

KENAI PENINSULA BOROUGH

Sunday, April 5, 2026



MARKET SUMMARY TABLE		92 PENDING ^[2]				160 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		213 ACTIVE ^[1]				316 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	6	A 207	\$ 66,167	0		7	12	A 76	\$ 86,850	\$ 82,975	\$ 71,667	86%	3
			M 134	\$ 77,000					M 42	\$ 87,250	\$ 84,500	\$ 77,500	92%	
\$100,000	\$199,999	21	A 204	\$ 139,876	5	19%	20	25	A 94	\$ 184,088	\$ 166,100	\$ 152,860	92%	5
			M 225	\$ 140,000					M 48	\$ 185,000	\$ 165,000	\$ 158,000	96%	
\$200,000	\$299,999	28	A 206	\$ 246,581	15	35%	19	56	A 39	\$ 274,604	\$ 264,301	\$ 258,722	98%	3
			M 205	\$ 248,450					M 18	\$ 277,500	\$ 265,000	\$ 261,250	99%	
\$300,000	\$399,999	29	A 149	\$ 364,514	22	43%	29	80	A 40	\$ 365,980	\$ 359,335	\$ 351,526	98%	2.2
			M 107	\$ 375,000					M 25	\$ 359,250	\$ 359,000	\$ 350,500	98%	
\$400,000	\$499,999	41	A 95	\$ 455,112	19	32%	23	67	A 67	\$ 532,070	\$ 456,827	\$ 446,552	98%	3.7
			M 38	\$ 450,000					M 28	\$ 460,000	\$ 449,900	\$ 440,000	98%	
\$500,000	\$599,999	10	A 53	\$ 563,590	14	58%	23	24	A 79	\$ 591,742	\$ 567,888	\$ 548,896	97%	2.5
			M 38	\$ 549,950					M 56	\$ 583,000	\$ 575,000	\$ 559,500	97%	
\$600,000	\$699,999	15	A 151	\$ 653,333	11	42%	10	20	A 80	\$ 676,920	\$ 661,420	\$ 639,695	97%	4.5
			M 77	\$ 650,000					M 64	\$ 668,750	\$ 656,250	\$ 632,500	96%	
\$700,000	\$799,999	11	A 129	\$ 766,714	1	8%	6	10	A 87	\$ 813,100	\$ 784,300	\$ 731,900	93%	6.6
			M 93	\$ 780,000					M 89	\$ 792,000	\$ 757,500	\$ 714,500	94%	
\$800,000	\$899,999	13	A 129	\$ 855,923	0		5	7	A 115	\$ 904,214	\$ 878,357	\$ 859,000	98%	11.1
			M 125	\$ 869,000					M 96	\$ 897,000	\$ 879,000	\$ 859,000	98%	
\$900,000	\$999,999	9	A 118	\$ 968,556	1	10%	1	4	A 124	\$ 1,007,000	\$ 972,000	\$ 957,475	99%	13.5
			M 21	\$ 995,000					M 125	\$ 989,000	\$ 970,000	\$ 957,500	99%	
\$1,000,000	\$1,099,999	3	A 291	\$ 1,074,967	0		0	2	A 181	\$ 1,125,000	\$ 1,050,000	\$ 1,031,500	98%	9
			M 269	\$ 1,080,000					M 181	\$ 1,125,000	\$ 1,050,000	\$ 1,031,500	98%	
\$1,100,000	\$1,199,999	6	A 191	\$ 1,141,500	1	14%	1	2	A 316	\$ 1,487,500	\$ 1,272,500	\$ 1,125,000	88%	18
			M 204	\$ 1,137,500					M 316	\$ 1,487,500	\$ 1,272,500	\$ 1,125,000	88%	
\$1,200,000	\$1,299,999	6	A 257	\$ 1,271,500	0		2	2	A 443	\$ 1,525,000	\$ 1,394,500	\$ 1,200,000	86%	18
			M 245	\$ 1,292,500					M 443	\$ 1,525,000	\$ 1,394,500	\$ 1,200,000	86%	
\$1,300,000	\$1,399,999	0			1	N/A	0	2	A 102	\$ 1,462,500	\$ 1,462,500	\$ 1,385,000	95%	N/A
									M 102	\$ 1,462,500	\$ 1,462,500	\$ 1,385,000	95%	
\$1,400,000	+	15	A 251	\$ 2,917,467	2	12%	14	3	A 151	\$ 1,815,000	\$ 1,724,667	\$ 1,585,000	92%	30
			M 219	\$ 2,000,000					M 69	\$ 1,900,000	\$ 1,699,000	\$ 1,530,000	90%	
Market Totals		213			92	30%	160	316						4
Market Averages			159	\$ 679,098					68	\$ 470,959	\$ 441,688	\$ 425,881	96%	
Market Medians			94	\$ 462,000					37	\$ 399,950	\$ 389,500	\$ 379,250	97%	

Date Range (Off-Market & Sold) = 10/05/2025 to 04/05/2026

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