REAL ESTATE MARKET REPORT
KENAI PENINSULA BOROUGH

Tuesday, September 16, 2025

kw ALASKA GROUP
KELLERWILLIAMS. REALTY

MARKET SUMMARY TABLE		339 ACTIVE [1]				124 PENDING [2]		169 OFF-MARKET (last 6 mos) [3]	418 SOLD/CLOSED (last 6 months) [4]							ABSORPTION RATE (months of inventory)
A = Average Value, M = Median Value, N/A = Not Available																
Price Range Low	High	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.
$0	$99,999	9	A	54	$ 78,056	4	31%	9	17	A	174	$ 75,282	$ 68,871	$ 62,585	91%	3.2
			M	61	$ 85,000					M	148	$ 85,000	$ 78,500	$ 62,500	80%	
$100,000	$199,999	43	A	150	$ 156,008	10	19%	14	38	A	103	$ 161,518	$ 152,689	$ 143,529	94%	6.8
			M	77	$ 155,000					M	45	$ 152,500	$ 152,500	$ 136,250	89%	
$200,000	$299,999	42	A	110	$ 261,182	22	34%	19	88	A	43	$ 298,476	$ 264,717	$ 256,813	97%	2.9
			M	73	$ 260,000					M	9	$ 269,750	$ 266,250	$ 255,550	96%	
$300,000	$399,999	53	A	91	$ 359,806	28	35%	38	108	A	49	$ 361,798	$ 353,752	$ 347,714	98%	2.9
			M	62	$ 364,500					M	9	$ 355,000	$ 350,000	$ 350,000	100%	
$400,000	$499,999	51	A	87	$ 444,404	25	33%	29	79	A	57	$ 453,295	$ 443,439	$ 437,401	99%	3.9
			M	81	$ 439,000					M	19	$ 449,000	$ 438,000	$ 435,000	99%	
$500,000	$599,999	34	A	97	$ 560,856	6	15%	12	37	A	90	$ 585,676	$ 561,476	$ 548,658	98%	5.5
			M	69	$ 555,000					M	36	$ 585,000	$ 560,000	$ 543,000	97%	
$600,000	$699,999	26	A	130	$ 657,515	12	32%	13	23	A	85	$ 689,904	$ 670,748	$ 653,930	97%	6.8
			M	107	$ 650,000					M	46	$ 699,000	$ 675,000	$ 650,000	96%	
$700,000	$799,999	21	A	189	$ 768,236	4	16%	8	9	A	115	$ 801,889	$ 765,000	$ 738,667	97%	14
			M	97	$ 769,000					M	42	$ 795,000	$ 785,000	$ 719,000	92%	
$800,000	$899,999	15	A	82	$ 863,867	2	12%	5	9	A	12	$ 851,433	$ 851,433	$ 855,767	101%	10
			M	70	$ 865,000					M	3	$ 850,000	$ 850,000	$ 850,000	100%	
$900,000	$999,999	7	A	103	$ 962,571	3	30%	6	5	A	114	$ 1,166,800	$ 979,600	$ 948,000	97%	8.4
			M	70	$ 965,000					M	38	$ 995,000	$ 975,000	$ 935,000	96%	
$1,000,000	$1,099,999	1	A	220	$ 1,050,000	0		1	0							
			M	220	$ 1,050,000											
$1,100,000	$1,199,999	4	A	62	$ 1,131,000	2	33%	3	2	A	41	$ 1,285,000	$ 1,285,000	$ 1,182,500	92%	12
			M	66	$ 1,112,500					M	41	$ 1,285,000	$ 1,285,000	$ 1,182,500	92%	
$1,200,000	$1,299,999	5	A	248	$ 1,290,600	1	17%	3	0							
			M	215	$ 1,294,000											
$1,300,000	$1,399,999	0				0		1	2	A	46	$ 1,397,500	$ 1,397,500	$ 1,317,500	94%	N/A
										M	46	$ 1,397,500	$ 1,397,500	$ 1,317,500	94%	
$1,400,000	+	28	A	196	$ 2,174,571	5	15%	8	1	A	224	$ 1,475,000	$ 1,475,000	$ 1,400,000	95%	168
			M	157	$ 1,724,500					M	224	$ 1,475,000	$ 1,475,000	$ 1,400,000	95%	
Market Totals		339				124	27%	169	418							4.9
Market Averages				120	$ 604,788						67	$ 415,454	$ 397,112	$ 387,694	98%	
Market Medians				80	$ 435,000						20	$ 371,950	$ 362,450	$ 357,075	99%	

Date Range (Off-Market & Sold) = 03/18/2025 to 09/16/2025
Data believed to be accurate but not guaranteed.

Favors Sellers — Favors Buyers

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