

KENAI PENINSULA BOROUGH

Sunday, September 28, 2025

kwalaska GROUP
 KELLERWILLIAMS. REALTY

MARKET SUMMARY TABLE				103 PENDING ^[2]			172 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				341 ACTIVE ^[1]			428 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	11	A 54 M 52	\$ 81,036 \$ 85,000	2	15%	7	19	A 160 M 89	\$ 73,095 \$ 78,500	\$ 67,095 \$ 62,500	\$ 60,366 \$ 60,000	90% 96%	3.5
\$100,000	\$199,999	43	A 128 M 68	\$ 155,564 \$ 155,000	8	16%	17	42	A 95 M 45	\$ 167,207 \$ 157,000	\$ 157,171 \$ 157,000	\$ 147,193 \$ 150,000	94% 96%	6.1
\$200,000	\$299,999	43	A 107 M 76	\$ 262,899 \$ 260,000	20	32%	20	89	A 43 M 10	\$ 299,874 \$ 270,000	\$ 265,864 \$ 265,000	\$ 256,399 \$ 255,000	96% 96%	2.9
\$300,000	\$399,999	47	A 105 M 73	\$ 357,558 \$ 359,000	24	34%	35	119	A 50 M 10	\$ 364,295 \$ 359,000	\$ 354,488 \$ 350,000	\$ 347,531 \$ 350,000	98% 100%	2.4
\$400,000	\$499,999	55	A 85 M 63	\$ 445,838 \$ 439,000	19	26%	30	74	A 52 M 17	\$ 454,958 \$ 449,500	\$ 443,720 \$ 436,250	\$ 438,257 \$ 432,500	99% 99%	4.5
\$500,000	\$599,999	34	A 107 M 80	\$ 559,800 \$ 550,000	7	17%	10	34	A 73 M 33	\$ 585,268 \$ 585,000	\$ 562,376 \$ 560,000	\$ 548,575 \$ 541,500	98% 97%	6
\$600,000	\$699,999	29	A 121 M 89	\$ 660,379 \$ 655,000	7	19%	14	25	A 81 M 54	\$ 687,992 \$ 689,900	\$ 667,768 \$ 675,000	\$ 653,916 \$ 650,000	98% 96%	7
\$700,000	\$799,999	19	A 178 M 98	\$ 769,897 \$ 775,000	3	14%	10	8	A 59 M 22	\$ 787,750 \$ 772,000	\$ 764,250 \$ 772,000	\$ 748,500 \$ 740,000	98% 96%	14.3
\$800,000	\$899,999	14	A 86 M 61	\$ 866,071 \$ 870,000	3	18%	7	9	A 12 M 3	\$ 851,433 \$ 850,000	\$ 851,433 \$ 850,000	\$ 855,767 \$ 850,000	101% 100%	9.3
\$900,000	\$999,999	5	A 124 M 81	\$ 969,600 \$ 989,000	3	38%	6	5	A 27 M 33	\$ 1,016,800 \$ 990,000	\$ 974,600 \$ 950,000	\$ 957,750 \$ 975,000	98% 103%	6
\$1,000,000	\$1,099,999	2	A 120 M 120	\$ 1,049,950 \$ 1,049,950	0		1	0						
\$1,100,000	\$1,199,999	5	A 60 M 73	\$ 1,139,800 \$ 1,125,000	2	29%	3	2	A 41 M 41	\$ 1,285,000 \$ 1,285,000	\$ 1,285,000 \$ 1,285,000	\$ 1,182,500 \$ 1,182,500	92% 92%	15
\$1,200,000	\$1,299,999	5	A 259 M 226	\$ 1,289,800 \$ 1,290,000	1	17%	3	0						
\$1,300,000	\$1,399,999	0			0		1	2	A 46 M 46	\$ 1,397,500 \$ 1,397,500	\$ 1,397,500 \$ 1,397,500	\$ 1,317,500 \$ 1,317,500	94% 94%	N/A
\$1,400,000	+	29	A 204 M 161	\$ 2,138,897 \$ 1,699,000	4	12%	8	0						
Market Totals		341			103	23%	172	428						4.8
Market Averages		119		\$ 604,906				61		\$ 405,680	\$ 388,755	\$ 379,472	98%	
Market Medians		81		\$ 435,000				20		\$ 364,950	\$ 355,000	\$ 350,000	99%	

Date Range (Off-Market & Sold) = 03/30/2025 to 09/28/2025
 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