

REAL ESTATE MARKET REPORT

INTERIOR MARKET REPORT

Sunday, August 25, 2024



MARKET SUMMARY TABLE				172 PENDING ^[2]				90 OFF-MARKET (last 6 mos) ^[3]						ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				215 ACTIVE ^[1]				504 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	\$49,999	2	A 193	\$ 47,450	1	33%	4	3	A 125	\$ 76,800	\$ 46,300	\$ 35,333	76%	4			
			M 193	\$ 47,450					M 65	\$ 74,000	\$ 49,000	\$ 36,000	73%				
\$50,000	\$99,999	19	A 101	\$ 82,342	0		3	17	A 33	\$ 83,006	\$ 76,341	\$ 72,853	95%	6.7			
			M 75	\$ 87,400					M 11	\$ 79,900	\$ 74,900	\$ 71,200	95%				
\$100,000	\$149,999	16	A 106	\$ 132,506	5	24%	6	19	A 123	\$ 148,232	\$ 137,653	\$ 125,900	91%	5.1			
			M 73	\$ 139,450					M 21	\$ 139,900	\$ 139,900	\$ 130,000	93%				
\$150,000	\$199,999	21	A 92	\$ 177,379	6	22%	6	19	A 98	\$ 184,616	\$ 168,816	\$ 166,943	99%	6.6			
			M 44	\$ 180,000					M 24	\$ 175,000	\$ 169,000	\$ 165,000	98%				
\$200,000	\$249,999	20	A 71	\$ 233,545	11	35%	8	48	A 60	\$ 237,131	\$ 227,817	\$ 227,305	100%	2.5			
			M 33	\$ 235,000					M 14	\$ 235,000	\$ 229,900	\$ 230,000	100%				
\$250,000	\$299,999	30	A 52	\$ 276,313	32	52%	11	66	A 37	\$ 281,480	\$ 277,730	\$ 274,765	99%	2.7			
			M 39	\$ 277,450					M 6	\$ 282,500	\$ 278,450	\$ 275,000	99%				
\$300,000	\$349,999	16	A 74	\$ 333,419	35	69%	11	94	A 39	\$ 328,891	\$ 325,626	\$ 322,911	99%	1			
			M 54	\$ 332,500					M 6	\$ 329,900	\$ 328,950	\$ 320,000	97%				
\$350,000	\$399,999	36	A 82	\$ 380,252	38	51%	13	99	A 36	\$ 376,987	\$ 373,604	\$ 371,726	99%	2.2			
			M 39	\$ 382,438					M 16	\$ 375,000	\$ 374,900	\$ 370,000	99%				
\$400,000	\$449,999	14	A 49	\$ 432,082	23	62%	5	63	A 33	\$ 434,217	\$ 430,313	\$ 425,720	99%	1.3			
			M 22	\$ 432,150					M 9	\$ 429,900	\$ 429,900	\$ 425,000	99%				
\$450,000	\$499,999	11	A 49	\$ 469,927	9	45%	8	34	A 23	\$ 475,876	\$ 469,844	\$ 468,244	100%	1.9			
			M 44	\$ 465,000					M 6	\$ 475,000	\$ 465,000	\$ 465,000	100%				
\$500,000	\$549,999	5	A 60	\$ 528,760	7	58%	4	16	A 23	\$ 534,825	\$ 527,888	\$ 521,544	99%	1.9			
			M 45	\$ 524,000					M 7	\$ 532,450	\$ 532,450	\$ 522,500	98%				
\$550,000	\$599,999	5	A 106	\$ 568,940	2	29%	2	6	A 15	\$ 575,800	\$ 572,467	\$ 567,817	99%	5			
			M 19	\$ 569,900					M 11	\$ 572,500	\$ 572,500	\$ 570,000	100%				
\$600,000	\$649,999	5	A 68	\$ 643,160	1	17%	2	6	A 48	\$ 638,950	\$ 633,883	\$ 622,000	98%	5			
			M 71	\$ 649,000					M 3	\$ 640,000	\$ 640,000	\$ 620,000	97%				
\$650,000	\$699,999	5	A 66	\$ 677,900	0		1	4	A 4	\$ 663,750	\$ 663,750	\$ 663,750	100%	7.5			
			M 60	\$ 669,900					M 2	\$ 660,000	\$ 660,000	\$ 660,000	100%				
\$700,000	+	10	A 172	\$ 1,077,980	2	17%	6	10	A 24	\$ 834,080	\$ 802,680	\$ 778,200	97%	6			
			M 78	\$ 889,950					M 23	\$ 772,500	\$ 750,000	\$ 747,500	100%				
Market Totals		215			172	44%	90	504						2.6			
Market Averages		81 \$ 342,235						43 \$ 350,278		\$ 344,387	\$ 340,812	99%					
Market Medians		47 \$ 299,900						9 \$ 349,900		\$ 339,950	\$ 340,000	100%					

Date Range (Off-Market & Sold) = 02/25/2024 to 08/25/2024

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

Favors Sellers Favors Buyers

REAL ESTATE MARKET REPORT

MUNICIPALITY OF ANCHORAGE

Sunday, August 25, 2024



MARKET SUMMARY TABLE				404 PENDING ^[2]			191 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		391 ACTIVE ^[1]					1119 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 97	\$ 92,450	0		1	2	A 98	\$ 101,250	\$ 87,000	\$ 72,514	83%	6	
			M 97	\$ 92,450					M 98	\$ 101,250	\$ 87,000	\$ 72,514	83%		
\$100,000	\$199,999	5	A 112	\$ 153,950	5	50%	9	16	A 47	\$ 197,694	\$ 184,750	\$ 161,642	87%	1.9	
			M 74	\$ 155,000					M 15	\$ 180,500	\$ 180,450	\$ 157,500	87%		
\$200,000	\$299,999	27	A 41	\$ 266,944	29	52%	13	101	A 20	\$ 266,387	\$ 263,629	\$ 262,581	100%	1.6	
			M 36	\$ 270,000					M 8	\$ 269,000	\$ 265,000	\$ 267,000	101%		
\$300,000	\$399,999	57	A 33	\$ 360,403	87	60%	32	260	A 19	\$ 358,998	\$ 354,151	\$ 353,964	100%	1.3	
			M 22	\$ 365,000					M 5	\$ 359,900	\$ 355,500	\$ 355,000	100%		
\$400,000	\$499,999	81	A 42	\$ 447,989	91	53%	39	279	A 16	\$ 445,510	\$ 443,674	\$ 444,968	100%	1.7	
			M 17	\$ 439,000					M 4	\$ 440,000	\$ 440,000	\$ 441,200	100%		
\$500,000	\$599,999	68	A 52	\$ 552,559	75	52%	22	179	A 24	\$ 545,587	\$ 539,523	\$ 543,133	101%	2.3	
			M 24	\$ 550,000					M 5	\$ 535,000	\$ 535,000	\$ 540,000	101%		
\$600,000	\$699,999	36	A 63	\$ 652,524	48	57%	27	102	A 28	\$ 637,801	\$ 636,039	\$ 643,229	101%	2.1	
			M 37	\$ 649,975					M 4	\$ 640,000	\$ 640,000	\$ 645,000	101%		
\$700,000	\$799,999	31	A 45	\$ 759,626	27	47%	18	52	A 29	\$ 748,262	\$ 742,456	\$ 746,265	101%	3.6	
			M 33	\$ 760,000					M 3	\$ 739,950	\$ 739,900	\$ 750,000	101%		
\$800,000	\$899,999	22	A 64	\$ 853,827	15	41%	7	49	A 22	\$ 842,576	\$ 834,318	\$ 840,513	101%	2.7	
			M 44	\$ 850,000					M 4	\$ 839,900	\$ 839,000	\$ 839,000	100%		
\$900,000	\$999,999	12	A 37	\$ 941,917	5	29%	7	24	A 26	\$ 955,038	\$ 941,367	\$ 940,583	100%	3	
			M 24	\$ 939,500					M 3	\$ 935,000	\$ 932,000	\$ 935,000	100%		
\$1,000,000	\$1,099,999	5	A 102	\$ 1,071,200	8	62%	3	17	A 39	\$ 1,077,588	\$ 1,064,059	\$ 1,033,596	97%	1.8	
			M 135	\$ 1,095,000					M 10	\$ 1,079,000	\$ 1,079,000	\$ 1,028,625	95%		
\$1,100,000	\$1,199,999	12	A 118	\$ 1,149,708	4	25%	5	14	A 59	\$ 1,129,714	\$ 1,141,214	\$ 1,151,921	101%	5.1	
			M 87	\$ 1,150,000					M 13	\$ 1,162,500	\$ 1,175,000	\$ 1,162,500	99%		
\$1,200,000	\$1,299,999	5	A 134	\$ 1,246,800	3	38%	1	6	A 24	\$ 3,068,167	\$ 1,268,167	\$ 1,250,000	99%	5	
			M 72	\$ 1,250,000					M 8	\$ 1,297,000	\$ 1,280,000	\$ 1,260,000	98%		
\$1,300,000	\$1,399,999	7	A 52	\$ 1,359,571	3	30%	1	5	A 26	\$ 1,349,000	\$ 1,328,780	\$ 1,321,800	99%	8.4	
			M 45	\$ 1,350,000					M 9	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	100%		
\$1,400,000	+	21	A 107	\$ 1,811,728	4	16%	6	13	A 33	\$ 1,642,423	\$ 1,637,038	\$ 1,639,638	100%	9.7	
			M 99	\$ 1,685,000					M 5	\$ 1,650,000	\$ 1,600,000	\$ 1,600,000	100%		
Market Totals		391			404	51%	191	1119						2.1	
Market Averages		55			\$ 646,144			22		\$ 531,171	\$ 517,206	\$ 518,272	100%		
Market Medians		32			\$ 535,000			5		\$ 459,000	\$ 455,000	\$ 455,000	100%		

Date Range (Off-Market & Sold) = 02/25/2024 to 08/25/2024
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

Favors Sellers Favors Buyers

REAL ESTATE MARKET REPORT

MATANUSKA-SUSITNA BOROUGH

Sunday, August 25, 2024



MARKET SUMMARY TABLE				290 PENDING ^[2]				257 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available		586 ACTIVE ^[1]				831 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	24	A 153 M 122	\$ 67,040 \$ 66,250	3	11%	8	22	A 70 M 26	\$ 87,282 \$ 93,200	\$ 81,872 \$ 89,250	\$ 70,600 \$ 80,650	86% 90%	6.5	
\$100,000	\$199,999	40	A 113 M 81	\$ 141,857 \$ 140,400	14	26%	18	38	A 53 M 14	\$ 163,603 \$ 169,450	\$ 158,987 \$ 159,500	\$ 146,405 \$ 146,250	92% 92%	6.3	
\$200,000	\$299,999	50	A 65 M 47	\$ 263,167 \$ 275,000	34	40%	21	78	A 49 M 11	\$ 267,120 \$ 276,500	\$ 262,492 \$ 275,000	\$ 259,391 \$ 265,000	99% 96%	3.8	
\$300,000	\$399,999	112	A 55 M 39	\$ 354,360 \$ 357,000	85	43%	38	297	A 25 M 8	\$ 356,883 \$ 355,000	\$ 353,472 \$ 350,000	\$ 355,188 \$ 355,000	100% 101%	2.3	
\$400,000	\$499,999	127	A 66 M 45	\$ 457,817 \$ 450,000	75	37%	52	201	A 39 M 12	\$ 451,274 \$ 445,000	\$ 446,446 \$ 441,000	\$ 447,432 \$ 443,000	100% 100%	3.8	
\$500,000	\$599,999	79	A 72 M 45	\$ 556,600 \$ 558,000	38	32%	49	90	A 37 M 14	\$ 552,078 \$ 549,000	\$ 546,251 \$ 542,000	\$ 545,145 \$ 548,736	100% 101%	5.3	
\$600,000	\$699,999	72	A 119 M 100	\$ 659,871 \$ 650,000	20	22%	33	49	A 31 M 14	\$ 643,197 \$ 639,900	\$ 640,341 \$ 635,000	\$ 640,775 \$ 633,000	100% 100%	8.8	
\$700,000	\$799,999	31	A 79 M 32	\$ 762,637 \$ 759,000	13	30%	12	32	A 46 M 22	\$ 763,772 \$ 760,000	\$ 757,444 \$ 755,000	\$ 746,439 \$ 744,628	99% 99%	5.8	
\$800,000	\$899,999	16	A 72 M 53	\$ 848,031 \$ 840,000	3	16%	6	13	A 64 M 33	\$ 852,008 \$ 865,000	\$ 843,622 \$ 859,000	\$ 839,518 \$ 843,000	100% 98%	7.4	
\$900,000	\$999,999	10	A 79 M 64	\$ 964,700 \$ 962,500	4	29%	6	5	A 2 M 2	\$ 948,565 \$ 949,626	\$ 933,565 \$ 925,000	\$ 950,365 \$ 949,626	102% 103%	12	
\$1,000,000	\$1,099,999	1	A 302 M 302	\$ 1,000,000 \$ 1,000,000	1	50%	3	4	A 87 M 45	\$ 1,174,750 \$ 1,174,500	\$ 1,127,250 \$ 1,129,500	\$ 1,041,225 \$ 1,037,500	92% 92%	1.5	
\$1,100,000	\$1,199,999	4	A 109 M 83	\$ 1,138,750 \$ 1,137,500	0		3	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	7	A 75 M 78	\$ 1,248,286 \$ 1,250,000	0		3	0							
\$1,300,000	\$1,399,999	2	A 50 M 50	\$ 1,300,000 \$ 1,300,000	0		0	0							
\$1,400,000	+	11	A 102 M 86	\$ 2,806,727 \$ 2,250,000	0		5	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		586			290	33%	257	831						4.2	
Market Averages		80			\$ 519,418			36		\$ 426,697	\$ 422,028	\$ 420,736	100%		
Market Medians		57			\$ 461,250			12		\$ 399,000	\$ 395,000	\$ 395,000	100%		

Date Range (Off-Market & Sold) = 02/25/2024 to 08/25/2024
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 = 1D

Favors Sellers Favors Buyers

KENAI PENINSULA BOROUGH

Sunday, August 25, 2024



MARKET SUMMARY TABLE				145 PENDING ^[2]			126 OFF-MARKET (last 6 mos) ^[3]						ABSORPTION RATE (months of inventory)		
A = Average Value M = Median Value N/A = Not Available				358 ACTIVE ^[1]			400 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	24	A 195	\$ 67,925	8	25%	11	23	A 109	\$ 82,583	\$ 73,510	\$ 64,496	88%	6.3	
			M 71	\$ 69,950					M 50	\$ 75,000	\$ 75,000	\$ 74,000	99%		
\$100,000	\$199,999	32	A 150	\$ 156,941	11	26%	15	40	A 85	\$ 160,568	\$ 155,860	\$ 146,230	94%	4.8	
			M 91	\$ 160,000					M 16	\$ 167,250	\$ 161,250	\$ 148,000	92%		
\$200,000	\$299,999	51	A 73	\$ 257,126	30	37%	22	70	A 50	\$ 266,071	\$ 258,503	\$ 247,927	96%	4.4	
			M 42	\$ 265,000					M 24	\$ 265,000	\$ 256,250	\$ 250,000	98%		
\$300,000	\$399,999	57	A 68	\$ 356,377	34	37%	28	120	A 35	\$ 359,731	\$ 351,727	\$ 349,214	99%	2.9	
			M 58	\$ 355,000					M 13	\$ 350,000	\$ 346,750	\$ 343,375	99%		
\$400,000	\$499,999	60	A 90	\$ 455,139	27	31%	20	76	A 54	\$ 453,591	\$ 444,768	\$ 437,099	98%	4.7	
			M 70	\$ 450,000					M 19	\$ 439,950	\$ 439,000	\$ 431,950	98%		
\$500,000	\$599,999	35	A 99	\$ 560,266	8	19%	10	25	A 61	\$ 563,104	\$ 554,740	\$ 542,464	98%	8.4	
			M 91	\$ 560,000					M 13	\$ 565,000	\$ 550,000	\$ 545,000	99%		
\$600,000	\$699,999	23	A 150	\$ 658,078	5	18%	8	9	A 29	\$ 659,111	\$ 640,667	\$ 629,586	98%	15.3	
			M 101	\$ 659,000					M 8	\$ 640,000	\$ 635,000	\$ 625,000	98%		
\$700,000	\$799,999	13	A 149	\$ 742,031	5	28%	5	16	A 92	\$ 779,338	\$ 751,976	\$ 750,406	100%	4.9	
			M 80	\$ 745,000					M 42	\$ 754,500	\$ 754,500	\$ 750,000	99%		
\$800,000	\$899,999	16	A 141	\$ 856,519	4	20%	1	7	A 49	\$ 901,214	\$ 878,714	\$ 861,143	98%	13.7	
			M 78	\$ 849,750					M 20	\$ 899,000	\$ 879,000	\$ 859,000	98%		
\$900,000	\$999,999	11	A 125	\$ 960,025	8	42%	1	6	A 62	\$ 981,500	\$ 976,500	\$ 921,000	94%	11	
			M 100	\$ 950,000					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	3	A 44	\$ 1,141,667	0		0	3	A 128	\$ 1,298,333	\$ 1,263,333	\$ 1,131,667	90%	6	
			M 31	\$ 1,150,000					M 33	\$ 1,200,000	\$ 1,200,000	\$ 1,100,000	92%		
\$1,200,000	\$1,299,999	8	A 178	\$ 1,251,625	1	11%	1	2	A 20	\$ 1,250,000	\$ 1,250,000	\$ 1,237,500	99%	24	
			M 145	\$ 1,262,500					M 20	\$ 1,250,000	\$ 1,250,000	\$ 1,237,500	99%		
\$1,300,000	\$1,399,999	8	A 222	\$ 1,346,000	2	20%	0	0							
			M 195	\$ 1,349,500											
\$1,400,000	+	17	A 208	\$ 1,961,471	2	11%	4	2	A 9	\$ 1,425,000	\$ 1,425,000	\$ 1,512,500	106%	51	
			M 102	\$ 1,945,000					M 9	\$ 1,425,000	\$ 1,425,000	\$ 1,512,500	106%		
Market Totals		358			145	29%	126	400						5.4	
Market Averages		117			\$ 540,767			56		\$ 399,873	\$ 390,578	\$ 381,240	98%	↑	
Market Medians		73			\$ 429,500			18		\$ 359,000	\$ 350,000	\$ 349,750	100%		

Date Range (Off-Market & Sold) = 02/25/2024 to 08/25/2024
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Status = [1] A; [2] P; [3] E, W, L; [4] C
 Property Type = Residential
 Borough/Census Area = 1B

