

KENAI PENINSULA BOROUGH

Sunday, November 9, 2025

kwalaska GROUP
 KELLERWILLIAMS. REALTY

MARKET SUMMARY TABLE				97 PENDING ^[2]			205 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				288 ACTIVE ^[1]			429 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	8	A 86 M 89	\$ 82,563 \$ 89,250	2	20%	10	13	A 66 M 37	\$ 67,485 \$ 70,000	\$ 62,138 \$ 60,000	\$ 58,342 \$ 60,000	94% 100%	3.7
\$100,000	\$199,999	41	A 141 M 108	\$ 151,820 \$ 154,500	6	13%	18	42	A 80 M 40	\$ 169,652 \$ 157,000	\$ 159,771 \$ 157,000	\$ 147,121 \$ 150,000	92% 96%	5.9
\$200,000	\$299,999	42	A 121 M 93	\$ 257,055 \$ 257,000	17	29%	24	91	A 42 M 14	\$ 299,454 \$ 269,500	\$ 265,598 \$ 262,500	\$ 256,431 \$ 255,000	97% 97%	2.8
\$300,000	\$399,999	40	A 131 M 110	\$ 361,615 \$ 362,500	25	38%	35	115	A 44 M 10	\$ 363,192 \$ 355,000	\$ 353,075 \$ 349,900	\$ 347,045 \$ 345,500	98% 99%	2.1
\$400,000	\$499,999	44	A 90 M 85	\$ 449,200 \$ 444,000	20	31%	36	74	A 53 M 19	\$ 457,172 \$ 445,000	\$ 442,543 \$ 433,450	\$ 437,673 \$ 432,500	99% 100%	3.6
\$500,000	\$599,999	25	A 95 M 93	\$ 570,488 \$ 565,000	11	31%	18	30	A 76 M 35	\$ 589,520 \$ 582,000	\$ 561,107 \$ 555,000	\$ 546,780 \$ 541,500	97% 98%	5
\$600,000	\$699,999	20	A 127 M 68	\$ 666,060 \$ 669,000	7	26%	17	29	A 82 M 61	\$ 690,803 \$ 684,000	\$ 668,886 \$ 674,000	\$ 650,617 \$ 650,000	97% 96%	4.1
\$700,000	\$799,999	17	A 235 M 150	\$ 765,503 \$ 765,000	1	6%	10	10	A 41 M 22	\$ 808,600 \$ 769,500	\$ 789,600 \$ 757,500	\$ 736,900 \$ 737,500	93% 97%	10.2
\$800,000	\$899,999	11	A 92 M 99	\$ 858,000 \$ 875,000	3	21%	9	10	A 23 M 8	\$ 872,840 \$ 862,450	\$ 862,340 \$ 862,450	\$ 860,690 \$ 859,950	100% 100%	6.6
\$900,000	\$999,999	4	A 112 M 77	\$ 965,000 \$ 962,500	0		8	7	A 69 M 38	\$ 1,021,143 \$ 990,000	\$ 976,714 \$ 965,000	\$ 957,679 \$ 970,000	98% 101%	3.4
\$1,000,000	\$1,099,999	1	A 50 M 50	\$ 1,049,900 \$ 1,049,900	0		2	1	A 3 M 3	\$ 1,000,000 \$ 1,000,000	\$ 1,000,000 \$ 1,000,000	\$ 1,000,000 \$ 1,000,000	100% 100%	6
\$1,100,000	\$1,199,999	6	A 91 M 90	\$ 1,141,500 \$ 1,137,500	1	14%	3	3	A 45 M 54	\$ 1,182,667 \$ 1,275,000	\$ 1,172,667 \$ 1,275,000	\$ 1,171,667 \$ 1,175,000	100% 92%	12
\$1,200,000	\$1,299,999	4	A 256 M 206	\$ 1,278,500 \$ 1,282,500	1	20%	4	1	A 272 M 272	\$ 1,750,000 \$ 1,750,000	\$ 1,499,000 \$ 1,499,000	\$ 1,200,000 \$ 1,200,000	80% 80%	24
\$1,300,000	\$1,399,999	0			0		1	2	A 141 M 141	\$ 1,592,500 \$ 1,592,500	\$ 1,472,500 \$ 1,472,500	\$ 1,366,500 \$ 1,366,500	93% 93%	N/A
\$1,400,000	+	25	A 238 M 203	\$ 2,384,120 \$ 1,695,000	3	11%	10	1	A 64 M 64	\$ 1,900,000 \$ 1,900,000	\$ 1,900,000 \$ 1,900,000	\$ 1,750,000 \$ 1,750,000	92% 92%	150
Market Totals		288			97	25%	205	429						4
Market Averages		134		\$ 619,520				55		\$ 428,707	\$ 409,065	\$ 397,948	97%	
Market Medians		105		\$ 425,000				20		\$ 367,000	\$ 359,000	\$ 351,000	98%	

Date Range (Off-Market & Sold) = 05/11/2025 to 11/09/2025

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