

REAL ESTATE MARKET REPORT

INTERIOR MARKET REPORT

Sunday, August 4, 2024



MARKET SUMMARY TABLE				180 PENDING ^[2]			78 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		197 ACTIVE ^[1]					464 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	20	A 109 M 69	\$ 75,145 \$ 79,000	3	13%	6	17	A 44 M 11	\$ 81,918 \$ 79,900	\$ 72,365 \$ 65,900	\$ 67,547 \$ 65,000	93% 99%	7.1	
\$100,000	\$199,999	36	A 104 M 73	\$ 157,647 \$ 150,000	12	25%	10	35	A 115 M 24	\$ 165,449 \$ 159,900	\$ 151,131 \$ 149,000	\$ 143,589 \$ 145,000	95% 97%	6.2	
\$200,000	\$299,999	34	A 40 M 30	\$ 261,585 \$ 267,000	41	55%	19	109	A 48 M 7	\$ 262,211 \$ 265,000	\$ 257,904 \$ 262,000	\$ 255,767 \$ 259,960	99% 99%	1.9	
\$300,000	\$399,999	48	A 59 M 39	\$ 357,543 \$ 359,900	73	60%	19	182	A 38 M 10	\$ 353,799 \$ 352,875	\$ 349,993 \$ 349,900	\$ 347,593 \$ 350,000	99% 100%	1.6	
\$400,000	\$499,999	28	A 40 M 26	\$ 448,570 \$ 449,900	36	56%	12	87	A 36 M 9	\$ 450,913 \$ 449,500	\$ 445,325 \$ 445,000	\$ 440,815 \$ 440,000	99% 99%	1.9	
\$500,000	\$599,999	11	A 74 M 33	\$ 552,945 \$ 549,900	12	52%	5	15	A 22 M 6	\$ 550,833 \$ 544,900	\$ 542,767 \$ 544,900	\$ 536,720 \$ 535,000	99% 98%	4.4	
\$600,000	\$699,999	8	A 60 M 65	\$ 662,313 \$ 652,500	2	20%	1	10	A 31 M 3	\$ 648,870 \$ 649,950	\$ 645,830 \$ 649,700	\$ 638,700 \$ 640,000	99% 99%	4.8	
\$700,000	\$799,999	5	A 49 M 47	\$ 777,560 \$ 789,000	0		1	7	A 40 M 34	\$ 792,829 \$ 795,000	\$ 780,114 \$ 750,000	\$ 753,857 \$ 750,000	97% 100%	4.3	
\$800,000	\$899,999	2	A 33 M 33	\$ 824,950 \$ 824,950	0		3	1	A 6 M 6	\$ 830,000 \$ 830,000	\$ 830,000 \$ 830,000	\$ 805,000 \$ 805,000	97% 97%	12	
\$900,000	\$999,999	1	A 162 M 162	\$ 930,000 \$ 930,000	0		0	0							
\$1,000,000	\$1,099,999	0			0		0	1	A 22 M 22	\$ 1,375,000 \$ 1,375,000	\$ 1,150,000 \$ 1,150,000	\$ 1,050,000 \$ 1,050,000	91% 91%	N/A	
\$1,100,000	\$1,199,999	1	A 32 M 32	\$ 1,127,000 \$ 1,127,000	1	50%	2	0							
\$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 354 M 330	\$ 1,583,333 \$ 1,550,000	0		0	0							
Market Totals		197			180	48%	78	464						2.5	
Market Averages		71	\$ 352,892					45	\$ 348,903	\$ 342,918	\$ 338,869	99%			
Market Medians		39	\$ 324,900					9	\$ 339,950	\$ 339,900	\$ 336,500	99%			

Date Range (Off-Market & Sold) = 02/04/2024 to 08/04/2024
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 4, 2024

kwalaska GROUP
KELLERWILLIAMS REALTY

MARKET SUMMARY TABLE				400 PENDING ^[2]				172 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available				351 ACTIVE ^[1]				1027 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 76 M 76	\$ 92,450 \$ 92,450	0		1	2	A 98 M 98	\$ 101,250 \$ 101,250	\$ 87,000 \$ 87,000	\$ 72,514 \$ 72,514	83% 83%	6		
\$100,000	\$199,999	8	A 106 M 61	\$ 158,469 \$ 152,000	5	38%	7	15	A 50 M 16	\$ 200,873 \$ 186,000	\$ 187,067 \$ 186,000	\$ 160,085 \$ 155,000	86% 83%	3.2		
\$200,000	\$299,999	15	A 42 M 26	\$ 265,347 \$ 265,000	36	71%	12	99	A 25 M 11	\$ 268,033 \$ 269,900	\$ 264,453 \$ 267,000	\$ 263,270 \$ 267,000	100% 100%	0.9		
\$300,000	\$399,999	57	A 32 M 22	\$ 359,590 \$ 365,000	84	60%	28	249	A 21 M 5	\$ 360,494 \$ 360,000	\$ 355,443 \$ 359,900	\$ 354,992 \$ 356,000	100% 99%	1.4		
\$400,000	\$499,999	61	A 51 M 40	\$ 451,131 \$ 449,000	99	62%	36	243	A 20 M 5	\$ 448,815 \$ 445,000	\$ 445,386 \$ 445,000	\$ 446,293 \$ 445,000	100% 100%	1.5		
\$500,000	\$599,999	56	A 58 M 44	\$ 554,113 \$ 552,000	65	54%	17	168	A 25 M 5	\$ 545,957 \$ 535,000	\$ 540,015 \$ 535,000	\$ 543,886 \$ 545,000	101% 102%	2		
\$600,000	\$699,999	47	A 52 M 32	\$ 659,431 \$ 654,900	40	46%	24	91	A 31 M 4	\$ 640,988 \$ 642,000	\$ 639,013 \$ 640,000	\$ 645,296 \$ 645,000	101% 101%	3.1		
\$700,000	\$799,999	27	A 51 M 24	\$ 762,263 \$ 769,000	22	45%	15	48	A 31 M 3	\$ 748,404 \$ 739,950	\$ 742,115 \$ 739,900	\$ 747,512 \$ 750,000	101% 101%	3.4		
\$800,000	\$899,999	23	A 50 M 26	\$ 865,852 \$ 874,900	17	43%	9	41	A 25 M 4	\$ 845,568 \$ 839,900	\$ 835,700 \$ 839,000	\$ 841,443 \$ 840,000	101% 100%	3.4		
\$900,000	\$999,999	8	A 56 M 49	\$ 950,500 \$ 944,500	6	43%	7	19	A 27 M 3	\$ 937,342 \$ 929,000	\$ 926,763 \$ 925,000	\$ 934,972 \$ 934,463	101% 101%	2.5		
\$1,000,000	\$1,099,999	5	A 85 M 114	\$ 1,076,200 \$ 1,095,000	9	64%	3	17	A 39 M 10	\$ 1,077,588 \$ 1,079,000	\$ 1,064,059 \$ 1,079,000	\$ 1,033,596 \$ 1,028,625	97% 95%	1.8		
\$1,100,000	\$1,199,999	9	A 130 M 112	\$ 1,143,500 \$ 1,150,000	6	40%	5	11	A 54 M 3	\$ 1,126,091 \$ 1,150,000	\$ 1,140,091 \$ 1,175,000	\$ 1,152,727 \$ 1,150,000	101% 98%	4.9		
\$1,200,000	\$1,299,999	6	A 98 M 48	\$ 1,263,117 \$ 1,267,350	3	33%	2	6	A 24 M 8	\$ 3,068,167 \$ 1,297,000	\$ 1,268,167 \$ 1,280,000	\$ 1,250,000 \$ 1,260,000	99% 98%	6		
\$1,300,000	\$1,399,999	5	A 101 M 75	\$ 1,365,600 \$ 1,350,000	2	29%	0	6	A 45 M 24	\$ 1,386,667 \$ 1,375,000	\$ 1,353,150 \$ 1,349,500	\$ 1,330,667 \$ 1,305,000	98% 97%	5		
\$1,400,000	+	22	A 94 M 92	\$ 1,850,977 \$ 1,680,000	6	21%	6	12	A 35 M 5	\$ 1,652,208 \$ 1,625,000	\$ 1,641,792 \$ 1,575,000	\$ 1,627,941 \$ 1,587,500	99% 101%	11		
Market Totals		351			400	53%	172	1027						2.1		
Market Averages		57		\$ 667,728				25		\$ 529,980	\$ 514,431	\$ 515,055	100%			
Market Medians		34		\$ 559,900				5		\$ 459,000	\$ 450,000	\$ 454,900	101%			

Date Range (Off-Market & Sold) = 02/04/2024 to 08/04/2024
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

Sunday, August 4, 2024

MARKET SUMMARY TABLE				117 PENDING ^[2]				126 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available		371 ACTIVE ^[1]				381 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	23	A 190 M 57	\$ 68,626 \$ 75,000	7	23%	16	19	A 88 M 50	\$ 86,342 \$ 80,000	\$ 77,359 \$ 80,000	\$ 66,863 \$ 78,500	86% 98%	7.3	
\$100,000	\$199,999	40	A 135 M 85	\$ 151,638 \$ 147,250	9	18%	13	38	A 84 M 16	\$ 159,279 \$ 167,250	\$ 155,008 \$ 161,250	\$ 145,769 \$ 146,000	94% 91%	6.3	
\$200,000	\$299,999	54	A 72 M 50	\$ 256,438 \$ 262,450	21	28%	23	72	A 49 M 21	\$ 266,174 \$ 265,000	\$ 258,656 \$ 256,250	\$ 249,248 \$ 250,000	96% 98%	4.5	
\$300,000	\$399,999	58	A 62 M 39	\$ 354,996 \$ 355,625	31	35%	24	118	A 38 M 13	\$ 360,319 \$ 352,282	\$ 353,058 \$ 349,250	\$ 349,861 \$ 345,000	99% 99%	2.9	
\$400,000	\$499,999	69	A 81 M 58	\$ 450,976 \$ 443,000	15	18%	17	72	A 58 M 21	\$ 454,138 \$ 439,950	\$ 444,811 \$ 439,000	\$ 436,326 \$ 429,450	98% 98%	5.8	
\$500,000	\$599,999	29	A 101 M 79	\$ 554,683 \$ 550,000	6	17%	13	22	A 59 M 11	\$ 560,800 \$ 565,000	\$ 554,709 \$ 554,500	\$ 542,232 \$ 537,500	98% 97%	7.9	
\$600,000	\$699,999	26	A 126 M 82	\$ 659,738 \$ 657,000	7	21%	7	7	A 27 M 8	\$ 656,000 \$ 635,000	\$ 639,571 \$ 634,000	\$ 627,000 \$ 625,000	98% 99%	22.3	
\$700,000	\$799,999	11	A 153 M 90	\$ 746,036 \$ 749,900	7	39%	5	16	A 91 M 42	\$ 780,963 \$ 767,000	\$ 753,601 \$ 767,000	\$ 752,031 \$ 750,000	100% 98%	4.1	
\$800,000	\$899,999	13	A 123 M 61	\$ 864,646 \$ 852,000	4	24%	3	5	A 66 M 27	\$ 902,900 \$ 899,500	\$ 871,400 \$ 875,000	\$ 859,600 \$ 859,000	99% 98%	15.6	
\$900,000	\$999,999	15	A 138 M 61	\$ 968,618 \$ 969,000	5	25%	0	6	A 62 M 26	\$ 981,500 \$ 975,000	\$ 976,500 \$ 975,000	\$ 921,000 \$ 918,000	94% 94%	15	
\$1,000,000	\$1,099,999	0			0		0	0							
\$1,100,000	\$1,199,999	2	A 45 M 45	\$ 1,125,000 \$ 1,125,000	0		0	2	A 19 M 19	\$ 1,197,500 \$ 1,197,500	\$ 1,197,500 \$ 1,197,500	\$ 1,147,500 \$ 1,147,500	96% 96%	6	
\$1,200,000	\$1,299,999	9	A 144 M 106	\$ 1,251,444 \$ 1,250,000	0		1	2	A 20 M 20	\$ 1,250,000 \$ 1,250,000	\$ 1,250,000 \$ 1,250,000	\$ 1,237,500 \$ 1,237,500	99% 99%	27	
\$1,300,000	\$1,399,999	8	A 251 M 221	\$ 1,358,000 \$ 1,350,000	3	27%	0	0							
\$1,400,000	+	14	A 228 M 93	\$ 1,910,714 \$ 1,897,500	2	13%	4	2	A 86 M 86	\$ 2,150,000 \$ 2,150,000	\$ 2,150,000 \$ 2,150,000	\$ 1,750,000 \$ 1,750,000	81% 81%	42	
Market Totals		371			117	24%	126	381						5.8	
Market Averages			111	\$ 516,282					55	\$ 396,579	\$ 387,978	\$ 377,688	97%		
Market Medians			59	\$ 419,000					17	\$ 357,500	\$ 350,000	\$ 347,000	99%		

Date Range (Off-Market & Sold) = 02/04/2024 to 08/04/2024

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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 4, 2024



MARKET SUMMARY TABLE				295 PENDING ^[2]				238 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				557 ACTIVE ^[1]				802 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	27	A 151 M 101	\$ 62,936 \$ 65,000	1	4%	6	23	A 67 M 23	\$ 87,400 \$ 90,000	\$ 82,226 \$ 89,500	\$ 71,117 \$ 82,500	86% 92%	7	
\$100,000	\$199,999	40	A 109 M 68	\$ 145,047 \$ 144,000	11	22%	19	35	A 70 M 26	\$ 167,037 \$ 169,900	\$ 161,611 \$ 160,000	\$ 148,591 \$ 150,000	92% 94%	6.9	
\$200,000	\$299,999	52	A 62 M 42	\$ 266,543 \$ 274,950	23	31%	18	83	A 48 M 13	\$ 266,141 \$ 275,000	\$ 261,249 \$ 269,900	\$ 258,289 \$ 265,000	99% 98%	3.8	
\$300,000	\$399,999	101	A 50 M 40	\$ 356,626 \$ 359,900	98	49%	32	289	A 26 M 7	\$ 357,165 \$ 359,000	\$ 353,846 \$ 350,000	\$ 355,335 \$ 355,000	100% 101%	2.1	
\$400,000	\$499,999	116	A 61 M 45	\$ 458,411 \$ 457,000	82	41%	48	181	A 43 M 12	\$ 452,633 \$ 449,000	\$ 447,979 \$ 445,000	\$ 448,746 \$ 445,000	100% 100%	3.8	
\$500,000	\$599,999	71	A 68 M 39	\$ 555,181 \$ 555,900	40	36%	47	86	A 43 M 16	\$ 551,860 \$ 549,000	\$ 545,679 \$ 546,500	\$ 544,668 \$ 548,736	100% 100%	5	
\$600,000	\$699,999	71	A 103 M 78	\$ 657,191 \$ 650,000	21	23%	33	51	A 41 M 14	\$ 648,824 \$ 640,000	\$ 643,180 \$ 639,000	\$ 640,236 \$ 632,000	100% 99%	8.4	
\$700,000	\$799,999	27	A 94 M 70	\$ 753,220 \$ 749,900	11	29%	11	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	19	A 67 M 42	\$ 853,226 \$ 849,000	3	14%	7	12	A 66 M 30	\$ 870,641 \$ 875,744	\$ 854,999 \$ 870,744	\$ 847,996 \$ 847,500	99% 97%	9.5	
\$900,000	\$999,999	5	A 112 M 83	\$ 964,799 \$ 980,000	3	38%	6	6	A 8 M 4	\$ 956,304 \$ 959,813	\$ 936,138 \$ 937,000	\$ 946,971 \$ 940,913	101% 100%	5	
\$1,000,000	\$1,099,999	4	A 96 M 40	\$ 1,040,000 \$ 1,032,500	1	20%	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%	8	
\$1,100,000	\$1,199,999	4	A 91 M 69	\$ 1,135,000 \$ 1,130,000	1	20%	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 60 M 57	\$ 1,241,143 \$ 1,225,000	0		3	0							
\$1,300,000	\$1,399,999	2	A 29 M 29	\$ 1,300,000 \$ 1,300,000	0		0	0							
\$1,400,000	+	11	A 100 M 78	\$ 2,827,091 \$ 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		557			295	35%	238	802						4.2	
Market Averages		77			\$ 519,018			40		\$ 426,034	\$ 421,250	\$ 419,636	100%		
Market Medians		53			\$ 459,000			12		\$ 397,750	\$ 390,000	\$ 390,000	100%		

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

Favors Sellers Favors Buyers