note: Based on PrimeMLS data as of June 30, 2023

New Development: Will it hurt or help the value of your property?

The likelihood of new development in Killington is becoming more real than it has in more than a decade. The last new complexes were built 15-20 years ago. So, how will the development of “Six Peaks” and “Base Camp at Bear Mountain” affect the value of existing properties? We are asked our opinion on this topic regularly. Based on conversation with the developers, the price of new properties is expected to be \$900-1500 per square foot. The average price of the properties that sold in the 1st half of this year is \$362 per square foot. That seems to leave a LOT of room for appreciation in value.

We say, DON'T WORRY, your market value should likely rise!

1st Half 2023 Killington Property Transactions

Homes	Property Type	Size	Sold	DOM	List \$	Sold \$
345 Dean Hill Road	single family	4BR/2BA	3/24/2023	17	\$629,000	\$580,000
134 Great Trail Road	single family	3BR/6+(2)0.5BA	3/28/2023	2	\$3,250,000	\$3,475,000
521 Old Coach Road	single family	4BR/5BA	5/26/2023	13	\$848,000	\$777,000
214 Alran Road	single family	3BR/2BA	5/31/2023	7	\$629,000	\$629,000
493 Cricket Hill Road	single family	3BR/2.5BA	6/2/2023	9	\$989,000	\$1,001,000
125 George Street	single family	3BR/2.5BA	6/30/2023	3	\$799,000	\$799,000
Condos	Property Type	Size	Sold	DOM	List \$	Sold \$
275 Prior Drive	condex	3BR/3BA	6/9/2023	29	\$525,000	\$476,000
Edgemont A7	condo	1BR/1BA	5/30/2023	3	\$179,000	\$208,000
Edgemont E6	condo	3BR/1.5BA	6/9/2023	3	\$368,000	\$404,800
Fall Line G3	condo	1BR/1BA	6/9/2023	1	\$275,000	\$290,000
The Heights	condo	3BR/3BA	4/29/2023	5	\$719,000	\$800,500
High Ridge A17	condo	2BR/2BA	3/1/2023	4	\$439,900	\$482,900
High Ridge J10	condo	1BR/1BA	5/19/2023	5	\$295,000	\$305,000
High Ridge I3	condo	2BR/2.5BA	6/9/2023	4	\$539,000	\$539,000
Mtn. Green 3E9	condo	2BR/2BA	2/22/2023	135	\$299,000	\$295,000
Mtn. Green 3B10	condo	1BR/1BA	4/7/2023	334	\$200,000	\$165,000
Mtn. Green 2E9	condo	1BR/1BA	4/14/2023	116	\$175,000	\$160,000
Mtn. Green 3C4	condo	2BR/2BA	5/4/2023	30	\$279,000	\$275,000
Mtn. Green 2C3	condo	2BR/1.5BA	5/26/2023	100	\$225,000	\$210,000
Mtn. Green 2D6	condo	1BR/1BA	6/8/2023	49	\$155,000	\$150,500
Mtn. Green 1B7	condo	1BR/1BA	6/9/2023	100	\$159,000	\$145,000
Pico Village Square H104	condo	2BR/2BA	3/10/2023	21	\$384,500	\$381,500
Pinnacle D8	condo	2BR/2BA	3/10/2023	57	\$359,000	\$360,000
Pinnacle A7	condo	2BR/2BA	4/28/2023	2	\$365,000	\$370,000
Pinnacle B4	condo	1BR/1BA	5/22/2023	9	\$249,000	\$260,000
Sunrise Cambridge 103	condo	1BR/1BA	4/7/2023	4	\$249,000	\$275,000
Sunrise East Glade D2	condo	3BR/2BA	5/16/2023	6	\$650,000	\$650,000
Trail Creek 64	condo	1BR+loft/1BA	1/13/2023	5	\$379,000	\$370,000
Trail Creek 38	condo	1BR+loft/1BA	5/26/2023	1	\$379,000	\$392,949
Whiffletree C3	condo	1BR/1BA	6/5/2023	2	\$224,900	\$230,000
Woods V39	condo	2BR/2BA lower	5/5/2023	83	\$335,000	\$299,000
Woods V21	condo	2BR/2BA upper	6/1/2023	4	\$412,000	\$430,000
Woods V40	condo	2BR/2BA upper	6/16/2023	2	\$385,000	\$413,500
Land	Property Type	Size	Sold	DOM	List \$	Sold \$
Lot 4 Base Camp Rd	vacant land	3.3 acres	2/24/2023	625	\$169,900	\$169,900
20-11 Brad Mead Drive	vacant land	2.02 acres	3/3/2023	2	\$229,000	\$229,000

Note: Based on PrimeMLS data as of June 30, 2023

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



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