



Prestige Real Estate
of KILLINGTON

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NEWS HIGHLIGHTS

- DEMAND REMAINS STRONG
- TWO NEW DEVELOPMENTS WILL KEEP PROPERTY VALUES HIGH
- TIME OF YEAR SALES OCCUR
- CONDO PRICE ANALYSIS
- 2023 KILLINGTON PROPERTY TRANSACTIONS

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Killington Real Estate in Review

A Publication of Prestige Real Estate of Killington
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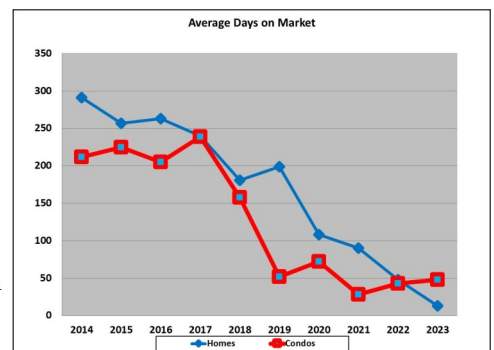
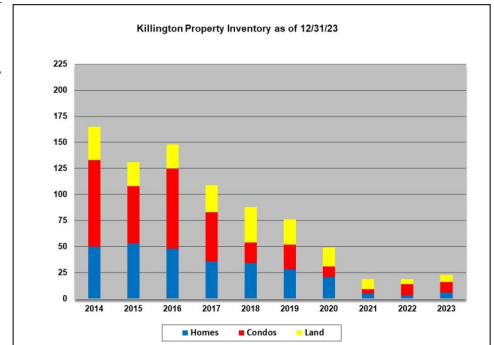
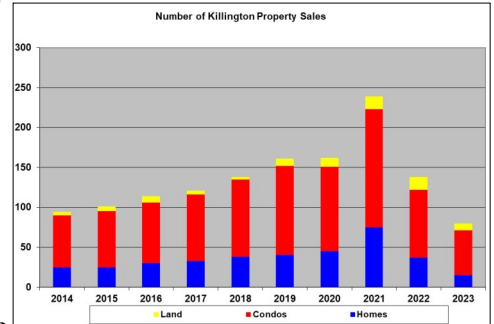
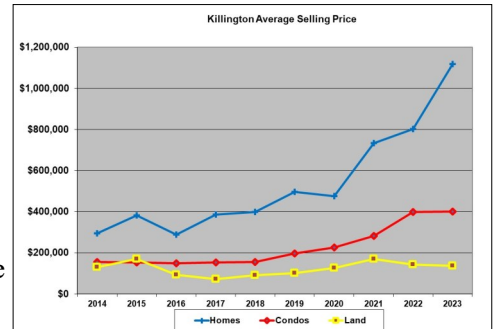
Demand remains strong for Killington properties

Killington sales reached a new high in 2023 with a single-family home closing for \$3,751,000. In fact, there were two home sales over 3 million dollars. Both properties were ski in/ski out. Those sales brought the average home sale price over \$1 million for the first time in Killington sales history. That said, we believe the median sale price (\$735K) is more indicative of the overall market condition. Nine out of 15 home sales were at, or over their asking price, and the median days on market was just seven days! Only two single family home transactions took longer than a month to go under agreement.

The market for condominiums was not quite as dramatic but remains very strong. The numbers continue to be skewed by Mountain Green data as sales there accounted for more than 25% of all Killington condo sales. The average sale price of condos sold in 2023 rose to just over \$400K and the average days on market were 48 days. If Mtn. Green data were excluded, the average sale price of condos was almost \$475K, 2.5% over the average asking price. The average days on market were fourteen.

Inventory continues to limit sales as demand far exceeds supply. As of December 31st, there were just six homes, ten condos, and seven parcels of land available in Killington.

Interestingly, most of the properties currently on the market have been listed for more than 30 days. If you recall, in our last newsletter we noted that properties remaining on the market for more than two weeks were likely overpriced. We continue to believe this to be true. Asking prices for homes currently on the market range in price from \$425K to \$3.4 million with the average being just over \$1.7 million.



NOTE: Market data based on PrimeMLS system as of 12/31/2023

Two developments planned for Killington will keep property values high

Base Camp at Bear Mountain



Artist rendering is subject to change

Prestige Real Estate is proud to be the exclusive listing agency for Base Camp at Bear Mountain. Permits are in hand to begin Phase I of a multi-phase project comprised of 12 buildings with 2 luxury townhomes each.

All homes feature mountain views and direct ski in ski out access to and from Bear Mountain. Each townhome includes a 2-car garage, radiant heat, 4-bedrooms and 4 bathrooms. The first buildings are expected to be completed for the 25/26 ski season.

Call Prestige Real Estate for more information.

Six Peaks at Killington



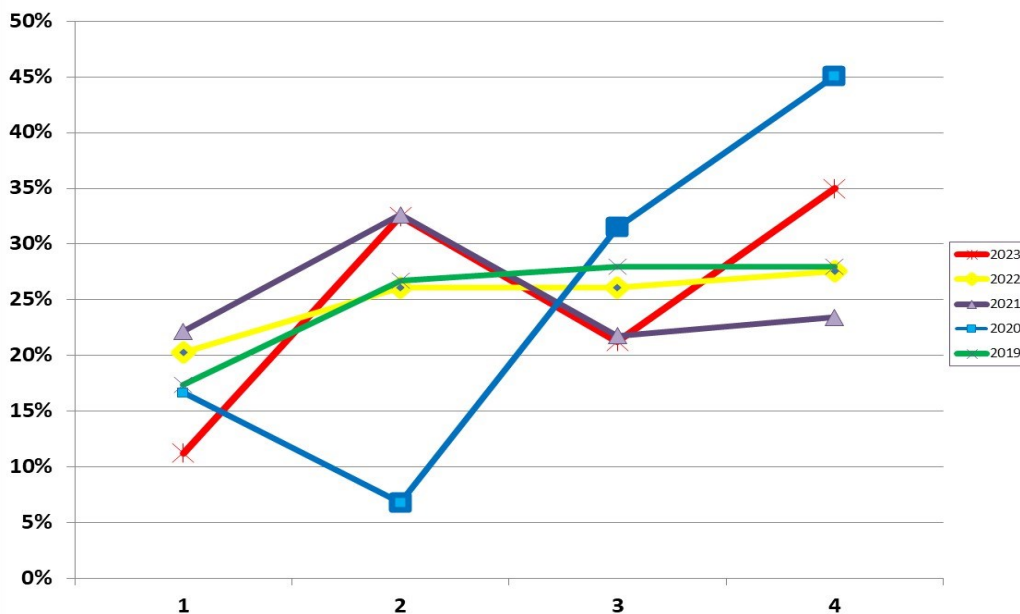
Courtesy of Great Gulf and subject to change

Great Gulf is the current owner of the plans to develop a village at Killington. The village will be comprised of a new base lodge replacing the current Snowshed and Rams Head lodges, commercial space for shopping and entertainment, and residential spaces to include condominiums, townhomes, and single family residences.

A new design is currently in the works which will need to be approved by the town and the state. Unfortunately, there is no way to predict how long the permitting process will take. Stay tuned for updates.

Sales volume in 2023 was strongest in the Spring and Fall

Distribution of Killington Properties Sold by Quarter



NOTE: Data from PrimeMLS system

Inventory remained consistently low throughout the year, while sales activity experienced peaks and valleys. Generally, properties sold quickly after they were listed, but those that lingered tended to sell in the 2nd or 4th quarter. Very few properties sold in the summer.

Interestingly, most land sales took place during the fourth quarter when little land-related infrastructure installation work can be completed.

Killington condo sales price data

	# Sold	Condo Sales Since January 2012						Δ%	If price is up, Δ%	Current Listings				
		Highest		Lowest		Latest				Δ%	Low to Latest	# Listed	Lowest \$	Δ% of Latest
		Price \$	Mon-Yr	Price \$	Mon-Yr	Price \$	Mon-Yr	High to Latest						
Colony Club														
3bed/3bath	19	\$580,000	Jun-22	\$132,000	Oct-13	580,000	Jun-22	latest is highest	339%			0	-	
Edgemont														
1bed/1bath	7	\$208,000	May-23	\$55,000	Nov-15	203,000	May-23	latest is highest	269%			0	-	
2bed/1.5bath	4	\$150,000	Jun-19	\$100,000	Mar-19	150,000	Jun-19	latest is highest	50%			0	-	
3bed/1.5bath	6	\$495,000	Dec-23	\$100,000	May-18	495,000	Dec-23	latest is highest	395%			1	\$519,000	105%
Fall Line														
1bed/1bath	23	\$290,000	Jun-23	\$84,000	Nov-14	\$290,000	Jun-23	latest is highest	245%			0	-	
2bed/2bath	4	\$397,900	Aug-22	\$160,000	Oct-12	\$397,900	Aug-22	latest is highest	149%			0	-	
3bed/3bath	12	\$485,000	Jun-22	\$197,500	Sep-17	\$485,000	Jun-22	latest is highest	146%			0	-	
Glazebrook														
2bed/2bath	9	\$267,500	Oct-19	\$130,000	Dec-15	\$267,500	Oct-19	latest is highest	106%			0	-	
3bed/2bath	9	\$570,000	Sep-22	\$240,000	Oct-14	\$570,000	Sep-22	latest is highest	138%			0	-	
Hemlock Ridge														
3bed/2bath	7	\$405,000	May-22	\$145,000	Nov-15	\$405,000	May-22	latest is highest	179%			0		
The Heights														
3bed/3bath	3	\$800,500	Jun-23	\$396,950	Jun-19	\$800,500	Jun-23	latest is highest	102%			0		
High Ridge														
1bed/1bath	27	\$320,000	Sep-23	\$75,000	Jan-16	\$320,000	Sep-23	latest is highest	327%			0		
1bed/2bath/loft	10	\$339,000	Dec-18	\$110,000	May-16	\$334,000	Aug-22	latest is highest	204%			0		
2bed/2bath	35	\$487,000	Oct-23	\$130,000	Nov-12	\$487,000	Oct-23	latest is highest	275%			0		
2bed/2.5bath	15	\$539,000	Jun-23	\$128,000	Aug-13	\$539,000	Jun-23	latest is highest	321%			0		
2bed/3bath/loft	7	\$540,000	Apr-22	\$168,000	Jun-15	\$540,000	Apr-22	latest is highest	221%			0		
3bed/2.5bath	1	\$278,000	Nov-19	\$278,000	Nov-19	\$278,000	Nov-19	only one sale	0%			0		
3bed/3.5bath	1	\$580,000	Aug-22	\$580,000	Aug-22	\$580,000	Aug-22	only one sale	0%			0		
4bed/3bath	2	\$799,000	Dec-21	\$291,000	Apr-18	\$799,000	Dec-21	latest is highest	175%			0		
4bed/3.5bath	2	\$715,000	Apr-22	\$570,000	Dec-21	\$715,000	Apr-22	only one sale	25%			0		
4bed/4.5bath	1	\$742,500	Oct-21	\$742,500	Oct-21	\$742,500	Oct-21	only one sale	0%			0		
King's Pines														
3bed/3bath	5	\$774,000	Jan-20	\$485,000	Jun-19	\$699,000	Dec-22	-10%	44%			0		
The Lodges at Bear Mt														
3bed/3bath	15	\$470,000	Oct-19	\$385,000	Nov-15	\$454,000	Oct-20	-3%	18%			0		
Mountain Green														
Studio	13	\$135,000	Aug-22	\$30,000	Jun-15	\$135,000	Aug-22	latest is highest	350%			0		
1bed/1bath	94	\$210,000	Aug-21	\$30,000	Dec-12	\$197,000	Oct-23	-6%	557%			2	\$179,900	-9%
2bed/1bath	1	\$95,000	Aug-19	\$95,000	Aug-19	\$95,000	Aug-16	latest is highest	0%			0		
2bed/1.5bath	34	\$280,000	Jun-21	\$54,000	Jun-15	\$256,296	Nov-23	-8%	375%			1	\$259,000	101%
2bed/2bath	31	\$299,000	Aug-21	\$44,500	Sep-14	\$220,000	Aug-22	-26%	394%			0		
3bed/2bath	18	\$302,500	Oct-22	\$79,000	Mar-16	\$283,000	Nov-23	-6%	258%			0		
Pico Slopeside														
2bed/2bath	4	\$395,000	Nov-21	\$73,000	Mar-14	\$330,000	Jul-22	latest is highest	352%			0		
2bed/2bath/loft	3	\$200,000	Jul-20	\$195,500	Mar-14	\$200,000	Jul-20	latest is highest	2%			0		
3bed/2bath	11	\$455,000	Sep-23	\$125,000	Jan-14	\$455,000	Sep-23	latest is highest	264%			0		
Pico Townhomes														
2bed/2bath	4	\$458,000	Sep-23	\$119,000	Mar-18	\$458,000	Sep-23	latest is highest	285%			0		
2bed/3bath	1	\$142,500	Dec-16	\$142,500	Dec-16	\$142,500	Dec-16	only one sale	0%					
Pico Village Square														
Studio	4	\$57,000	Sep-18	\$37,000	Nov-16	\$54,000	Jan-19	-5%	46%			0		
1bed/1bath	26	\$179,000	Sep-21	\$40,000	Nov-11	\$179,000	Sep-21	latest is highest	348%			2	\$289,000	161%
1bed/2bath/loft	4	\$263,000	Apr-21	\$110,000	Jan-12	\$263,000	Apr-21	latest is highest	139%			0		
2bed/2bath	26	\$400,000	Sep-22	\$95,000	Jan-14	\$381,500	Mar-23	-5%	302%			0		
2bed/2bath/loft	2	\$178,124	Nov-13	\$175,000	Sep-19	\$175,000	Sep-19	-2%				0		
3bed/2bath	16	\$420,000	Oct-22	\$150,000	Mar-15	\$420,000	Oct-22	latest is highest	180%			1	\$449,900	107%
3bed/3bath	1	\$195,000	Jun-19	\$195,000	Jun-19	\$195,000	Jun-19	only one sale				0		
Pinnacle														
1bed/1bath	28	\$331,250	Oct-23	\$85,500	Oct-12	\$331,250	Oct-23	latest is highest	287%			0		
2bed/2bath	26	\$370,000	Apr-23	\$110,000	Sep-17	\$370,000	Apr-23	latest is highest	236%			0		
3bed/2bath	14	\$489,000	Sep-22	\$135,000	May-13	\$489,000	Sep-22	latest is highest	262%			0		
3bed/2bath/den	13	\$475,000	Mar-22	\$160,000	Sep-14	\$475,000	Mar-22	latest is highest	197%			0		
Sunrise														
1bed/1bath	15	\$346,000	Oct-23	\$72,000	Feb-17	\$346,000	Oct-23	latest is highest	381%			0		
2bed/2bath	24	\$480,000	Feb-22	\$132,000	May-12	\$425,000	Mar-22	-11%	222%			0		
2bed/3bath	2	\$579,000	Aug-23	-	-	\$579,000	Aug-23	latest is highest	only one sale			0		
2bed/3bath 2 level	7	\$630,000	Aug-22	\$190,000	Feb-13	\$630,000	Aug-22	latest is highest	232%			1	\$899,000	143%
2bed/3bath 3 level	3	\$675,000	Mar-22	\$244,500	Sep-15	\$675,000	Mar-22	latest is highest	176%			0		
3bed/2bath	14	\$650,000	May-23	\$185,000	Aug-13	\$650,000	May-23	latest is highest	251%			0		
3bed/3bath 2 levels	9	\$538,000	Feb-22	\$200,000	Mar-14	\$538,000	Feb-22	latest is highest	169%			0		
3bed/4bath 3 levels	3	\$825,000	Apr-22	\$247,500	Feb-18	\$750,000	Sep-23	-9%	203%			0		
4bed/3bath 3 levels	5	\$835,000	Nov-22	\$220,000	May-17	\$835,000	Nov-22	latest is highest	280%			0		
Telemark														
2bed/2bath	3	\$330,000	Mar-21	\$225,000	Apr-18	\$330,000	Mar-21	latest is highest	47%			0		
2bed/3bath	6	\$262,000	Mar-12	\$200,500	May-14	\$224,000	Nov-18	-15%	12%			0		
Topridge														
3bed/4bath	27	\$1,562,000	Dec-23	\$490,000	May-15	\$1,562,000	Dec-23	latest is highest	219%			0		
Trail Creek														
1bed/1bath	14	\$350,000	Dec-23	\$96,000	Jun-15	\$350,000	Dec-23	latest is highest	265%			0		
1bed/1bath/loft	8	\$392,949	May-23	\$140,000	Jan-19	\$392,949	May-23	latest is highest	181%			0		
2bed/2bath	16	\$533,000	Dec-23	\$147,500	Apr-18	\$533,000	Dec-23	latest is highest	261%			0		
2bed/2bath/loft	15	\$665,000	Sep-23	\$204,000	Jun-15	\$665,000	Sep-23	latest is highest	226%			1	\$740,000	111%
3bed/2bath	2	\$450,000	Jun-21	\$275,000	Jul-14	\$450,000	Dec-21	latest is highest	64%			0		
Whiffletree														
1bed/1bath	22	\$235,000	Aug-23	\$46,500	Mar-17	\$235,000	Aug-23	latest is highest	405%			0		
2bed/1bath	12	\$300,000	Nov-22	\$54,500	Apr-18	\$300,000	Nov-22	latest is highest	450%			0		
2bed/2bath	6	\$210,000	Jun-21	\$73,000	Jan-14	\$210,000	Jun-21	latest is highest	188%			0		
3bed/2bath	148	\$350,000	May-22	\$81,000	Oct-13	\$350,000	May-22	latest is highest	332%			0		
4bed/2bath	3	\$511,000	Nov-22	\$199,000	Dec-18	\$511,000	Nov-22	latest is highest	157%			0		
Winterberry														
3bed orig development	4	\$575,000	Mar-22	\$175,000	Dec-14	\$575,000	Mar-22	latest is highest	229%			0		
3bed new development	4	\$425,000	Oct-12	\$396,750	Jan-12	\$425,000	Oct-12	latest is highest	7%			0		
Woods														
2bed/2bath Village Lower	19	\$299,000	May-23	\$85,000	Apr-15	\$299,000	May-23	latest is highest	252%			1	\$400,000	134%
2bed/2bath Village Upper	15	\$430,000	Jun-23	\$85,000	Aug-14	\$413,500	Jun-23	-4%	386%			0		
2bed/2bath Village End	9	\$405,000	Oct-22	\$91,000	Dec-16	\$405,000	Oct-22	latest is highest	345%			0		
2bed/2bath "G" Cluster	6	\$399,000	Jul-21	\$150,000	Sep-17	\$399,000								

NOTE: Market data based on PrimeMLS system as of 12/31/2023

2023 Killington real estate sales transactions

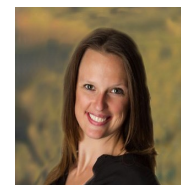
Homes	Property Type	Size	Sold	DOM	List \$	Sold \$
345 Dean Hill Road	single family	4BR/2BA	3/24/2023	17	\$629,000	\$580,000
134 Great Trail Road	single family	3BR/6+(2)0.5BA	3/28/2023	2	\$3,250,000	\$3,475,000
521 Old Coach Road	single family	4BR/5BA	5/26/2023	13	\$848,000	\$777,000
214 Alran Road	single 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
208 Tanglewood Drive	single family	4BR/2.5BA	7/20/2023	7	\$699,900	\$699,900
257 George Street	single family	3BR/2.5BA	8/17/2023	45	\$595,000	\$559,000
859 Alpine Drive	single family	3BR/3BA	10/2/2023	7	\$675,000	\$666,000
181 Alran Road	single family	3BR/3BA	10/6/2023	3	\$689,000	\$690,000
515 Tanglewood Drive	single family	3BR/2BA	10/13/2023	5	\$695,000	\$735,000
123 Trailside Drive	single family	5BR/5.5BA	10/31/2023	9	\$3,499,000	\$3,751,000
1981 River Road	single family	4BR/4.5BA	11/9/2023	17	\$985,000	\$965,000
290 Bart's Hill Road	single family	3BR/3.5BA	11/28/2023	50	\$730,000	\$708,000
79 Roundabout Road	single family	5BR/3+(2).5BA	12/8/2023	7	\$735,000	\$750,000
Condos	Property Type	Size	Sold	DOM	List \$	Sold \$
275 Prior Drive	condo	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
Edgemont B8	condo	3BR/1.5BA	12/18/2023	4	\$429,000	\$495,000
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+loft/2.5BA	6/9/2023	4	\$539,000	\$539,000
High Ridge I4	condo	1BR/1BA	9/5/2023	1	\$299,900	\$320,000
High Ridge E5	condo	2BR/2BA	10/20/2023	3	\$475,000	\$487,000
Moon Ridge 4C	condo	3BR/2BA	11/30/2023	2	\$429,000	\$430,000
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
Mtn. Green 1D2	condo	2BR/1.5BA	8/15/2023	232	\$229,900	\$210,000
Mtn. Green 1D8	condo	1BR/1BA	8/24/2023	36	\$181,000	\$178,000
Mtn. Green 1B8	condo	1BR/1BA	9/27/2023	203	\$160,000	\$160,000
Mtn. Green 1E7	condo	1BR/1BA	10/23/2023	550	\$185,000	\$155,000
Mtn. Green 3E18	condo	1BR/1BA	10/27/2023	60	\$200,000	\$197,000
Mtn. Green 2D3	condo	2BR/1.5BA	10/31/2023	90	\$223,000	\$205,000
Mtn. Green 3D13	condo	2BR/2BA	11/10/2023	31	\$295,000	\$283,000
Mtn. Green 1C1	condo	2BR/1.5BA	11/21/2023	17	\$258,900	\$265,296
Northbrook A2	condo	3BR+loft/2BA	8/14/2023	84	\$599,999	\$593,000
Pico Townhouse A7	condo	2BR/2BA	9/5/2023	2	\$457,900	\$458,000
Pico Slopeside I303	condo	3BR+loft/2BA	9/8/2023	91	\$475,000	\$455,000
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
Pinnacle B12	condo	1BR/1BA	10/31/2023	5	\$289,000	\$331,250
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
Sunrise Timberline L5	condo	2BR/2BA	8/4/2023	5	\$579,000	\$579,000
Sunrise Cambridge 306	condo	1BR/1BA	8/16/2023	2	\$310,000	\$330,000
Sunrise Cambridge 101	condo	1BR/1BA	9/7/2023	2	\$299,000	\$330,000
Sunrise Northstar D3	condo	3BR/3BA	9/8/2023	70	\$825,000	\$750,000
Sunrise Cambridge 406	condo	1BR/1BA	10/6/2023	2	\$315,000	\$346,000
Topridge 30A	condo	3BR/4BA	10/27/2023	2	\$1,350,000	\$1,350,000
Topridge 19B	condo	3BR/4BA	12/8/2023	3	\$1,450,000	\$1,562,000
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
Trail Creek 41	condo	2BR/2BA	7/10/2023	5	\$424,900	\$455,000
Trail Creek 50	condo	2BR+loft/2BA	9/29/2023	1	\$615,000	\$665,000
Trail Creek 26	condo	2BR2BA	12/14/2023	22	\$559,000	\$533,000
Trail Creek 79	condo	1BR/1BA	12/20/2023	42	\$385,000	\$350,000
Whiffletree C3	condo	1BR/1BA	6/5/2023	2	\$224,900	\$230,000
Whiffletree H5	condo	1BR/1BA	8/17/2023	3	\$235,000	\$235,000
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
Woods B4	condo	2BR/2.5BA	7/21/2023	12	\$465,000	\$460,000
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
Lot 2 Skye Ridge Drive	vacant land	16.7 acres	10/19/2023	199	\$219,000	\$149,000
5 East Lane	vacant land	1 acre	10/27/2023	118	\$109,999	\$109,999
56 Round Robin Road	vacant land	0.9 acres	10/31/2023	2247	\$48,000	\$48,000
501 High Ridge Road	vacant land	1 acre	11/1/2023	11	\$150,000	\$176,000
27 Rustic Drive	vacant land	1.1 acres	11/17/2023	184	\$89,000	\$40,000
0 Bear Run Road	vacant land	1 acre	11/27/2023	6	\$95,000	\$105,000
Old Coach Road	vacant land	1.5 acres	12/15/2023	24	\$200,000	\$200,000

NOTE: Market data based on PrimeMLS system as of 12/31/2023

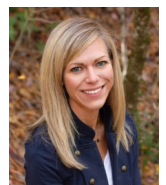
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