

Tuesday, September 16, 2025

kwalaska GROUP
 KELLERWILLIAMS. REALTY

MARKET SUMMARY TABLE				289 PENDING ^[2]				192 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available				344 ACTIVE ^[1]				1318 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	0			0		1	1	A 162 M 162	\$ 139,900 \$ 139,900	\$ 99,900 \$ 99,900	\$ 99,900 \$ 99,900	100% 100%	N/A		
\$100,000	\$199,999	3	A 182 M 111	\$ 170,000 \$ 160,000	5	63%	5	20	A 41 M 19	\$ 187,535 \$ 177,500	\$ 170,265 \$ 177,500	\$ 152,336 \$ 152,500	89% 86%	0.9		
\$200,000	\$299,999	10	A 68 M 49	\$ 263,080 \$ 264,450	19	66%	13	92	A 22 M 6	\$ 267,158 \$ 270,000	\$ 262,827 \$ 270,000	\$ 260,858 \$ 265,000	99% 98%	0.7		
\$300,000	\$399,999	36	A 45 M 32	\$ 367,076 \$ 374,950	67	65%	22	243	A 14 M 4	\$ 367,167 \$ 355,000	\$ 350,995 \$ 350,000	\$ 354,835 \$ 360,000	101% 103%	0.9		
\$400,000	\$499,999	66	A 51 M 38	\$ 457,458 \$ 462,500	76	54%	33	350	A 16 M 4	\$ 450,062 \$ 448,500	\$ 445,905 \$ 446,250	\$ 447,997 \$ 450,000	100% 101%	1.1		
\$500,000	\$599,999	59	A 55 M 39	\$ 554,761 \$ 550,000	43	42%	31	226	A 21 M 5	\$ 547,342 \$ 543,000	\$ 542,155 \$ 539,900	\$ 545,213 \$ 540,000	101% 100%	1.6		
\$600,000	\$699,999	46	A 70 M 50	\$ 657,173 \$ 654,900	28	38%	26	139	A 25 M 4	\$ 647,777 \$ 645,000	\$ 642,239 \$ 640,000	\$ 645,975 \$ 645,000	101% 101%	2		
\$700,000	\$799,999	35	A 60 M 58	\$ 753,137 \$ 749,000	20	36%	18	87	A 33 M 6	\$ 754,916 \$ 749,900	\$ 743,462 \$ 747,000	\$ 743,938 \$ 744,683	100% 100%	2.4		
\$800,000	\$899,999	25	A 92 M 63	\$ 866,544 \$ 865,000	11	31%	14	68	A 31 M 6	\$ 863,130 \$ 850,000	\$ 850,114 \$ 849,999	\$ 848,831 \$ 850,000	100% 100%	2.2		
\$900,000	\$999,999	12	A 118 M 61	\$ 960,567 \$ 957,450	2	14%	9	38	A 21 M 5	\$ 960,741 \$ 949,500	\$ 948,870 \$ 949,500	\$ 943,174 \$ 937,000	99% 99%	1.9		
\$1,000,000	\$1,099,999	5	A 75 M 32	\$ 1,059,000 \$ 1,050,000	1	17%	3	12	A 11 M 4	\$ 1,066,667 \$ 1,025,000	\$ 1,039,583 \$ 1,027,500	\$ 1,035,383 \$ 1,015,000	100% 99%	2.5		
\$1,100,000	\$1,199,999	9	A 172 M 88	\$ 1,154,944 \$ 1,150,000	3	25%	6	20	A 47 M 4	\$ 1,162,391 \$ 1,150,000	\$ 1,151,990 \$ 1,150,000	\$ 1,133,996 \$ 1,127,500	98% 98%	2.7		
\$1,200,000	\$1,299,999	9	A 54 M 59	\$ 1,238,333 \$ 1,250,000	2	18%	3	10	A 14 M 7	\$ 1,207,400 \$ 1,200,000	\$ 1,209,900 \$ 1,212,500	\$ 1,244,715 \$ 1,250,000	103% 103%	5.4		
\$1,300,000	\$1,399,999	6	A 52 M 38	\$ 1,367,629 \$ 1,385,388	4	40%	2	5	A 2 M 2	\$ 1,344,354 \$ 1,350,000	\$ 1,344,354 \$ 1,350,000	\$ 1,347,725 \$ 1,350,500	100% 100%	7.2		
\$1,400,000	+	23	A 139 M 84	\$ 1,951,387 \$ 1,750,000	8	26%	6	7	A 30 M 6	\$ 1,702,857 \$ 1,695,000	\$ 1,698,571 \$ 1,695,000	\$ 1,691,044 \$ 1,660,000	100% 98%	19.7		
Market Totals		344			289	46%	192	1318						1.6		
Market Averages			71	\$ 723,782					21	\$ 543,699	\$ 535,367	\$ 536,866	100%			
Market Medians			46	\$ 599,450					4	\$ 485,000	\$ 479,900	\$ 480,000	100%			

 Date Range (Off-Market & Sold) = 03/18/2025 to 09/16/2025
 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 = 1A

 Favors Sellers     Favors Buyers