

REAL ESTATE MARKET REPORT

MUNICIPALITY OF ANCHORAGE

Sunday, January 18, 2026

kW ALASKA GROUP
KELLERWILLIAMS. REALTY

MARKET SUMMARY TABLE				175 PENDING ^[2]				284 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available				147 ACTIVE ^[1]				1228 SOLD/CLOSED (last 6 months) ^[4]								
Price Range		Num #	Days on Market	Current List Price	Num #	Pend Ratio	Num #	Num #	Days on Market	Original List Price	Final List Price	Sold/Closed Price	List-Sale Ratio	Est. Mos.		
Low	High															
\$0	\$99,999	0			0		1	1	A 43 M 43	\$ 139,000 \$ 139,000	\$ 139,000 \$ 139,000	\$ 95,000 \$ 95,000	68% 68%	N/A		
\$100,000	\$199,999	5	A 138 M 112	\$ 186,600 \$ 190,000	3	38%	7	22	A 44 M 10	\$ 167,972 \$ 175,000	\$ 152,990 \$ 150,000	\$ 144,041 \$ 144,850	94% 97%	1.4		
\$200,000	\$299,999	4	A 91 M 109	\$ 274,750 \$ 285,000	8	67%	18	88	A 31 M 9	\$ 273,644 \$ 275,000	\$ 266,378 \$ 274,950	\$ 262,401 \$ 269,950	99% 98%	0.3		
\$300,000	\$399,999	17	A 65 M 56	\$ 361,624 \$ 350,000	35	67%	27	246	A 16 M 6	\$ 357,789 \$ 359,900	\$ 353,200 \$ 350,000	\$ 353,758 \$ 355,000	100% 101%	0.4		
\$400,000	\$499,999	25	A 66 M 70	\$ 459,356 \$ 464,900	41	62%	48	336	A 21 M 10	\$ 453,655 \$ 450,000	\$ 446,510 \$ 448,000	\$ 446,389 \$ 449,000	100% 100%	0.4		
\$500,000	\$599,999	23	A 109 M 70	\$ 542,435 \$ 539,000	33	59%	50	193	A 25 M 10	\$ 555,125 \$ 550,000	\$ 544,108 \$ 545,000	\$ 543,235 \$ 540,000	100% 99%	0.7		
\$600,000	\$699,999	25	A 93 M 50	\$ 653,136 \$ 650,000	16	39%	44	125	A 27 M 11	\$ 656,476 \$ 650,000	\$ 645,646 \$ 649,000	\$ 645,526 \$ 645,000	100% 99%	1.2		
\$700,000	\$799,999	13	A 150 M 112	\$ 746,004 \$ 740,000	14	52%	26	83	A 34 M 18	\$ 767,257 \$ 750,000	\$ 749,342 \$ 749,900	\$ 744,939 \$ 745,000	99% 99%	0.9		
\$800,000	\$899,999	10	A 112 M 80	\$ 862,090 \$ 864,500	6	38%	16	55	A 46 M 19	\$ 889,115 \$ 875,000	\$ 860,633 \$ 869,000	\$ 849,436 \$ 850,000	99% 98%	1.1		
\$900,000	\$999,999	3	A 223 M 128	\$ 952,000 \$ 942,000	7	70%	10	27	A 28 M 11	\$ 977,367 \$ 949,900	\$ 958,585 \$ 949,000	\$ 941,852 \$ 939,000	98% 99%	0.7		
\$1,000,000	\$1,099,999	1	A 7 M 7	\$ 1,065,000 \$ 1,065,000	1	50%	2	10	A 57 M 27	\$ 1,100,400 \$ 1,075,000	\$ 1,055,800 \$ 1,040,000	\$ 1,037,400 \$ 1,035,000	98% 100%	0.6		
\$1,100,000	\$1,199,999	5	A 266 M 127	\$ 1,156,700 \$ 1,150,000	4	44%	7	12	A 89 M 32	\$ 1,215,042 \$ 1,199,500	\$ 1,195,733 \$ 1,175,000	\$ 1,139,327 \$ 1,150,000	95% 98%	2.5		
\$1,200,000	\$1,299,999	3	A 98 M 133	\$ 1,250,000 \$ 1,275,000	3	50%	7	10	A 27 M 7	\$ 1,219,900 \$ 1,250,000	\$ 1,219,900 \$ 1,250,000	\$ 1,244,215 \$ 1,242,500	102% 99%	1.8		
\$1,300,000	\$1,399,999	2	A 72 M 72	\$ 1,353,388 \$ 1,353,388	0		6	3	A 14 M 6	\$ 1,350,000 \$ 1,350,000	\$ 1,350,000 \$ 1,350,000	\$ 1,369,198 \$ 1,390,000	101% 103%	4		
\$1,400,000	+	11	A 217 M 168	\$ 1,939,000 \$ 1,750,000	4	27%	15	17	A 72 M 42	\$ 2,752,353 \$ 1,850,000	\$ 2,126,765 \$ 1,850,000	\$ 2,065,361 \$ 1,800,000	97% 97%	3.9		
Market Totals		147			175	54%	284	1228						0.7		
Market Averages		112			\$ 709,368			26		\$ 557,943	\$ 539,334	\$ 536,309	99%	↑		
Market Medians		77			\$ 585,000			10		\$ 480,000	\$ 475,000	\$ 470,000	99%			

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 = 1A

Favors Sellers     Favors Buyers