

MATANUSKA-SUSITNA BOROUGH

Tuesday, September 2, 2025

kwalaska GROUP
 KELLERWILLIAMS REALTY

MARKET SUMMARY TABLE				277 PENDING ^[2]				258 OFF-MARKET (last 6 mos) ^[3]						ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available				521 ACTIVE ^[1]				1004 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	22	A 187 M 103	\$ 69,473 \$ 72,500	1	4%	5	24	A 130 M 41	\$ 83,329 \$ 85,000	\$ 74,525 \$ 75,000	\$ 65,873 \$ 70,350	88% 94%	5.5				
\$100,000	\$199,999	38	A 126 M 72	\$ 147,926 \$ 147,000	16	30%	13	33	A 56 M 14	\$ 162,948 \$ 165,000	\$ 157,391 \$ 150,000	\$ 149,485 \$ 145,000	95% 97%	6.9				
\$200,000	\$299,999	45	A 112 M 58	\$ 255,249 \$ 250,000	25	36%	28	81	A 30 M 10	\$ 265,551 \$ 270,000	\$ 262,497 \$ 269,900	\$ 262,014 \$ 265,000	100% 98%	3.3				
\$300,000	\$399,999	77	A 61 M 39	\$ 361,919 \$ 370,000	87	53%	46	280	A 24 M 7	\$ 357,937 \$ 357,000	\$ 354,746 \$ 355,000	\$ 354,953 \$ 359,250	100% 101%	1.7				
\$400,000	\$499,999	113	A 70 M 40	\$ 456,028 \$ 454,500	77	41%	69	294	A 42 M 17	\$ 454,472 \$ 449,950	\$ 446,476 \$ 445,000	\$ 444,810 \$ 445,000	100% 100%	2.3				
\$500,000	\$599,999	71	A 87 M 59	\$ 554,958 \$ 550,000	28	28%	31	138	A 45 M 23	\$ 549,083 \$ 548,500	\$ 542,568 \$ 538,500	\$ 541,404 \$ 538,000	100% 100%	3.1				
\$600,000	\$699,999	60	A 98 M 75	\$ 660,696 \$ 659,500	20	25%	29	92	A 56 M 23	\$ 666,095 \$ 650,000	\$ 652,789 \$ 649,500	\$ 646,235 \$ 647,350	99% 100%	3.9				
\$700,000	\$799,999	32	A 75 M 54	\$ 747,897 \$ 737,500	10	24%	16	30	A 30 M 18	\$ 757,637 \$ 760,000	\$ 750,783 \$ 746,950	\$ 741,098 \$ 732,415	99% 98%	6.4				
\$800,000	\$899,999	15	A 82 M 50	\$ 860,993 \$ 865,000	7	32%	9	15	A 47 M 36	\$ 858,285 \$ 860,000	\$ 855,819 \$ 858,000	\$ 848,291 \$ 850,000	99% 99%	6				
\$900,000	\$999,999	11	A 125 M 88	\$ 956,072 \$ 950,000	4	27%	6	5	A 85 M 41	\$ 972,979 \$ 975,000	\$ 972,979 \$ 975,000	\$ 952,200 \$ 951,000	98% 98%	13.2				
\$1,000,000	\$1,099,999	5	A 70 M 63	\$ 1,057,000 \$ 1,050,000	0		1	4	A 51 M 38	\$ 1,162,500 \$ 1,100,000	\$ 1,123,750 \$ 1,100,000	\$ 1,030,200 \$ 1,025,400	92% 93%	7.5				
\$1,100,000	\$1,199,999	10	A 133 M 87	\$ 1,135,937 \$ 1,132,500	0		0	6	A 19 M 20	\$ 1,146,417 \$ 1,165,000	\$ 1,146,417 \$ 1,165,000	\$ 1,123,406 \$ 1,126,219	98% 97%	10				
\$1,200,000	\$1,299,999	7	A 147 M 133	\$ 1,238,557 \$ 1,200,000	0		2	1	A M	\$ 1,200,000 \$ 1,200,000	\$ 1,200,000 \$ 1,200,000	\$ 1,200,000 \$ 1,200,000	100% 100%	42				
\$1,300,000	\$1,399,999	3	A 90 M 62	\$ 1,351,667 \$ 1,370,000	2	40%	0	0										
\$1,400,000	+	12	A 163 M 142	\$ 2,323,250 \$ 1,997,500	0		3	1	A 17 M 17	\$ 1,999,000 \$ 1,999,000	\$ 1,499,999 \$ 1,499,999	\$ 1,499,999 \$ 1,499,999	100% 100%	72				
Market Totals		521			277	35%	258	1004						3.1				
Market Averages		93			\$ 540,674				40	\$ 453,162	\$ 446,282	\$ 443,571	99%					
Market Medians		60			\$ 475,000				14	\$ 430,000	\$ 425,000	\$ 420,000	99%					

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 = 1D

Favors Sellers



Favors Buyers