REAL ESTATE MARKET REPORT
MATANUSKA-SUSITNA BOROUGH

Sunday, January 18, 2026

kw ALASKA GROUP
KELLERWILLIAMS. REALTY

MARKET SUMMARY TABLE

A = Average Value
M = Median Value
N/A = Not Available

Price Range Low	Price Range High	316 ACTIVE [1] Num #		Days on Market	Current List Price	135 PENDING [2] Num #	Pend Ratio	364 OFF-MARKET (last 6 mos) [3] Num #	906 SOLD/CLOSED (last 6 months) [4] Num #		Days on Market	Original List Price	Final List Price	Sold/Closed Price	List-Sale Ratio	ABSORPTION RATE (months of inventory) Est. Mos.
$0	$99,999	13	A	281	$ 70,861	0		11	22	A	153	$ 73,841	$ 67,459	$ 59,418	88%	3.5
			M	247	$ 70,000					M	59	$ 72,000	$ 63,950	$ 55,700	87%	
$100,000	$199,999	27	A	198	$ 150,226	6	18%	16	50	A	71	$ 163,198	$ 154,727	$ 147,944	96%	3.2
			M	174	$ 150,000					M	30	$ 165,000	$ 159,950	$ 152,950	96%	
$200,000	$299,999	30	A	197	$ 251,267	10	25%	28	80	A	31	$ 276,719	$ 268,432	$ 263,274	98%	2.3
			M	145	$ 250,000					M	17	$ 275,250	$ 270,000	$ 267,500	99%	
$300,000	$399,999	57	A	88	$ 361,338	38	40%	59	262	A	28	$ 363,512	$ 356,124	$ 355,089	100%	1.3
			M	73	$ 370,000					M	14	$ 367,250	$ 359,450	$ 355,000	99%	
$400,000	$499,999	76	A	108	$ 454,816	32	30%	85	238	A	44	$ 455,642	$ 446,480	$ 444,037	99%	1.9
			M	95	$ 450,000					M	25	$ 450,000	$ 448,500	$ 445,000	99%	
$500,000	$599,999	44	A	132	$ 548,331	20	31%	54	120	A	49	$ 554,980	$ 544,048	$ 543,055	100%	2.2
			M	119	$ 547,000					M	37	$ 550,000	$ 545,000	$ 543,228	100%	
$600,000	$699,999	27	A	136	$ 655,459	13	33%	42	71	A	46	$ 669,500	$ 659,636	$ 651,195	99%	2.3
			M	115	$ 655,000					M	28	$ 668,688	$ 650,000	$ 650,000	100%	
$700,000	$799,999	15	A	152	$ 754,153	8	35%	23	29	A	28	$ 773,714	$ 759,360	$ 747,336	98%	3.1
			M	128	$ 749,000					M	20	$ 775,000	$ 750,000	$ 743,500	99%	
$800,000	$899,999	6	A	285	$ 868,167	3	33%	12	15	A	45	$ 875,928	$ 858,855	$ 850,172	99%	2.4
			M	234	$ 875,000					M	34	$ 875,000	$ 863,000	$ 850,000	98%	
$900,000	$999,999	2	A	160	$ 950,000	3	60%	10	9	A	46	$ 993,489	$ 968,378	$ 955,167	99%	1.3
			M	160	$ 950,000					M	13	$ 975,000	$ 965,000	$ 951,000	99%	
$1,000,000	$1,099,999	1	A	205	$ 1,085,000	0		4	3	A	71	$ 1,083,333	$ 1,065,000	$ 1,055,000	99%	2
			M	205	$ 1,085,000					M	84	$ 1,100,000	$ 1,095,000	$ 1,070,000	98%	
$1,100,000	$1,199,999	7	A	280	$ 1,138,481	2	22%	3	1	A	33	$ 1,200,000	$ 1,200,000	$ 1,145,000	95%	42
			M	253	$ 1,145,000					M	33	$ 1,200,000	$ 1,200,000	$ 1,145,000	95%	
$1,200,000	$1,299,999	3	A	189	$ 1,289,333	0		5	2	A	121	$ 1,437,500	$ 1,330,000	$ 1,276,000	96%	9
			M	214	$ 1,295,000					M	121	$ 1,437,500	$ 1,330,000	$ 1,276,000	96%	
$1,300,000	$1,399,999	1	A	179	$ 1,370,000	0		1	1	A	9	$ 1,300,000	$ 1,375,000	$ 1,300,000	95%	6
			M	179	$ 1,370,000					M	9	$ 1,300,000	$ 1,375,000	$ 1,300,000	95%	
$1,400,000	+	7	A	256	$ 2,453,571	0		11	3	A	48	$ 1,649,133	$ 1,687,740	$ 1,642,740	97%	14
			M	208	$ 1,950,000					M		$ 1,615,000	$ 1,673,219	$ 1,640,000	98%	
Market Totals		316				135	30%	364	906							2.1
Market Averages				147	$ 504,399						43	$ 450,141	$ 440,943	$ 437,079	99%	
Market Medians				116	$ 440,950						23	$ 420,000	$ 414,950	$ 410,250	99%	

Favors Sellers ← → Favors Buyers

Date Range (Off-Market & Sold) = 07/20/2025 to 01/18/2026
Data believed to be accurate but not guaranteed.

Status = [1] A; [2] P; [3] E, W, L; [4] C
Property Type = Residential
Borough/Census Area = 1D