



# KILLINGTON REAL ESTATE

This issue is dedicated to the friends, families and loved ones of those lost on September 11, 2001.  
Our sincerest condolences From the Staff and Associates.

## 2001 THIRD QUARTER REVIEW



**CENTURY 21**  
**Contemporary**  
**Associates**

1810 Killington Road  
Killington, Vermont 05751

800-338-3735  
Or  
802-422-3244

Web Page  
[www.vthomes.com](http://www.vthomes.com)  
E-MAIL  
[c21ca@vthomes.com](mailto:c21ca@vthomes.com)

**Serving**  
**Killington**  
**For more**  
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**30 Years**

*Each Office Is Independently  
Owned and Operated*

**HOMES:** 11 houses sold this quarter making a total of 21 sales this year (up three from last year). Prices ranged from \$122,000 to \$347,000. Currently there are 9 homes pending compared to 13 at this time last year. The properties that are pending range in listing price from \$159,000 to \$300,000. There are 31 homes on the market in Killington, almost the same as last year (34) with prices ranging from \$139,000 to \$595,000. 14 homes are listed for over \$300,000, 9 are listed for under \$200,000 and 8 are listed for between \$200,000 and \$300,000. The average listing price has risen to \$309,000, up from \$263,000 last year.

**CONDOMINIUMS:** 33 condominiums sold in the Killington region this quarter. Last year the total sales for the first three quarters were only 46 condominiums down significantly from the year before when 73 had sold. The total so far this year is 63 and we are hopeful that the market will stay strong. 25 condominiums are pending with closing scheduled for the next 30 days or so. There are currently 114 condominiums on the market up from 109 at this time last year.

**LAND:** Only 3 lots have sold this year and 4 are on deposit. There are 34 parcels of land currently on the market, down from 44 last year.

**THINKING ABOUT SELLING YOUR PROPERTY? NOW MAY BE THE BEST TIME AS INTEREST RATES HAVE HIT ANOTHER INCREDIBLE LOW-----RATES NOT SEEN SINCE 1962.**

A \$100,000 30 year mortgage at 6% is only \$600.00 per month—almost \$200 a month less than what it was at the beginning of this year. We believe that second home buyers will want to take advantage of these rates and will act in the near future.

### WHY LIST WITH CENTURY 21 CONTEMPORARY ASSOCIATES?

- We are the only real estate office in Killington that is part of a national organization. Our affiliation with Century 21 brings us buyers referred from all over the country. Being part of the Century 21 internet system is extremely powerful. A brand new web site has been established for each of the 50 states. Please visit [Century21.com/vt](http://Century21.com/vt) (See page 4 for more information)
- We are the only real estate office in Killington that produces virtual tours of our listings. Please visit [realtor.com](http://realtor.com), enter our zip code (05751) and request virtual tour listings for condominiums and homes.
- We are on more internet sites than any other real estate office in Killington.
- We are the only office in Killington that produces a quarterly newsletter that goes to both buyers and sellers.
- In addition to this we advertise in the Mountain Times and Vermont Homes. We promote our listings on the Resort Network television station four times a day throughout the winter.

We are proud to be the leader of INTERNET marketing for real estate in the Killington region. Please call us if you would like a market analysis on your property

## Summary of Condominiums Sold

Condo Complex	Unit Nr	SqFt	List Price	Sold Price	Sold Date	Days on Mkt	
<b>Studio</b>			<b>\$40,950</b>	<b>\$39,000</b>		<b>148</b>	<b>averages</b>
Mt Green	3E13	530	\$42,000	\$41,000	8/24/01	216	
Mt Green	2F7	600	\$39,900	\$37,000	8/24/01	79	
<b>1 Bedrooms</b>			<b>\$59,500</b>	<b>\$56,950</b>		<b>515</b>	<b>averages</b>
KGW	B10	855	\$49,900	\$47,300	8/1/01	792	
Mt Green	3D18	696	\$69,900	\$68,500	9/28/01	1362	
Mt Green	3A12	738	\$59,900	\$56,500	9/24/01	209	
Mt Green	2E7	613	\$39,900	\$37,450	9/7/01	159	
Pinnacle	F-13	666	\$77,900	\$75,000	8/3/01	51	
<b>1+L Bedrooms</b>			<b>\$112,000</b>	<b>\$104,000</b>		<b>219</b>	<b>averages</b>
Northside	12	821	\$89,000	\$80,500	9/27/01	182	
Trail Creek	5	968	\$135,000	\$127,500	8/10/01	255	
<b>2 Bedrooms</b>			<b>\$115,718</b>	<b>\$106,659</b>		<b>179</b>	<b>averages</b>
Edgemont	C4		\$117,500	\$108,000	9/28/01	219	
Highridge	B18	1220	\$185,000	\$176,750	8/31/01	129	
Mt Green	3A6	900	\$66,900	\$65,000	9/17/01	238	
Mt Green	1D3		\$57,000	\$52,000	9/7/01	92	
Mt Green	3A7		\$80,000	\$73,500	9/24/01	186	
Mt Green	2E4	900	\$60,000	\$55,000	9/28/01	245	
Sunrise	WG L3	952	\$135,000	\$129,000	9/20/01	105	
Woods	V10	1050	\$132,500	\$125,000	9/7/01	295	
Woods	V-2	990	\$119,000	\$109,000	9/14/01	197	
Woods	G3	1500	\$145,000	\$135,000	7/27/01	119	
Woods	F-4	1500	\$175,000	\$145,000	9/29/01	144	
<b>3 Bedrooms</b>			<b>\$180,482</b>	<b>\$171,773</b>		<b>266</b>	<b>averages</b>
Colony Club	D22	2000	\$225,000	\$210,000	7/20/01	193	
Colony Club	F33	2000	\$229,000	\$227,000	8/24/01	81	
Edgemont	B-4		\$125,000	\$112,000	9/7/01	216	
Fall Line	G-8		\$194,000	\$187,000	9/26/01	1032	
Fox Hollow	D3		\$149,900	\$140,000	7/27/01	67	
Mt Green	3A14	1042	\$118,500	\$115,000	8/3/01	77	
Pinnacle	E24	1383	\$138,900	\$137,000	9/6/01	177	
Sunrise	WG L2	1311	\$185,000	\$181,500	8/1/01	351	
Whiffletree	B-8		\$80,000	\$80,000	8/31/01	102	
Woods	W2	2888	\$270,000	\$250,000	7/13/01	314	
Woods	W2	2888	\$270,000	\$250,000	7/13/01	316	
<b>3+L Bedrooms</b>			<b>\$69,500</b>	<b>\$62,400</b>		<b>115</b>	<b>averages</b>
Round Top	182B		\$69,500	\$62,400	7/10/01	115	
<b>4 Bedrooms</b>			<b>\$220,000</b>	<b>\$214,000</b>		<b>135</b>	<b>averages</b>
Sunrise	HL K1	2197	\$220,000	\$214,000	7/31/01	135	

All data was compiled from Town Records and Multiple Listing Data and do not reflect actual sales by CENTURY 21 Contemporary Associates

**Take a 360 degree virtual tour of our listings at [www.vthomes.com](http://www.vthomes.com)  
The only Real Estate agency at Killington offering this service**

## WHAT'S HAPPENING AT



### October 2001 Killington Resort

This is generally the time of year when our normal focus centers on gearing up, both operationally and physically, for the upcoming ski season. The foliage is as spectacular as you'd expect, the annual Killington Ski Club ski sale is just around the corner and our snowmaking system is as charged and ready to go as our actual snowmakers are. This year, as was the case with the previous 40, Killington will be both the first resort in eastern North America to make snow, and the first to offer skiing and snowboarding to our guests. We will offer a fantastic, reliably good product day in and day out and continue our commitment to ensuring our guests enjoy their vacation in the Killington region.

In general, it's a time of year where the resort battery is charged and ready, and when our resort employees are chomping at the

bit to get the season underway. While all of the aforementioned are certainly in process, the wake of recent national events have cast a long shadow-even in our corner of the country. Our collective thoughts are with our friends and families and toward those lives that have been forever altered by the recent tragic events.

I can assure you that our company is focused, on the financial mend, and laying in wait for the first opportunity to turn the lifts and fire our snowguns.

We all feel very fortunate to be living and working in this great community and look forward to greeting and skiing with you again this upcoming winter.

Allen CEO, KILLINGTON

## Summary of Homes Sold

Town	Street	Nr Bedrooms	List Price	Sold Price	Days On Mkt
Bridgewater	834 Bridgewater Rd	4 Bedrooms	\$191,750	\$180,000	402
Bridgewater	Atwood Lane	0 Bedrooms	\$199,000	\$140,000	262
Killington	Roaring Brook Rd	Multi Fam	\$165,000	\$150,000	81
Killington	Butler Road	3 Bedrooms	\$139,000	\$133,000	117
Killington	205 Floral Dr	4 Bedrooms	\$144,900	\$122,000	287
Killington	Roaring Brook Rd	Multi Fam	\$155,000	\$145,000	81
Killington	Big Boulder Rd	Multi Fam	\$160,000	\$150,000	97
Killington	Floral Dr	Multi Fam	\$165,000	\$165,000	70
Killington	33 Lakewood	2 Bedrooms	\$189,000	\$170,000	219
Killington	Rustic Dr	2 Bedrooms	\$192,000	\$183,500	433
Killington	694 Tanglewood Dr	5 Bedrooms	\$194,000	\$194,000	328
Killington	175 Water Mill Rd	3 Bedrooms	\$220,000	\$180,000	654
Killington	604 Cricket Hill	3 Bedrooms	\$365,000	\$347,500	195
Mendon	Route 4	3 Bedrooms	\$89,000	\$77,500	693
Mendon	4 Barker Rd	3 Bedrooms	\$139,900	\$133,500	41
Pittsfield	Rt 100	4 Bedrooms	\$112,000	\$104,500	1064
Pittsfield	Village Green	3 Bedrooms	\$127,500	\$126,000	76
Pittsfield	213 Park Place	5 Bedrooms	\$182,900	\$175,000	340
Stockbridge	Mt Hunger Rd	4 Bedrooms	\$42,500	\$34,250	119
Stockbridge	Music Mt Road	3 Bedrooms	\$96,500	\$96,000	52
Stockbridge	Rt 107	3 Bedrooms	\$126,500	\$122,000	99
Stockbridge	Vulture Mt	2 Bedrooms	\$144,000	\$140,000	212
Stockbridge	Rt 107	3 Bedrooms	\$149,000	\$142,000	437

Check out all of our Winter Seasonal Rental properties at [WWW.VTHOMES.COM](http://WWW.VTHOMES.COM)



Real Estate for the Real World<sup>SM</sup>  
Contemporary Associates

1810 Killington Road  
Killington, Vermont 05751

Phone: 800-338-3735  
Fax: 802-422-3320  
Email: c21ca@vthomes.com

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Not only is the CENTURY 21 System established across the 50 states, but it has now advanced its pioneering efforts in settling cyberspace as well, with 50 state Web sites! Century 21 Real Estate Corporation has created a unique Web site for each of the 50 states, which increases the System's presence on the Internet as changing technology and consumer preferences make it a frontier of further success. The 50 sites will enhance national teamwork and aid us in providing a better local service.

With the sites' range of tools and functionality, consumers can not only locate the CENTURY 21 office nearest to them and view CENTURY 21 listings for the entire state, they can also click

to an array of information about their potential or current hometowns. Leads generated from the state site is sent directly to us, the listing office. Whether you're a CENTURY 21 customer selling or buying or just thinking about either, the 50 state Web sites are a powerful new tool for us to help achieving your goals of selling your property!

The state sites can be accessed simply by following the "www.century21.com" address with a slash and the state name or abbreviation (i.e., www.century21.com/vermont or www.century21.com/vt). Visit your state's site or ours and find out how it expands the boundaries of a successful sale or purchase!

**Want the Secret to finding a vacation home or condo? It's all in the wrist...**  
**www.vthomes.com Or call 800-338-3735**

## SHORT TERM RENTAL AN OPTION AT CONTEMPORARY ASSOCIATES

Why rent your property on a short term rental program?

There are many benefits to renting your home or condominium on a short term basis. Our office runs out of inventory on every prime weekend and holiday throughout the entire ski season. We work hard to maximize your rental dollars!

-You have the option of using your home during the ski season

-Killington Reservations Center has no minimum number of days that you are required to make your home available to us

-If you decide to rent your home

for 14 days or less you pay no **TAXES** on the income

Homes and condominiums are in high demand during all of the major winter holidays. If you are not planning on using your property during any of these time periods give us a call and we will give you a rental analysis on what your potential revenue could be.

Just email Trudi@vthomes.com or call 800-238-3007 and ask for Trudi

**Happy Birthday to  
CENTURY 21 Contemporary Associates**

**THIRTY YEARS**  
*of excellence*