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**Killington Valley
Real Estate**

Third Quarter 2019 Killington Market Report

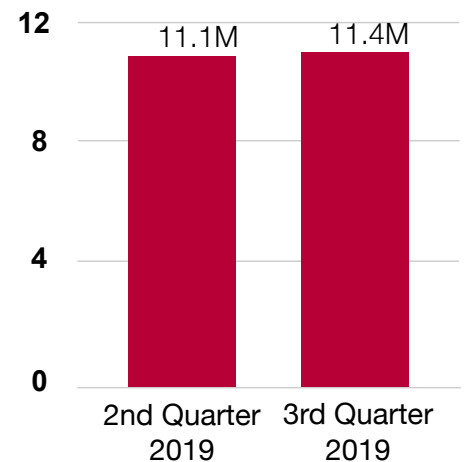
Business has been great, we worked hard and made time to get out and play in the Green Mountains.

Over the past couple of weeks, the leaves have turned and peak foliage is upon us- the first sign that winter is on it's way again. While summer was sweet, we're excited to welcome the cold weather again.

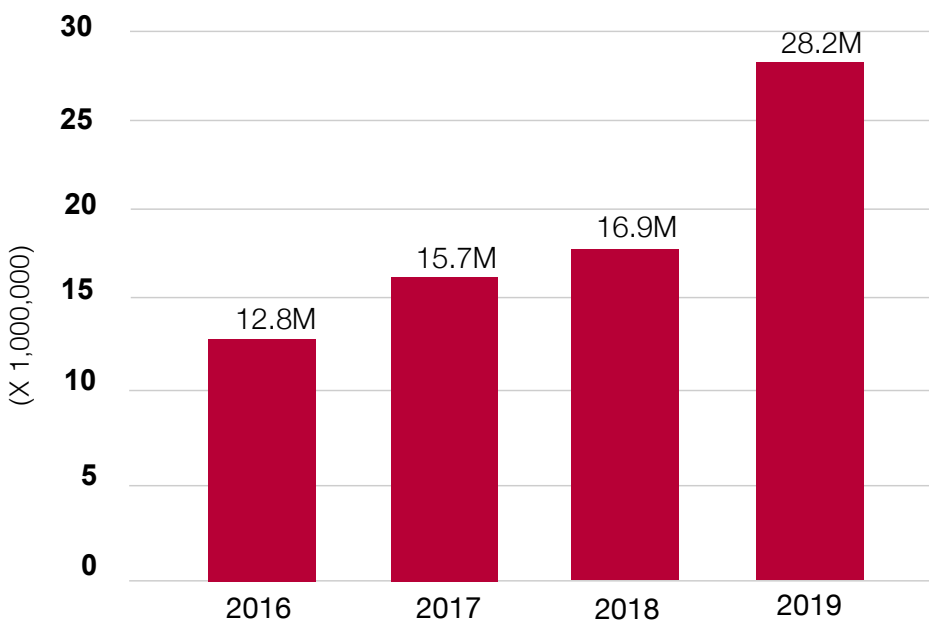
The Resort has been working on some big mountain improvement projects over the summer and fall. Construction on the brand new K-1 lodge has begun and is on track to open for winter 2020-21. Other upgrades include a new quad chairlift to replace the North Ridge Triple and snowmaking enhancements with new low-energy tower guns. Over at Pico, extensive snow making improvements are in process, which will allow for significantly increased snow making capabilities for this upcoming winter.

The Killington Mountain Operations team aren't the only ones improving their space. Here at the Killington Valley Real Estate office, we're preparing for winter by finishing up a few building improvement projects that have been in the works all summer. So far, the exterior received a fresh coat of red paint and new siding. We installed new doors and rebuilt the front entry, regraded and spruced up the landscaping and, most recently, added new stone garden beds on the front the of building. We hope you'll stop in and check out the upgrades next time you're driving by.

Total Sales Volume Sold



Total Sales Volume Sold (First 3 Quarters)



*Data sourced from NEREN MLS as of September 30, 2019

Overall, the sales volume has only slightly increased this quarter compared to last quarter, the market sales volume is far greater than this time over the past several years. The total sales volume for Q1-3 2019 (28.2M) is nearly double that of Q1-3 2018 (16.9M).

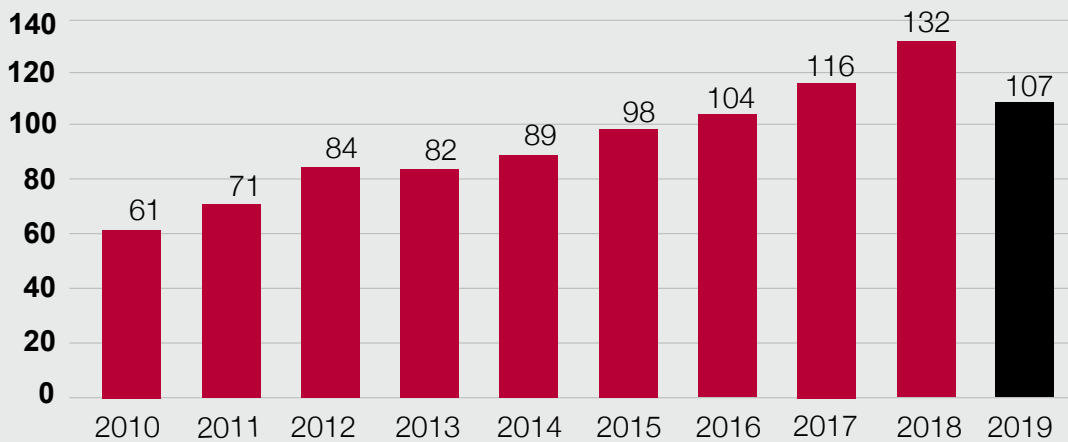
For 46 years,
a leader in winter seasonal rentals and sales



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of Single Family Homes & Full-ownership Condos Sold



*Data sourced from NEREN MLS as of September 30, 2019

The number of full-ownership condos and single family homes has been climbing steadily for the last decade, and this year will maintain that trend. With one more quarter to go for the year, **107 single family home and condo properties have already sold in Killington**. Last year, 81 condos and single family homes had sold by the end of the third quarter, and 77 by the end of the third quarter in 2017. With 5 homes and 16 condos currently active under contract, slated to close well before the end of the year, 2019 is sure to surpass 2018's total units sold for single family homes and condos. Due to the **elevated demand for property in Killington**, inventory remains far lower than average with just 29 single family homes and 24 full-ownership condos listed .

SNAPSHOT: LAND IN KILLINGTON

average list price

\$175K

lowest list price

\$19,900

highest list price

\$399K

25 LOTS LISTED

4 NEW LISTINGS THIS QUARTER

While single family homes and condo sales have skyrocketed, thus inventory on those property types have decreased immensely, **inventory of land listings is increasing**. With a variety of lot types and price ranges, the selection of land options is diverse with land for every buyer looking to invest or build.

	BEDROOMS/BATHS	LIST PRICE	PRICE CLOSED	DATE CLOSED	DAYS ON MARKET
Single Family Homes					
231 Ledge End Road	3/3	\$89,000	\$71,000	9/30/2019	22
80 Fern Lane	3/3	\$269,900	\$258,000	8/8/2019	844
94 Winding Way	2/3	\$289,000	\$274,000	8/27/2019	11
2345 East Mountain Road	3/2	\$299,900	\$275,000	9/27/2019	97
115 Barts Hill Road	3/3	\$325,000	\$298,000	9/20/2019	196
117 Barts Hill Road	8/7	\$335,000	\$310,000	9/27/2019	276
62 Schoolhouse Road	6/3	\$399,000	\$390,000	7/23/2019	123
335 Lakewood Drive	3/3	\$429,000	\$394,000	8/23/2019	38
154 Trailside Drive	4/3	\$469,000	\$455,000	8/23/2019	41
776 Woods Lane	3/5	\$569,000	\$529,000	9/30/2019	89
558 Old Coach Road	3/3	\$575,000	\$568,000	8/1/2019	0
294 West Park Road	6/4	\$599,000	\$572,000	9/13/2019	48
296 Roaring Brook Road	4/3	\$659,000	\$618,000	9/13/2019	114
696 Tanglewood Drive	5/6	\$1,200,000	\$1,100,000	7/19/2019	73
Multi-Family Homes					
48 Tanglewood Drive		\$305,000	\$290,000	7/17/2019	476
Condominiums					
Mountain Green 1-F-8	0/1	\$77,000	\$73,000	8/2/2019	2
Mountain Green 1-F-4	1/1	\$85,000	\$80,000	8/16/2019	15
Mountain Green 1-C-7	1/1	\$94,900	\$85,000	8/5/2019	133
Mountain Green 2-C-9	1/1	\$89,000	\$85,000	8/23/2019	101
Pico Village D-304	1/1	\$89,900	\$93,000	8/28/2019	5
Mountain Green 1-F-3	2/1	\$109,000	\$95,000	8/7/2019	2
Pinnacle B-14	1/1	\$116,000	\$107,500	7/2/2019	217
Mountain Green 3-C-8	1/1	\$119,000	\$109,500	9/12/2019	3
Valley Park D-4	2/2	\$115,000	\$110,000	8/22/2019	14
Pinnacle B-5	1/1	\$126,000	\$123,000	7/24/2019	41
Mountain Green 3-C-4	2/2	\$135,000	\$126,000	8/21/2019	15
Mountain Green 1-A-1	2/2	\$129,000	\$129,000	7/26/2019	65
Woods V-42	2/2	\$137,000	\$129,000	9/6/2019	18
Fall Line B-5	1/1	\$135,000	\$135,000	9/6/2019	163
Fall Line E-1	1/1	\$135,000	\$135,000	7/26/2019	37
Fall Line C-1	1/1	\$135,000	\$135,000	7/29/2019	57
Woods V-9	2/2	\$144,750	\$140,000	9/20/2019	96
Mountain Green 3-D-24	2/2	\$149,000	\$142,500	7/2/2019	3
Woods V-18	2/2	\$159,900	\$155,000	7/11/2019	3
Pico Village E-305	2/2	\$189,900	\$175,000	9/6/2019	12
Colony Club B-3	4/4	\$189,000	\$175,000	8/16/2019	29
Fall Line B-4	3/3	\$275,000	\$265,000	7/19/2019	83
Fall Line G-8	3/3	\$289,900	\$277,500	9/19/2019	69
Colony Club F-33	3/3	\$284,900	\$285,000	8/20/2019	21
Woods D-4	3/4	\$289,000	\$289,000	9/20/2019	14
Glazebrook G-5	3/3	\$350,000	\$315,000	8/30/2019	10
Topridge 34-A	3/4	\$649,000	\$620,000	9/6/2019	36
Topridge 21-A	3/4	\$679,000	\$655,000	8/23/2019	32
Land					
2 Trumans Trek Drive	1.24 Acres	\$135,000	\$120,000	9/16/2019	80
Tanglewood Drive Lot 5	10.28 Acres	\$145,000	\$145,000	7/2/2019	348

Contact Us

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Stop by and see us at 2281 Killington Road, Killington, VT 05751

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