

Tuesday, September 2, 2025

kw ALASKA GROUP
 KELLERWILLIAMS REALTY

MARKET SUMMARY TABLE				138 PENDING ^[2]				167 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available				348 ACTIVE ^[1]				386 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	10	A 48	\$ 78,350	3	23%	8	18	A 167	\$ 75,822	\$ 69,767	\$ 62,997	90%	3.3		
			M 49	\$ 85,000					M 119	\$ 85,000	\$ 79,200	\$ 64,750	82%			
\$100,000	\$199,999	46	A 126	\$ 155,605	9	16%	14	39	A 99	\$ 161,687	\$ 153,597	\$ 144,156	94%	7.1		
			M 60	\$ 152,500					M 35	\$ 155,000	\$ 155,000	\$ 140,000	90%			
\$200,000	\$299,999	45	A 115	\$ 262,422	28	38%	17	82	A 47	\$ 302,846	\$ 266,398	\$ 257,613	97%	3.3		
			M 66	\$ 265,000					M 10	\$ 275,000	\$ 269,500	\$ 257,293	95%			
\$300,000	\$399,999	55	A 83	\$ 357,757	38	41%	38	94	A 47	\$ 359,083	\$ 353,106	\$ 347,613	98%	3.5		
			M 57	\$ 350,729					M 6	\$ 355,000	\$ 350,000	\$ 350,000	100%			
\$400,000	\$499,999	52	A 90	\$ 448,573	24	32%	28	75	A 60	\$ 456,044	\$ 446,136	\$ 438,875	98%	4.2		
			M 82	\$ 449,700					M 20	\$ 450,000	\$ 439,500	\$ 435,000	99%			
\$500,000	\$599,999	29	A 113	\$ 560,776	9	24%	10	33	A 96	\$ 590,124	\$ 564,182	\$ 548,174	97%	5.3		
			M 67	\$ 550,000					M 36	\$ 585,000	\$ 560,000	\$ 543,000	97%			
\$600,000	\$699,999	28	A 128	\$ 658,957	10	26%	13	22	A 88	\$ 689,491	\$ 669,464	\$ 651,882	97%	7.6		
			M 110	\$ 650,000					M 50	\$ 694,700	\$ 675,000	\$ 650,000	96%			
\$700,000	\$799,999	21	A 185	\$ 764,952	3	13%	11	9	A 110	\$ 802,444	\$ 766,222	\$ 740,333	97%	14		
			M 88	\$ 765,000					M 42	\$ 795,000	\$ 785,000	\$ 730,000	93%			
\$800,000	\$899,999	13	A 80	\$ 864,846	5	28%	5	6	A 16	\$ 841,483	\$ 841,483	\$ 849,650	101%	13		
			M 70	\$ 865,000					M 8	\$ 850,000	\$ 850,000	\$ 850,000	100%			
\$900,000	\$999,999	8	A 81	\$ 956,625	2	20%	7	4	A 142	\$ 1,211,000	\$ 977,000	\$ 937,500	96%	12		
			M 46	\$ 952,500					M 39	\$ 1,097,500	\$ 962,000	\$ 932,500	97%			
\$1,000,000	\$1,099,999	1	A 207	\$ 1,050,000	0		2	0								
			M 207	\$ 1,050,000												
\$1,100,000	\$1,199,999	4	A 134	\$ 1,131,000	1	20%	3	1	A 21	\$ 1,275,000	\$ 1,275,000	\$ 1,190,000	93%	24		
			M 75	\$ 1,112,500					M 21	\$ 1,275,000	\$ 1,275,000	\$ 1,190,000	93%			
\$1,200,000	\$1,299,999	5	A 235	\$ 1,290,600	2	29%	3	0								
			M 202	\$ 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	+	31	A 178	\$ 2,181,903	4	11%	7	1	A 224	\$ 1,475,000	\$ 1,475,000	\$ 1,400,000	95%	186		
			M 137	\$ 1,750,000					M 224	\$ 1,475,000	\$ 1,475,000	\$ 1,400,000	95%			
Market Totals		348			138	28%	167	386						5.4		
Market Averages		117			\$ 609,460			69			\$ 408,715	\$ 389,863	\$ 379,893	97%	↑	
Market Medians		75			\$ 429,950			21			\$ 365,000	\$ 357,250	\$ 356,500	100%		

Date Range (Off-Market & Sold) = 03/04/2025 to 09/02/2025

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