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Killington Real Estate in Review

A Publication of Prestige Real Estate of Killington
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The Killington real estate market is slow and steady

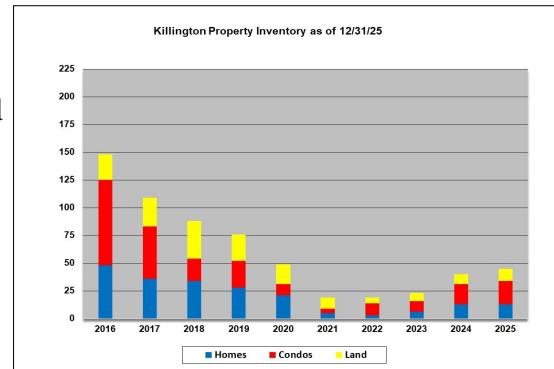
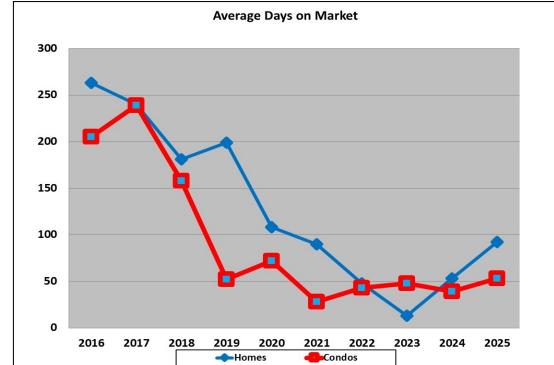
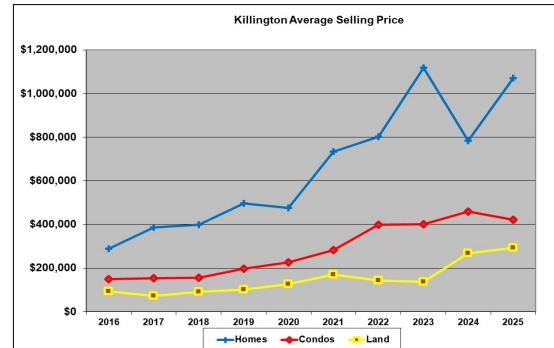
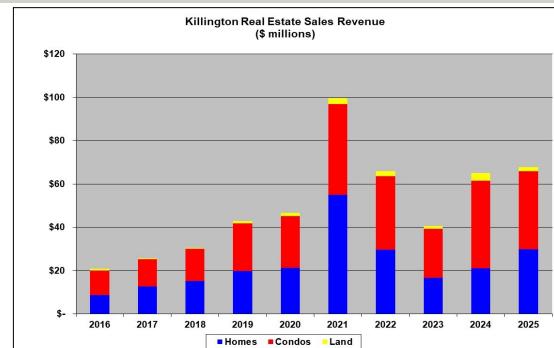
Total Killington market revenue is up 4% over last year to just under \$68 million while the number of transactions is down 6%. The average price of single family homes sold rose to just over \$1 million, 37% over sale prices in 2024, pushing market revenue to a 4-year high.

Condo sales remained reasonably strong, with 85 transactions during 2025 compared to 88 the prior year. The average price, albeit down slightly, is holding over \$400K.

Fewer parcels of land sold in 2025 but lot prices continued to rise to an average of just over \$290K. Killington land inventory has remained relatively steady.

The biggest notable change in the market is average “Days on Market” which has increased 73% for homes sold to 92 days, and 34%, to 53 days for condos sold. The average “Days on Market” is even higher for current listings: 130 days for single family homes, and 143 days for condos.

The increasing “Days on Market” trend is likely to have a direct impact on the basic economic principles of supply and demand, creating more pressure to lower prices. Couple this trend with the pending market value reassessment coming in the Spring and its immediate tax implications, we are likely to see some more dramatic market changes.

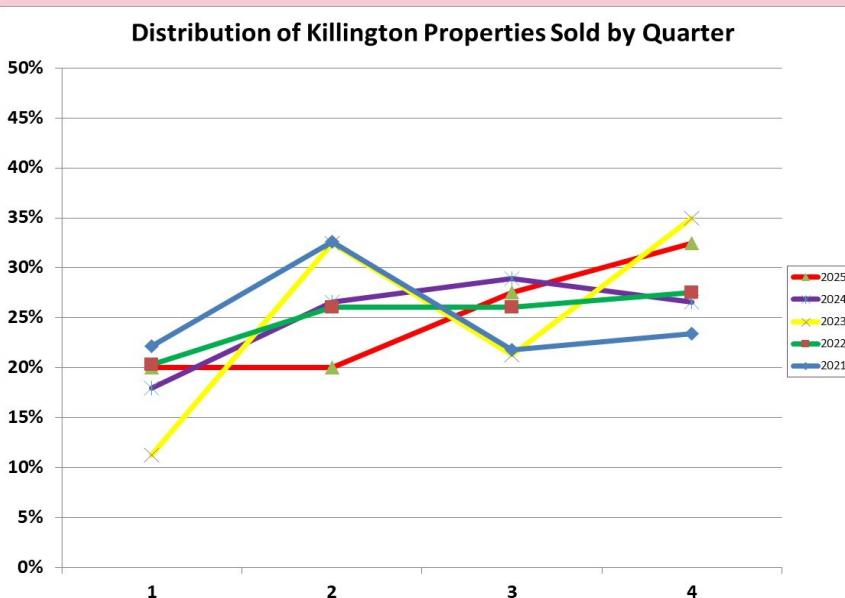


NOTE: Market data based on PrimeMLS system as of 12/31/2025

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Sales in 2025 were fairly consistent throughout the year



Killington real estate sales were evenly paced over the first two quarters of 2025 (illustrated by the red line on the adjacent graph) and then increased steadily through the second half of the year. Although there were more sales in the latter half of the year, we would not characterize the pace as feverish.

Buyers seem content to wait for what they want at the price they are willing to pay. Every indication is showing this trend is likely to continue into the first half of 2026 or until something shakes the market.

NOTE: Data from PrimeMLS system

Killington real estate compares favorably to competing markets

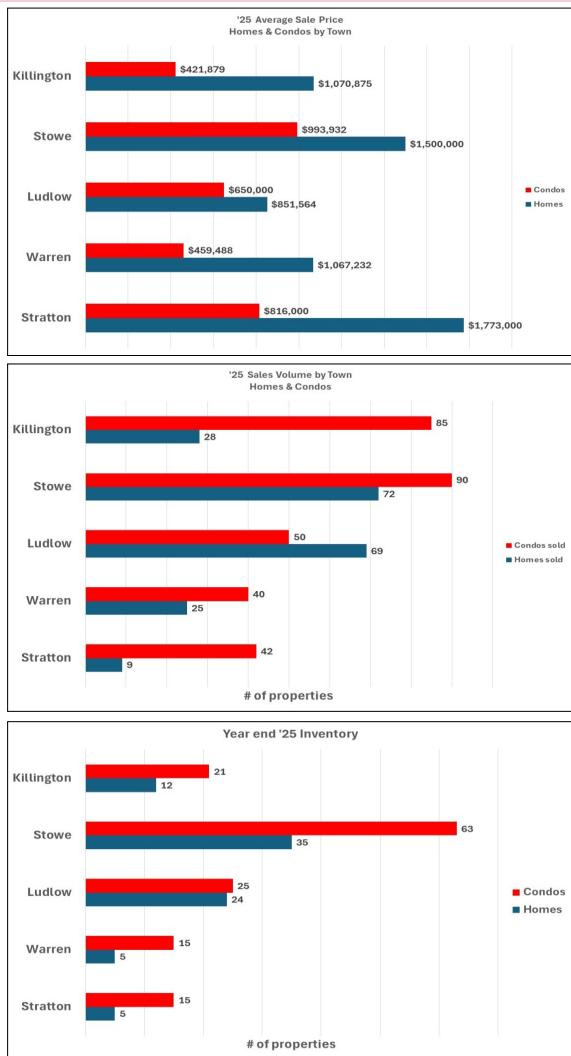
In many cases, buyers interested in Killington real estate compare properties to available properties in other Vermont ski areas. The closest areas of greatest interest to prospective buyers are Stowe, Okemo (Ludlow), Sugarbush (Warren), and Stratton. When comparing prices and availability of single family homes and condos, Killington competes quite favorably.

For single family homes, the average sale price in Killington in 2025 was just over \$1 million. The only town of the five considered with a lower average sale price for a single family home was Ludlow, at approximately \$850,000. All others ranged from just over \$1 million to a high of \$1,773,000 in Stratton!

Killington is an attractive option for buyers with the lowest average sale prices for condos. The average sale price of the 85 condos sold in Killington in 2025 was just over \$420K. Competing average condo prices ranged from \$460K in Ludlow to almost \$1 million in Stowe!

When reviewing the volume of sales, Killington is strong, particularly when considering the relative geographic size of the areas studied. One hundred thirteen properties sold in Killington in 2025, exceeded only by Stowe, and Okemo marginally.

Although inventory is climbing in all areas, it appears Killington has the smallest supply in relation to historical demand. There are only 33 properties (homes & condos combined) currently listed.



Based on PrimeMLS data as of 12/31/25

Killington condo sales price data

	# Sold	Condo Sales Since January 2012						Δ% High to Latest	If price is up, Δ% Low to Latest	Current Listings				
		Highest		Lowest		Latest				# Listed	Lowest \$	Δ% of Latest		
		Price \$	Mon-Yr	Price \$	Mon-Yr	Price \$	Mon-Yr							
Colony Club 3bed/3bath	22	\$610,000	Oct-24	\$132,000	Oct-13	605,000	May-25	-1%	358%	0	-			
Edgemont 1bed/1bath 2bed/1.5bath 3bed/1.5bath	10	\$275,000	Nov-24	\$55,000	Nov-15	240,000	Sep-25	-13%	336%	0	-			
	4	\$150,000	Jun-19	\$100,000	Mar-19	150,000	Jun-19	50%	0	-				
	8	\$544,500	Jul-25	\$100,000	May-18	544,500	Jul-25	latest is highest latest is highest	445%	0	-			
Fall Line 1bed/1bath 2bed/2bath 3bed/3bath	26	\$340,000	Nov-25	\$84,000	Nov-14	\$340,000	Nov-25	latest is highest	305%	0	-			
	5	\$475,000	Dec-24	\$160,000	Oct-12	\$475,000	Dec-24	latest is highest	197%	0	-			
	14	\$630,000	Jun-25	\$197,500	Sep-17	\$630,000	Jun-25	latest is highest	219%	1	\$640,000	102%		
Glazebrook 2bed/2bath 3bed/2bath	13	\$699,000	Apr-25	\$130,000	Dec-15	\$519,000	Aug-25	-26%	299%	0	-			
	10	\$691,500	Nov-25	\$240,000	Oct-14	\$691,500	Nov-25	latest is highest	188%	0	-			
Hemlock Ridge 3bed/2bath	9	\$490,000	Jun-25	\$145,000	Nov-15	\$490,000	Jun-25	latest is highest	238%	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 1bed/2bath/loft 2bed/2bath 2bed/2.5bath 2bed/3bath/loft 3bed/2.5bath 3bed/3.5bath 4bed/3bath 4bed/3.5bath 4bed/4.5bath	33	\$355,000	Mar-25	\$75,000	Jan-16	\$320,000	Sep-25	-10%	327%	1	\$345,000	108%		
	13	\$445,000	Apr-24	\$110,000	May-16	\$415,000	Dec-25	-7%	277%	0				
	36	\$512,000	Dec-25	\$130,000	Nov-12	\$512,000	Dec-25	latest is highest	294%	1	\$519,000	101%		
	17	\$539,000	Jun-23	\$128,000	Aug-13	\$485,000	Dec-25	-10%	279%	0				
	7	\$540,000	Apr-22	\$168,000	Jun-15	\$540,000	Apr-22	latest is highest	221%	0				
	1	\$278,000	Nov-19	\$278,000	Nov-19	\$278,000	Nov-19	only one sale	0%	0				
	1	\$580,000	Aug-22	\$580,000	Aug-22	\$580,000	Aug-22	only one sale	0%	0				
	2	\$799,000	Dec-21	\$291,000	Apr-18	\$799,000	Dec-21	latest is highest	175%	0				
	2	\$715,000	Apr-22	\$570,000	Dec-21	\$715,000	Apr-22	only one sale	25%	0				
	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	17	\$897,500	Mar-24	\$385,000	Nov-15	\$897,500	Mar-24	latest is highest	133%	0				
Mountain Green Studio 1bed/1bath 2bed/1bath 2bed/1.5bath 2bed/2bath	15	\$135,000	Aug-22	\$30,000	Jun-15	\$96,500	Nov-24	-29%	222%	1	\$79,000	82%		
	115	\$210,000	Aug-21	\$30,000	Dec-12	\$75,000	Dec-25	-64%	150%	5	\$89,000	119%		
	1	\$5,000	Aug-19	\$95,000	Aug-19	\$95,000	Aug-16	latest is highest	0%	1	\$150,000	167%		
	48	\$280,000	Jun-21	\$54,000	Jun-15	\$225,000	Dec-25	-20%	317%	2	\$175,000	78%		
	34	\$299,000	Aug-21	\$44,500	Sep-14	\$192,000	Dec-25	-36%	331%	2	\$238,000	124%		
	21	\$352,000	Apr-24	\$79,000	Mar-16	\$262,500	Dec-24	-25%	232%	2	\$119,900	46%		
Pico Slopeside 2bed/2bath 2bed/2bath/loft 3bed/2bath	4	\$395,000	Nov-21	\$73,000	Mar-14	\$330,000	Jul-22	latest is highest	352%	0				
	3	\$200,000	Jul-20	\$195,500	Mar-14	\$200,000	Jul-20	latest is highest	2%	0				
	12	\$500,000	Feb-25	\$125,000	Jan-14	\$500,000	Feb-25	latest is highest	300%	0				
Pico Townhomes 2bed/2bath 2bed/3bath	4	\$458,000	Sep-23	\$119,000	Mar-18	\$458,000	Sep-23	latest is highest	285%	0				
	1	\$142,500	Dec-16	\$142,500	Dec-16	\$142,500	Dec-16	latest is highest	only one sale					
Pico Village Square Studio 1bed/1bath 1bed/2bath/loft 2bed/2bath 2bed/2bath/loft 3bed/2bath 3bed/3bath	5	\$247,000	Dec-25	\$37,000	Nov-16	\$247,000	Dec-25	latest is highest	568%	0				
	34	\$339,000	Dec-25	\$40,000	Nov-11	\$339,000	Dec-25	latest is highest	748%	1	\$400,000	118%		
	4	\$263,000	Apr-21	\$110,000	Jan-12	\$263,000	Apr-21	latest is highest	139%	0				
	32	\$470,000	Aug-25	\$95,000	Jan-14	\$425,000	Dec-25	-10%	347%	0				
	2	\$178,124	Nov-13	\$175,000	Sep-19	\$175,000	Sep-19	-2%	0					
	19	\$499,000	Jun-24	\$150,000	Mar-15	\$430,000	Jul-24	-14%	187%	0				
	1	\$195,000	Jun-19	\$195,000	Jun-19	\$195,000	Jun-19	only one sale	0					
Pinnacle 1bed/1bath 2bed/2bath 3bed/2bath 3bed/2bath/den	35	\$333,500	May-25	\$85,500	Oct-12	\$290,000	Sep-25	-13%	239%	0				
	28	\$415,000	Apr-24	\$110,000	Sep-17	\$410,000	Nov-25	-1%	273%	0				
	16	\$593,000	Sep-25	\$135,000	May-13	\$593,000	Sep-25	latest is highest	339%	0				
	13	\$475,000	Mar-22	\$160,000	Sep-14	\$475,000	Mar-22	latest is highest	197%	1	\$610,000	128%		
Sunrise 1bed/1bath 2bed/2bath 2bed/2bath townhouse 2bed/3bath 2 level 2bed/3bath 3 level 3bed/2bath 3bed/3bath 2 levels 3bed/4bath 3 levels 4bed/3bath 3 levels	17	\$405,000	Nov-25	\$72,000	Feb-17	\$405,000	Nov-25	latest is highest	463%	0				
	24	\$480,000	Feb-22	\$132,000	May-12	\$425,000	Mar-22	-11%	222%	0				
	2	\$665,000	Mar-25	\$662,500	Apr-25	\$662,500	Apr-25	0%	0%	0				
	8	\$885,000	Mar-24	\$190,000	Feb-13	\$885,000	Mar-24	latest is highest	366%	0				
	3	\$675,000	Mar-22	\$244,500	Sep-15	\$675,000	Mar-22	latest is highest	176%	1	\$699,000	104%		
	17	\$655,000	Jul-25	\$185,000	Aug-13	\$655,000	Jul-25	latest is highest	254%	0				
	10	\$710,000	Jul-24	\$200,000	Mar-14	\$710,000	Jul-24	latest is highest	255%	0				
	5	\$990,000	Mar-24	\$247,500	Feb-18	\$990,000	Mar-24	latest is highest	300%	0				
	7	\$845,000	Dec-24	\$220,000	May-17	\$840,000	Sep-25	-1%	282%	0				
Telemark 2bed/2bath 2bed/3bath	4	\$600,000	Apr-25	\$225,000	Apr-18	\$600,000	Apr-25	latest is highest	167%	0				
	6	\$262,000	Mar-12	\$200,500	May-14	\$224,000	Nov-18	-15%	12%	0				
Topridge 3bed/4bath	8	\$1,750,000	Mar-25	\$490,000	May-15	\$1,750,000	Mar-25	latest is highest	257%	0				
Trail Creek 1bed/1bath 1bed/1bath/loft 2bed/2bath 2bed/2bath/loft 3bed/2bath	19	\$389,000	Apr-24	\$96,000	Jun-15	\$328,000	Nov-25	-16%	242%	0				
	8	\$392,949	May-23	\$140,000	Jan-19	\$392,949	May-23	latest is highest	181%	0				
	16	\$533,000	Dec-23	\$147,500	Apr-18	\$533,000	Dec-23	latest is highest	261%	0				
	16	\$709,000	Apr-25	\$204,000	Jun-15	\$709,000	Apr-25	latest is highest	248%	0				
	2	\$450,000	Jun-21	\$275,000	Jul-14	\$450,000	Dec-21	latest is highest	64%	0				
Whiffletree 1bed/1bath 2bed/1bath 2bed/2bath 3bed/2bath 4bed/2bath	26	\$310,000	Jan-25	\$46,500	Mar-17	\$263,000	Oct-25	-15%	466%	0				
	15	\$340,000	Jun-24	\$54,500	Apr-18	\$226,500	Oct-25	-33%	316%	0				
	6	\$210,000	Jun-21	\$73,000	Jan-14	\$210,000	Jun-21	latest is highest	188%	0				
	20	\$449,000	Jul-24	\$81,000	Oct-13	\$435,000	Dec-24	-3%	437%	0				
	3	\$511,000	Nov-22	\$199,000	Dec-18	\$511,000	Nov-22	latest is highest	157%	0				
Winterberry 3bed orig development 3bed new development	5	\$788,000	Oct-24	\$175,000	Dec-14	\$788,000	Oct-24	latest is highest	350%	0				
	5	\$440,000	Oct-18	\$396,750	Jan-12	\$440,000	Oct-18	latest is highest	11%	0				
Woods 2bed/2bath Village Lower 2bed/2bath Village Upper 2bed/2bath Village End 2bed/2bath "G" Cluster 2bed/2.5 bath Cluster 3bed/3bath Cluster 3bed/3.5 bath Cluster	20	\$500,000	Mar-25	\$85,000	Apr-15	\$500,000	Mar-25	latest is highest	488%	0				
	17	\$589,000	Jul-25	\$85,000	Aug-14	\$589,000	Jul-25	latest is highest	593%	0				
	10	\$450,000	Sep-24	\$91,000	Dec-16	\$450,000	Sep-24	latest is highest	395%	0				
	7	\$500,000	Oct-25	\$150,000	Sep-17	\$500,000	Oct-25	latest is highest	233%	0				
	23	\$595,000	Jul-24	\$143,000	Jan-19	\$548,000	Sep-24	latest is highest	283%	0				
	2	\$300,000	Nov-19	\$192,500	Nov-18	\$300,000	Nov-19	latest is highest	56%	0				
	24	\$625,000	Nov-25	\$194,000	Jun-15	\$625,000	Nov-25	latest is highest	222%	0				

Based on data available in PrimeMLS as of 12/31/25

4th Quarter 2025 Killington real estate sales transactions

Homes	Size	Date Sold	Days On Market	List Price	Sale Price
309 Trailside Drive	3BR/2BA	10/9/2025	83	\$1,850,000	\$1,683,000
679 Little Sherburne Road	2BR/2BA	10/20/2025	193	\$625,000	\$562,500
23 Hunny Tree Road	3BR/3BA	10/24/2025	6	\$889,000	\$902,000
2134 Killington Road	4BR/2BA	10/29/2025	72	\$2,950,000	\$2,600,000
515 Tanglewood Drive	3BR/2BA	11/13/2025	6	\$859,000	\$855,000
152 Wobbly Lane	5BR/2.5BA	11/19/2025	104	\$1,270,000	\$1,200,000
118 Tanglewood Drive	5BR/3BA	12/12/2025	61	\$739,000	\$675,000
22 Old Route 4	2BR/2BA	12/15/2025	6	\$749,990	\$650,000
644 Trailview Drive	5BR/4.5BA	12/19/2025	313	\$2,225,000	\$1,975,000
Condos	Size	Date Sold	Days On Market	List Price	Sale Price
Fall Line E1	1BR/1BA	11/19/2025	13	\$345,000	\$340,000
Glazebrook B1	3BR/2.5BA	11/21/2025	5	\$650,000	\$691,500
High Ridge B11	2BR/2.5BA	10/24/2025	18	\$528,000	\$500,000
High Ridge C8	1BR loft/2BA	12/12/2025	48	\$435,000	\$415,000
High Ridge B18	2BR/2.5BA	12/16/2025	76	\$489,900	\$485,000
High Ridge E5	2BR/2BA	12/22/2025	38	\$549,000	\$512,000
Killington Center 541/542	2BR/3BA	10/10/2025	21	\$460,000	\$445,000
Moon Ridge 1C	2BR/2BA	11/7/2025	1	\$459,000	\$475,000
Mt. Green 2A3	2BR/1.5BA	10/6/2025	96	\$119,000	\$110,000
Mt. Green 2B4	2BR/1.5BA	10/23/2025	19	\$125,000	\$115,000
Mt. Green 3A13	2BR/1.5BA	10/29/2025	145	\$199,000	\$189,000
Mt. Green 3F8	1BR/1BA	11/17/2025	7	\$109,000	\$161,000
Mt. Green 2E2	2BR/1.5BA	12/1/2025	119	\$259,000	\$225,000
Mt. Green 3B15	1BR/1BA	12/4/2025	613	\$110,000	\$85,000
Mt. Green 3A2	1BR/1BA	12/5/2025	9	\$119,500	\$116,000
Mt. Green 3D13	2BR/2BA	12/8/2025	154	\$209,000	\$192,000
Mt. Green 2B7	1BR/1BA	12/22/2025	32	\$75,000	\$75,000
Mt. Green 3D5	2BR/2BA	12/30/2025	279	\$288,000	\$245,000
Pico Village Square H104	2BR/2BA	12/1/2025	29	\$435,000	\$425,000
Pico Village Square C403	Studio/1BA	12/1/2025	41	\$265,000	\$247,000
Pico Village Square D403	1BR/1BA	12/18/2025	6	\$345,000	\$339,000
Pinnacle F15	2BR/2BA	11/25/2025	23	\$419,000	\$410,000
Sunrise Cambridge 403	1BR/1BA	11/14/2025	3	\$429,000	\$405,000
Trail Creek 57	1BR/1BA	11/26/2025	5	\$315,000	\$328,000
Whiffletree G3	2BR/1BA	10/28/2025	10	\$199,900	\$226,500
Woods G1	2BR/2.5BA	10/31/2025	13	\$569,000	\$500,000
Woods D4	3BR/3.5BA	11/13/2025	9	\$639,000	\$625,000
Land	Size	Date Sold	Days On Market	List Price	Sale Price
504 Elbow Road	10.4 acres	12/2/2025	12	\$205,000	\$185,000
430 Lower Rebecca Lane	1.5 acres	12/29/2025	364	\$289,000	\$255,000
Lot #1 Mountainside Drive	1.25 acres	12/31/2025	0	\$425,000	\$425,000

NOTE: Market data based on PrimeMLS system as of 12/31/2025

For a full list of 2025 year to date
Killington property sales as well as info on all
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