

REAL ESTATE MARKET REPORT

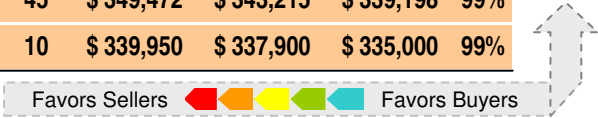
INTERIOR MARKET REPORT

Sunday, August 11, 2024



MARKET SUMMARY TABLE				168 PENDING ^[2]				81 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available				225 ACTIVE ^[1]				472 SOLD/CLOSED (last 6 months) ^[4]								Est. Mos.
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			
Low	High															
\$0	\$99,999	21	A 110	\$ 76,271	2	9%	7	17	A 44	\$ 81,918	\$ 72,365	\$ 67,547	93%	7.4		
			M 71	\$ 79,500					M 11	\$ 79,900	\$ 65,900	\$ 65,000	99%			
\$100,000	\$199,999	37	A 102	\$ 155,897	10	21%	11	36	A 113	\$ 165,992	\$ 152,208	\$ 145,017	95%	6.2		
			M 59	\$ 150,000					M 23	\$ 162,450	\$ 149,500	\$ 147,000	98%			
\$200,000	\$299,999	40	A 43	\$ 260,940	41	51%	20	112	A 47	\$ 263,081	\$ 257,309	\$ 255,248	99%	2.1		
			M 32	\$ 262,500					M 7	\$ 265,000	\$ 260,000	\$ 259,480	100%			
\$300,000	\$399,999	60	A 53	\$ 359,510	67	53%	19	182	A 38	\$ 353,651	\$ 349,823	\$ 347,352	99%	2		
			M 33	\$ 360,450					M 10	\$ 350,625	\$ 349,900	\$ 350,000	100%			
\$400,000	\$499,999	32	A 40	\$ 445,608	35	52%	11	88	A 36	\$ 450,422	\$ 444,898	\$ 440,577	99%	2.2		
			M 28	\$ 449,900					M 9	\$ 449,700	\$ 442,500	\$ 441,000	100%			
\$500,000	\$599,999	13	A 64	\$ 543,254	10	43%	6	18	A 21	\$ 548,467	\$ 541,744	\$ 535,378	99%	4.3		
			M 31	\$ 540,000					M 7	\$ 542,400	\$ 542,400	\$ 532,000	98%			
\$600,000	\$699,999	10	A 55	\$ 661,730	2	17%	1	10	A 31	\$ 648,870	\$ 645,830	\$ 638,700	99%	6		
			M 52	\$ 657,450					M 3	\$ 649,950	\$ 649,700	\$ 640,000	99%			
\$700,000	\$799,999	5	A 56	\$ 777,560	0		1	7	A 40	\$ 792,829	\$ 780,114	\$ 753,857	97%	4.3		
			M 54	\$ 789,000					M 34	\$ 795,000	\$ 750,000	\$ 750,000	100%			
\$800,000	\$899,999	2	A 40	\$ 824,950	0		3	1	A 6	\$ 830,000	\$ 830,000	\$ 805,000	97%	12		
			M 40	\$ 824,950					M 6	\$ 830,000	\$ 830,000	\$ 805,000	97%			
\$900,000	\$999,999	1	A 169	\$ 930,000	0		0	0								
			M 169	\$ 930,000												
\$1,000,000	\$1,099,999	0			0		0	1	A 22	\$ 1,375,000	\$ 1,150,000	\$ 1,050,000	91%	N/A		
									M 22	\$ 1,375,000	\$ 1,150,000	\$ 1,050,000	91%			
\$1,100,000	\$1,199,999	1	A 39	\$ 1,127,000	1	50%	2	0								
			M 39	\$ 1,127,000												
\$1,200,000	\$1,299,999	0			0		0	0								
\$1,300,000	\$1,399,999	0			0		0	0								
\$1,400,000	+	3	A 361	\$ 1,583,333	0		0	0								
			M 337	\$ 1,550,000												
Market Totals		225			168	43%	81	472						2.9		
Market Averages		68 \$ 354,053						45	\$ 349,472	\$ 343,215	\$ 339,198	99%				
Market Medians		40 \$ 330,000						10	\$ 339,950	\$ 337,900	\$ 335,000	99%				

Date Range (Off-Market & Sold) = 02/11/2024 to 08/11/2024
Data believed to be accurate but not guaranteed.
Status = [1] ACTIVE; [2] PENDING; [3] WITHDRAWN, EXPIRED; [4] SOLD
Area = 10, 15, 20, 22, 25, 30, 35, 40, 45, 47, 50, 60, 65
Type = SINGLE FAMILY



REAL ESTATE MARKET REPORT

MUNICIPALITY OF ANCHORAGE

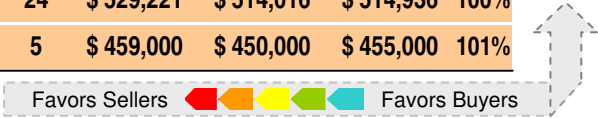
Sunday, August 11, 2024



MARKET SUMMARY TABLE				406 PENDING ^[2]			172 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		374 ACTIVE ^[1]						1043 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	2	A 82	\$ 92,450	0		1	2	A 98	\$ 101,250	\$ 87,000	\$ 72,514	83%	6	
			M 82	\$ 92,450					M 98	\$ 101,250	\$ 87,000	\$ 72,514	83%		
\$100,000	\$199,999	8	A 88	\$ 162,956	3	27%	8	16	A 47	\$ 197,694	\$ 184,750	\$ 161,642	87%	3	
			M 54	\$ 165,375					M 15	\$ 180,500	\$ 180,450	\$ 157,500	87%		
\$200,000	\$299,999	20	A 39	\$ 262,185	34	63%	12	99	A 24	\$ 267,606	\$ 264,683	\$ 263,053	99%	1.2	
			M 29	\$ 267,450					M 10	\$ 269,900	\$ 267,000	\$ 267,000	100%		
\$300,000	\$399,999	62	A 28	\$ 359,651	88	59%	28	247	A 21	\$ 360,752	\$ 355,518	\$ 355,120	100%	1.5	
			M 19	\$ 365,000					M 5	\$ 360,000	\$ 359,900	\$ 357,000	99%		
\$400,000	\$499,999	73	A 45	\$ 448,682	94	56%	35	253	A 19	\$ 448,455	\$ 445,082	\$ 446,065	100%	1.7	
			M 28	\$ 445,000					M 5	\$ 445,000	\$ 445,000	\$ 445,000	100%		
\$500,000	\$599,999	57	A 60	\$ 554,756	73	56%	18	168	A 25	\$ 546,255	\$ 540,313	\$ 544,112	101%	2	
			M 41	\$ 550,000					M 5	\$ 537,000	\$ 535,000	\$ 546,000	102%		
\$600,000	\$699,999	42	A 51	\$ 658,794	41	49%	25	94	A 30	\$ 639,402	\$ 637,490	\$ 644,328	101%	2.7	
			M 27	\$ 656,950					M 4	\$ 641,000	\$ 640,000	\$ 645,000	101%		
\$700,000	\$799,999	29	A 37	\$ 759,797	22	43%	17	50	A 31	\$ 748,012	\$ 741,974	\$ 747,916	101%	3.5	
			M 21	\$ 762,900					M 3	\$ 739,950	\$ 739,900	\$ 750,000	101%		
\$800,000	\$899,999	26	A 51	\$ 861,712	17	40%	7	44	A 24	\$ 842,095	\$ 832,900	\$ 840,254	101%	3.5	
			M 30	\$ 857,500					M 4	\$ 837,000	\$ 835,000	\$ 839,000	100%		
\$900,000	\$999,999	8	A 55	\$ 948,000	6	43%	6	20	A 25	\$ 936,925	\$ 926,875	\$ 934,673	101%	2.4	
			M 44	\$ 944,500					M 3	\$ 929,000	\$ 927,000	\$ 931,732	101%		
\$1,000,000	\$1,099,999	4	A 111	\$ 1,081,500	10	71%	3	17	A 39	\$ 1,077,588	\$ 1,064,059	\$ 1,033,596	97%	1.4	
			M 124	\$ 1,095,000					M 10	\$ 1,079,000	\$ 1,079,000	\$ 1,028,625	95%		
\$1,100,000	\$1,199,999	10	A 126	\$ 1,144,150	6	38%	5	10	A 58	\$ 1,118,900	\$ 1,134,300	\$ 1,148,200	101%	6	
			M 105	\$ 1,150,000					M 3	\$ 1,150,000	\$ 1,162,500	\$ 1,150,000	99%		
\$1,200,000	\$1,299,999	6	A 104	\$ 1,263,117	3	33%	1	6	A 24	\$ 3,068,167	\$ 1,268,167	\$ 1,250,000	99%	6	
			M 54	\$ 1,267,350					M 8	\$ 1,297,000	\$ 1,280,000	\$ 1,260,000	98%		
\$1,300,000	\$1,399,999	5	A 107	\$ 1,365,600	3	38%	0	5	A 26	\$ 1,349,000	\$ 1,328,780	\$ 1,321,800	99%	6	
			M 81	\$ 1,350,000					M 9	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	100%		
\$1,400,000	+	22	A 91	\$ 1,803,923	6	21%	6	12	A 35	\$ 1,652,208	\$ 1,641,792	\$ 1,627,941	99%	11	
			M 67	\$ 1,642,500					M 5	\$ 1,625,000	\$ 1,575,000	\$ 1,587,500	101%		
Market Totals		374			406	52%	172	1043						2.2	
Market Averages		53			\$ 649,620			24		\$ 529,221	\$ 514,016	\$ 514,936	100%		
Market Medians		29			\$ 542,500			5		\$ 459,000	\$ 450,000	\$ 455,000	101%		

Date Range (Off-Market & Sold) = 02/11/2024 to 08/11/2024
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



Sunday, August 11, 2024

kw ALASKA GROUP
KELLERWILLIAMS REALTY

MARKET SUMMARY TABLE				132 PENDING ^[2]				126 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
Price Range		363 ACTIVE ^[1]				385 SOLD/CLOSED (last 6 months) ^[4]								Est. Mos.		
		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			
Low	High															
\$0	\$99,999	21	A	210	\$ 67,490	9	30%	13	19	A	88	\$ 86,342	\$ 77,359	\$ 66,863	86%	6.6
			M	63	\$ 70,000					M	50	\$ 80,000	\$ 80,000	\$ 78,500	98%	
\$100,000	\$199,999	37	A	137	\$ 152,043	10	21%	14	37	A	86	\$ 158,181	\$ 153,794	\$ 144,573	94%	6
			M	88	\$ 149,500					M	14	\$ 165,000	\$ 160,000	\$ 145,000	91%	
\$200,000	\$299,999	49	A	83	\$ 257,207	29	37%	23	72	A	49	\$ 266,174	\$ 258,656	\$ 249,248	96%	4.1
			M	51	\$ 259,900					M	21	\$ 265,000	\$ 256,250	\$ 250,000	98%	
\$300,000	\$399,999	57	A	67	\$ 353,653	34	37%	25	119	A	39	\$ 360,015	\$ 352,487	\$ 349,233	99%	2.9
			M	46	\$ 352,000					M	13	\$ 354,564	\$ 349,000	\$ 345,000	99%	
\$400,000	\$499,999	67	A	80	\$ 454,043	18	21%	20	72	A	56	\$ 452,969	\$ 443,934	\$ 435,937	98%	5.6
			M	57	\$ 449,000					M	19	\$ 439,450	\$ 438,000	\$ 429,450	98%	
\$500,000	\$599,999	34	A	92	\$ 555,729	5	13%	11	23	A	57	\$ 559,243	\$ 553,417	\$ 541,700	98%	8.9
			M	71	\$ 559,450					M	8	\$ 560,000	\$ 550,000	\$ 530,000	96%	
\$600,000	\$699,999	23	A	142	\$ 661,096	8	26%	8	7	A	27	\$ 656,000	\$ 639,571	\$ 627,000	98%	19.7
			M	92	\$ 655,000					M	8	\$ 635,000	\$ 634,000	\$ 625,000	99%	
\$700,000	\$799,999	11	A	156	\$ 746,582	6	35%	6	17	A	87	\$ 779,082	\$ 753,330	\$ 751,853	100%	3.9
			M	96	\$ 749,900					M	41	\$ 759,000	\$ 759,000	\$ 750,000	99%	
\$800,000	\$899,999	15	A	137	\$ 862,687	3	17%	1	6	A	57	\$ 902,250	\$ 876,000	\$ 855,500	98%	15
			M	67	\$ 852,000					M	24	\$ 899,250	\$ 877,000	\$ 854,500	97%	
\$900,000	\$999,999	15	A	149	\$ 965,951	6	29%	0	6	A	62	\$ 981,500	\$ 976,500	\$ 921,000	94%	15
			M	80	\$ 959,000					M	26	\$ 975,000	\$ 975,000	\$ 918,000	94%	
\$1,000,000	\$1,099,999	0				0		0	1	A	186	\$ 1,440,000	\$ 1,385,000	\$ 1,000,000	72%	N/A
										M	186	\$ 1,440,000	\$ 1,385,000	\$ 1,000,000	72%	
\$1,100,000	\$1,199,999	2	A	51	\$ 1,125,000	0		0	2	A	19	\$ 1,197,500	\$ 1,197,500	\$ 1,147,500	96%	6
			M	51	\$ 1,125,000					M	19	\$ 1,197,500	\$ 1,197,500	\$ 1,147,500	96%	
\$1,200,000	\$1,299,999	9	A	150	\$ 1,251,444	0		1	2	A	20	\$ 1,250,000	\$ 1,250,000	\$ 1,237,500	99%	27
			M	112	\$ 1,250,000					M	20	\$ 1,250,000	\$ 1,250,000	\$ 1,237,500	99%	
\$1,300,000	\$1,399,999	7	A	290	\$ 1,359,143	3	30%	0	0							
			M	233	\$ 1,350,000											
\$1,400,000	+	16	A	207	\$ 1,915,563	1	6%	4	2	A	86	\$ 2,150,000	\$ 2,150,000	\$ 1,750,000	81%	48
			M	90	\$ 1,897,500					M	86	\$ 2,150,000	\$ 2,150,000	\$ 1,750,000	81%	
Market Totals		363				132	27%	126	385							5.7
Market Averages		115 \$ 533,452							55 \$ 401,947 \$ 393,247 \$ 382,001 97%							
Market Medians		64 \$ 429,000							17 \$ 359,000 \$ 350,000 \$ 349,500 100%							

Date Range (Off-Market & Sold) = 02/11/2024 to 08/11/2024

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 = 1B

Favors Sellers     Favors Buyers

REAL ESTATE MARKET REPORT

MATANUSKA-SUSITNA BOROUGH

Sunday, August 11, 2024



MARKET SUMMARY TABLE				281 PENDING ^[2]				241 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				565 ACTIVE ^[1]				812 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	25	A 154 M 107	\$ 64,558 \$ 65,000	1	4%	7	23	A 67 M 23	\$ 87,400 \$ 90,000	\$ 82,226 \$ 89,500	\$ 71,117 \$ 82,500	86% 92%	6.5	
\$100,000	\$199,999	37	A 109 M 71	\$ 143,451 \$ 142,800	15	29%	19	39	A 60 M 17	\$ 169,277 \$ 169,900	\$ 165,190 \$ 169,000	\$ 149,805 \$ 150,000	91% 89%	5.7	
\$200,000	\$299,999	53	A 59 M 42	\$ 263,280 \$ 274,900	25	32%	18	78	A 50 M 13	\$ 266,819 \$ 276,500	\$ 262,063 \$ 274,750	\$ 258,993 \$ 265,000	99% 96%	4.1	
\$300,000	\$399,999	109	A 51 M 42	\$ 354,833 \$ 350,000	84	44%	32	294	A 25 M 8	\$ 356,723 \$ 357,000	\$ 353,499 \$ 350,000	\$ 355,018 \$ 355,000	100% 101%	2.2	
\$400,000	\$499,999	123	A 62 M 43	\$ 456,226 \$ 450,000	77	39%	48	184	A 44 M 13	\$ 452,427 \$ 448,500	\$ 447,319 \$ 444,750	\$ 447,833 \$ 443,638	100% 100%	4	
\$500,000	\$599,999	70	A 71 M 42	\$ 554,605 \$ 556,950	39	36%	46	88	A 40 M 16	\$ 550,567 \$ 549,000	\$ 544,989 \$ 542,000	\$ 544,007 \$ 544,236	100% 100%	4.8	
\$600,000	\$699,999	73	A 106 M 84	\$ 658,033 \$ 650,000	20	22%	33	52	A 41 M 14	\$ 648,049 \$ 640,000	\$ 641,937 \$ 637,000	\$ 641,865 \$ 633,500	100% 99%	8.4	
\$700,000	\$799,999	27	A 96 M 58	\$ 759,746 \$ 750,000	12	31%	13	31	A 49 M 22	\$ 759,733 \$ 760,000	\$ 758,039 \$ 750,000	\$ 747,184 \$ 749,255	99% 100%	5.2	
\$800,000	\$899,999	16	A 61 M 46	\$ 851,206 \$ 849,000	3	16%	7	12	A 66 M 30	\$ 870,641 \$ 875,744	\$ 854,999 \$ 870,744	\$ 847,996 \$ 847,500	99% 97%	8	
\$900,000	\$999,999	7	A 94 M 62	\$ 969,714 \$ 980,000	3	30%	6	6	A 8 M 4	\$ 956,304 \$ 959,813	\$ 936,138 \$ 937,000	\$ 946,971 \$ 940,913	101% 100%	7	
\$1,000,000	\$1,099,999	2	A 169 M 169	\$ 1,047,500 \$ 1,047,500	1	33%	2	3	A 103 M 53	\$ 1,183,000 \$ 1,199,000	\$ 1,136,333 \$ 1,159,000	\$ 1,054,967 \$ 1,075,000	93% 93%	4	
\$1,100,000	\$1,199,999	4	A 94 M 68	\$ 1,138,750 \$ 1,137,500	1	20%	4	1	A 30 M 30	\$ 1,200,000 \$ 1,200,000	\$ 1,200,000 \$ 1,200,000	\$ 1,130,000 \$ 1,130,000	94% 94%	24	
\$1,200,000	\$1,299,999	6	A 70 M 70	\$ 1,248,000 \$ 1,250,000	0		3	0							
\$1,300,000	\$1,399,999	2	A 35 M 35	\$ 1,300,000 \$ 1,300,000	0		0	0							
\$1,400,000	+	11	A 106 M 84	\$ 2,822,545 \$ 2,200,000	0		3	1	A 261 M 261	\$ 1,550,000 \$ 1,550,000	\$ 1,550,000 \$ 1,550,000	\$ 1,550,000 \$ 1,550,000	100% 100%	66	
Market Totals		565			281	33%	241	812						4.2	
Market Averages			77	\$ 515,457				39	\$ 425,778	\$ 421,040	\$ 419,422	100%			
Market Medians			55	\$ 450,000				12	\$ 398,500	\$ 393,500	\$ 392,750	100%			

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Favors Sellers Favors Buyers