

KENAI PENINSULA BOROUGH

Monday, March 9, 2026



MARKET SUMMARY TABLE		93 PENDING ^[2]					188 OFF-MARKET (last 6 mos) ^[3]					ABSORPTION RATE (months of inventory)		
A = Average Value M = Median Value N/A = Not Available		190 ACTIVE ^[1]					344 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	\$199,999	26	A 203 M 202	\$ 124,558 \$ 125,000	5	16%	31	44	A 80 M 48	\$ 157,848 \$ 167,000	\$ 144,366 \$ 150,000	\$ 131,580 \$ 150,000	91% 100%	3.5
\$200,000	\$399,999	57	A 194 M 157	\$ 310,716 \$ 309,500	42	42%	56	151	A 43 M 27	\$ 332,728 \$ 330,000	\$ 321,216 \$ 325,000	\$ 312,919 \$ 319,000	97% 98%	2.3
\$400,000	\$599,999	37	A 104 M 46	\$ 487,334 \$ 488,000	28	43%	55	93	A 62 M 33	\$ 545,062 \$ 479,500	\$ 480,560 \$ 469,000	\$ 472,240 \$ 465,000	98% 99%	2.4
\$600,000	\$799,999	23	A 148 M 130	\$ 700,580 \$ 680,000	12	34%	21	32	A 82 M 77	\$ 729,891 \$ 706,500	\$ 708,984 \$ 689,000	\$ 678,403 \$ 670,000	96% 97%	4.3
\$800,000	\$999,999	17	A 158 M 179	\$ 893,412 \$ 887,000	3	15%	8	11	A 102 M 96	\$ 944,591 \$ 950,000	\$ 918,136 \$ 915,000	\$ 907,059 \$ 895,000	99% 98%	9.3
\$1,000,000	\$1,199,999	9	A 174 M 172	\$ 1,119,878 \$ 1,100,000	0		2	5	A 170 M 61	\$ 1,164,600 \$ 1,250,000	\$ 1,118,600 \$ 1,100,000	\$ 1,097,600 \$ 1,100,000	98% 100%	10.8
\$1,200,000	\$1,399,999	6	A 256 M 233	\$ 1,264,000 \$ 1,270,000	1	14%	2	5	A 256 M 193	\$ 1,533,000 \$ 1,475,000	\$ 1,432,800 \$ 1,450,000	\$ 1,313,600 \$ 1,375,000	92% 95%	7.2
\$1,400,000	\$1,599,999	4	A 415 M 160	\$ 1,481,000 \$ 1,487,500	1	20%	5	2	A 194 M 194	\$ 1,772,500 \$ 1,772,500	\$ 1,637,000 \$ 1,637,000	\$ 1,502,500 \$ 1,502,500	92% 92%	12
\$1,600,000	\$1,799,999	1	A 382 M 382	\$ 1,650,000 \$ 1,650,000	0		1	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%	6
\$1,800,000	\$1,999,999	1	A 10 M 10	\$ 1,978,000 \$ 1,978,000	0		2	0						
\$2,000,000	\$2,199,999	1	A 194 M 194	\$ 2,000,000 \$ 2,000,000	0		1	0						
\$2,200,000	\$2,399,999	1	A 348 M 348	\$ 2,250,000 \$ 2,250,000	0		0	0						
\$2,400,000	\$2,599,999	2	A 160 M 160	\$ 2,520,000 \$ 2,520,000	1	33%	3	0						
\$2,600,000	\$2,799,999	0			0		0	0						
\$2,800,000	+	5	A 230 M 219	\$ 5,280,000 \$ 3,750,000	0		1	0						
Market Totals		190			93	33%	188	344						3.3
Market Averages			176	\$ 700,984					65	\$ 466,738	\$ 436,819	\$ 422,838	97%	
Market Medians			158	\$ 456,000					41	\$ 389,500	\$ 379,000	\$ 372,000	98%	

Date Range (Off-Market & Sold) = 09/08/2025 to 03/09/2026

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