

KENAI PENINSULA BOROUGH

Sunday, April 21, 2024



MARKET SUMMARY TABLE				110 PENDING ^[2]				131 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		236 ACTIVE ^[1]						276 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	19	A 273	\$ 65,379	4	17%	12	18	A 97	\$ 83,917	\$ 74,817	\$ 65,667	88%	6.3		
			M 249	\$ 62,500					M 52	\$ 88,500	\$ 83,500	\$ 62,500	75%			
\$100,000	\$199,999	32	A 183	\$ 153,060	11	26%	8	28	A 74	\$ 182,239	\$ 166,971	\$ 151,943	91%	6.9		
			M 127	\$ 149,950					M 27	\$ 182,450	\$ 166,950	\$ 152,000	91%			
\$200,000	\$299,999	21	A 126	\$ 250,995	23	52%	17	68	A 32	\$ 271,204	\$ 262,042	\$ 254,002	97%	1.9		
			M 69	\$ 249,000					M 15	\$ 269,000	\$ 264,250	\$ 258,750	98%			
\$300,000	\$399,999	45	A 89	\$ 362,779	24	35%	28	77	A 46	\$ 363,208	\$ 354,325	\$ 349,828	99%	3.5		
			M 56	\$ 365,000					M 23	\$ 365,000	\$ 354,770	\$ 345,000	97%			
\$400,000	\$499,999	36	A 62	\$ 451,541	26	42%	18	42	A 80	\$ 475,870	\$ 451,707	\$ 437,322	97%	5.1		
			M 30	\$ 449,500					M 65	\$ 449,450	\$ 439,000	\$ 435,500	99%			
\$500,000	\$599,999	20	A 82	\$ 548,905	7	26%	11	19	A 78	\$ 587,726	\$ 568,968	\$ 553,874	97%	6.3		
			M 56	\$ 544,500					M 46	\$ 575,000	\$ 560,000	\$ 560,000	100%			
\$600,000	\$699,999	16	A 138	\$ 658,681	2	11%	9	8	A 62	\$ 666,938	\$ 635,563	\$ 625,313	98%	12		
			M 78	\$ 654,500					M 41	\$ 662,000	\$ 647,000	\$ 621,750	96%			
\$700,000	\$799,999	12	A 170	\$ 751,167	7	37%	3	6	A 66	\$ 792,417	\$ 758,917	\$ 759,167	100%	12		
			M 153	\$ 747,500					M 9	\$ 762,500	\$ 762,500	\$ 757,500	99%			
\$800,000	\$899,999	7	A 151	\$ 885,271	3	30%	4	4	A 59	\$ 920,250	\$ 889,500	\$ 845,000	95%	10.5		
			M 62	\$ 889,000					M 17	\$ 942,000	\$ 885,000	\$ 852,500	96%			
\$900,000	\$999,999	8	A 120	\$ 960,243	2	20%	8	1	A 15	\$ 1,100,000	\$ 1,100,000	\$ 965,000	88%	48		
			M 112	\$ 960,000					M 15	\$ 1,100,000	\$ 1,100,000	\$ 965,000	88%			
\$1,000,000	\$1,099,999	0			0		2	1	A 2	\$ 990,000	\$ 990,000	\$ 1,000,000	101%	N/A		
									M 2	\$ 990,000	\$ 990,000	\$ 1,000,000	101%			
\$1,100,000	\$1,199,999	2	A 7	\$ 1,147,500	0		1	0								
			M 7	\$ 1,147,500												
\$1,200,000	\$1,299,999	4	A 126	\$ 1,212,500	0		3	1	A	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	100%	24		
			M 127	\$ 1,200,000					M	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	100%			
\$1,300,000	\$1,399,999	4	A 201	\$ 1,371,500	0		0	0								
			M 86	\$ 1,393,500												
\$1,400,000	+	10	A 370	\$ 1,661,000	1	9%	7	3	A 138	\$ 2,108,333	\$ 2,108,333	\$ 1,841,667	87%	20		
			M 245	\$ 1,600,000					M 154	\$ 1,775,000	\$ 1,775,000	\$ 1,775,000	100%			
Market Totals		236			110	32%	131	276						5.1		
Market Averages		139 \$ 498,485						58		\$ 389,715	\$ 375,786	\$ 362,913	97%			
Market Medians		80 \$ 404,930						25		\$ 349,000	\$ 335,000	\$ 329,950	98%			

Date Range (Off-Market & Sold) = 10/22/2023 to 04/21/2024
 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 = 1B

