

# Killington Real Estate in Review

A Publication of Prestige Real Estate of Killington  
2922 Killington Road Killington, VT 05751  
802-422-3923 phone  
[www.prestigekillington.com](http://www.prestigekillington.com)

## Increased inventory has driven more sales!

Market revenue is up almost 60% over the first half of last year.

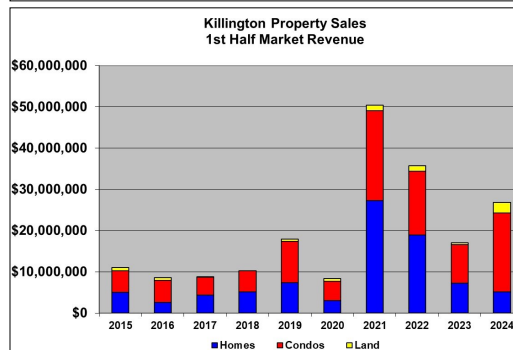
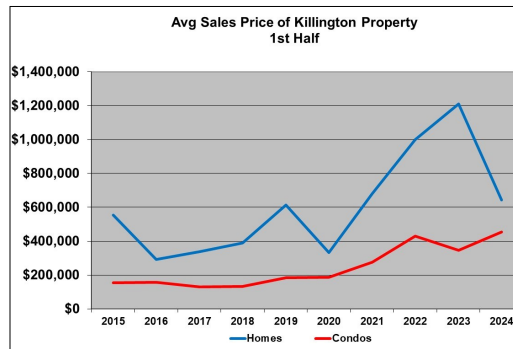
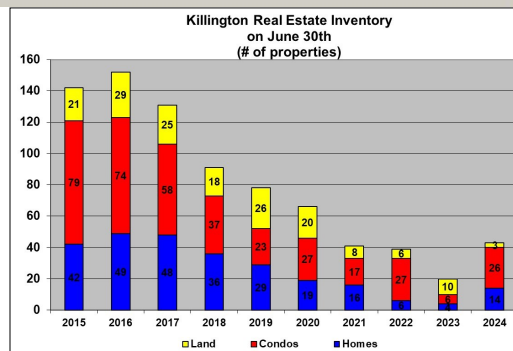
- ♦ Inventory of single family homes on the market has more than tripled
- ♦ The number of condos on the market has more than quadrupled, albeit more than 75% of the condos on the market are at Mountain Green

Eight homes sold in Killington in the first half of 2024 compared to six homes sold during the same period in 2023. The average price of homes sold **dropped** almost 50%. Interestingly, of the 14 homes currently on the market, half of them are priced under \$1 million and half of them are priced over \$2 million, with nothing in between.

Conversely, 42 condos sold in Killington year to date compared to 27 during the same period last year. The average sale price of condos **increased** more than 32% to a little more than \$455K.

Land sales were up considerably in the first half of 2024. Seven parcels of land sold at an average sale price of just over \$360K. The average sale price of land sold was heavily driven by the sale of a 28-acre parcel with ski on ski off access that closed for \$1.35 million. That sale had been under agreement for almost three years pending Vermont Act 250 approval.

All and all, market revenue was up 58% over last year to almost \$27 million. The market looks like it will continue to be strong through the summer. There are currently 18 properties under agreement with an average listing price of about \$515K.



Note: Based on PrimeMLS data as of June 30, 2024

## Vermont Property Transfer Tax changes August 1, 2024

The VT legislature approved a notable increase in the Property Transfer Tax to take effect on August 1st, 2024. The Property Transfer Tax is a tax charged to all buyers of real estate in VT at the time of closing. The change benefits the buyers of primary residences, however, the change has a negative impact on purchases of second homes and/or investment properties. The tax rate on these categories of real estate will increase from 1.45% to 3.62% of the total purchase price. As an example, the tax on the purchase of a \$500K property will increase from \$5750 to \$18,100. The impact on sales is yet to be determined.

## 1st Half 2024 Killington Property Transactions

Homes	Size	Date Sold	Days on Mkt	List Price	Sale Price
373 Tanglewood Drive	4BR/2BA	1/26/2024	42	\$579,000	\$555,000
1990 E. Mountain Road	3BR/3BA	3/28/2024	203	\$639,000	\$612,500
257 Rim Road	4BR/2BA	3/29/2024	21	\$679,000	\$701,000
347 Bart's Hill Road	3BR/2.5BA	4/22/2024	46	\$650,000	\$650,000
895 Roaring Brook Road	4BR/2BA	5/10/2024	92	\$589,000	\$573,500
349 Lakewood Drive	4BR/2BA	5/24/2024	10	\$610,000	\$610,000
309 Ladyslipper Lane	3BR/2BA	5/31/2024	6	\$749,000	\$775,000
164 Floral Drive	3BR/2BA	6/17/2024	9	\$699,000	\$662,500
Condos	Size	Date Sold	Days on Mkt	List Price	Sale Price
Colony Club E26	3BR/3BA	1/12/2024	55	\$599,000	\$585,000
Edgemont D5	1BR/1BA	4/30/2024	10	\$275,000	\$260,000
Glazebrook G4	2BR/2.5BA	6/7/2024	9	\$579,000	\$575,000
High Ridge I2	1BR/1BA	3/26/2024	13	\$315,000	\$305,000
High Ridge E7	1BR+loft/2BA	4/11/2024	16	\$429,000	\$420,000
High Ridge E15	1BR+loft/2BA	4/18/2024	2	\$419,000	\$445,000
Killington Center 131/132	2BR/3BA	5/31/2024	28	\$439,000	\$445,000
Killington Center 211/212/213	3BR/3BA	6/26/2024	6	\$475,000	\$475,000
The Lodges B303	3BR/3BA	1/17/2024	48	\$825,000	\$825,000
The Lodges A204	3BR/3BA	3/1/2024	9	\$875,000	\$897,500
Mtn Green 1C2	2BR/1.5BA	3/1/2024	4	\$259,000	\$259,000
Mtn Green 1E4	2BR/1.5BA	3/5/2024	2	\$235,000	\$240,000
Mtn Green 3B14	3BR/2BA	4/1/2024	2	\$350,000	\$352,000
Mtn Green 2F3	1BR/1BA	4/17/2024	38	\$129,000	\$110,000
Mtn Green 1A8	1BR/1BA	4/24/2024	35	\$145,000	\$125,000
Mtn Green 3A7	2BR/2BA	4/30/2024	0	\$199,000	\$199,000
Mtn Green 2D6	1BR/1BA	5/10/2024	30	\$129,000	\$122,000
Mtn Green 1C6	1BR/1BA	5/23/2024	27	\$139,000	\$120,000
Mtn Green 1A9	1BR/1BA	5/29/2024	33	\$129,000	\$122,600
Mtn Green 1C4	2BR/1.5BA	5/29/2024	48	\$209,000	\$199,000
Mtn Green 3E10	1BR/1BA	5/31/2024	1	\$135,000	\$140,000
Mtn Green 2D1	2BR/1.5BA	5/31/2024	87	\$209,000	\$200,000
Mtn Green 2E8	1BR/1BA	6/7/2024	51	\$159,000	\$135,000
Pico Village Square D403	1BR/1BA	1/2/2024	17	\$299,000	\$260,000
Pico Village Square D204	1BR/1BA	1/2/2024	1	\$299,000	\$300,000
Pico Village Square H106	3BR/2BA	2/16/2024	26	\$449,900	\$429,000
Pico Village Square C210	1BR/1BA	3/5/2024	66	\$305,000	\$305,000
Pico Village Square F303	3BR/2BA	6/28/2024	9	\$499,000	\$499,000
Pinnacle B10	2BR/2BA	4/19/2024	10	\$419,000	\$415,000
Sunrise Bear Ridge D1	3BR/4BA	1/16/2024	7	\$1,100,000	\$1,175,050
Sunrise Timberline A2	3BR/3BA	3/6/2024	15	\$999,995	\$990,000
Sunrise West Glade G3	3BR/2.5BA	3/14/2024	44	\$899,000	\$885,000
Sunrise Cambridge 205	1BR/1BA	4/8/2024	4	\$350,000	\$340,000
Telemark A2	2BR/3BA	3/22/2024	0	\$609,000	\$609,000
Topridge 16A	3BR/4BA	2/23/2024	1	\$1,475,000	\$1,560,000
Topridge 27B	3BR/BA	4/8/2024	1	\$1,525,000	\$1,655,000
Trail Creek 39	1BR/1BA	4/5/2024	101	\$399,000	\$375,000
Trail Creek 37	1BR/1BA	4/15/2024	4	\$389,000	\$389,000
Whiffletree G4	1BR/1BA	3/22/2024	4	\$239,000	\$234,000
Whiffletree B5	2BR/1BA	6/18/2024	13	\$329,500	\$340,000
Woods V34	2BR/2BA	2/9/2024	130	\$390,000	\$380,000
Woods V37	2BR/2BA	6/21/2024	3	\$420,000	\$420,000
Land	Size	Date Sold	Days on Mkt	List Price	Sale Price
Lot 54 Downabout Road	1.48 acres	1/19/2024	84	\$259,000	\$245,000
0 Floral Drive	1.2 acres	2/16/2024	298	\$59,900	\$25,000
Lot 13 Barrows Towne Rd	1.4 acres	3/8/2024	36	\$129,000	\$121,000
Skye Ridge Drive Lot 3	11.4 acres	5/6/2024	35	\$238,800	\$280,000
Skye Ridge Drive Lot 4B	11.59 acres	5/15/2024	28	\$169,000	\$169,000
142 Mountainside Drive	1.15 acres	5/17/2024	662	\$350,000	\$336,000
0 East Mountain Road	28.18 acres	6/7/2024	140	\$1,650,000	\$1,350,000

Note: Based on PrimeMLS data as of June 30, 2024

For info on all Killington properties for sale  
and updates on Killington

real estate news, visit:

[www.prestigekillington.com](http://www.prestigekillington.com)



Join us on  
FACEBOOK



MULTIPLE LISTING SERVICE  
MLS

Prestige Real Estate of Killington  
2922 Killington Road  
Killington, VT 05751  
Phone: 802-422-3923  
Email: [info@prestigekillington.com](mailto:info@prestigekillington.com)