

MATANUSKA-SUSITNA BOROUGH

Tuesday, September 16, 2025



MARKET SUMMARY TABLE				252 PENDING ^[2]				262 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available		557 ACTIVE ^[1]				1031 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 192	\$ 67,245	4	15%	5	23	A 133	\$ 83,952	\$ 74,765	\$ 65,911	88%	5.7	
			M 110	\$ 75,000					M 35	\$ 85,000	\$ 75,000	\$ 70,700	94%		
\$100,000	\$199,999	37	A 154	\$ 148,973	17	31%	13	34	A 49	\$ 161,685	\$ 157,879	\$ 149,232	95%	6.5	
			M 110	\$ 149,000					M 16	\$ 162,500	\$ 154,950	\$ 147,500	95%		
\$200,000	\$299,999	50	A 112	\$ 254,194	25	33%	28	79	A 30	\$ 267,098	\$ 264,234	\$ 263,448	100%	3.8	
			M 69	\$ 250,000					M 12	\$ 275,000	\$ 270,000	\$ 270,000	100%		
\$300,000	\$399,999	84	A 68	\$ 362,466	76	48%	46	287	A 23	\$ 358,040	\$ 354,511	\$ 354,595	100%	1.8	
			M 34	\$ 369,800					M 7	\$ 355,000	\$ 355,000	\$ 358,000	101%		
\$400,000	\$499,999	120	A 74	\$ 459,558	68	36%	69	308	A 41	\$ 455,032	\$ 446,896	\$ 444,910	100%	2.3	
			M 43	\$ 460,000					M 18	\$ 450,000	\$ 445,000	\$ 445,000	100%		
\$500,000	\$599,999	82	A 81	\$ 553,263	23	22%	32	145	A 44	\$ 551,200	\$ 544,109	\$ 542,793	100%	3.4	
			M 49	\$ 549,450					M 24	\$ 549,000	\$ 542,456	\$ 540,000	100%		
\$600,000	\$699,999	65	A 98	\$ 661,994	17	21%	29	91	A 58	\$ 668,019	\$ 654,238	\$ 647,463	99%	4.3	
			M 67	\$ 670,000					M 23	\$ 650,000	\$ 649,999	\$ 649,000	100%		
\$700,000	\$799,999	30	A 84	\$ 752,427	10	25%	18	30	A 24	\$ 755,707	\$ 749,683	\$ 741,231	99%	6	
			M 63	\$ 740,500					M 17	\$ 760,000	\$ 746,950	\$ 733,500	98%		
\$800,000	\$899,999	18	A 77	\$ 860,556	6	25%	10	15	A 40	\$ 858,485	\$ 856,152	\$ 851,091	99%	7.2	
			M 58	\$ 870,000					M 34	\$ 863,000	\$ 863,000	\$ 850,000	98%		
\$900,000	\$999,999	14	A 129	\$ 954,664	3	18%	5	6	A 96	\$ 1,010,649	\$ 977,316	\$ 959,333	98%	14	
			M 101	\$ 950,000					M 95	\$ 982,450	\$ 982,450	\$ 953,000	97%		
\$1,000,000	\$1,099,999	3	A 95	\$ 1,061,667	0		2	4	A 51	\$ 1,162,500	\$ 1,123,750	\$ 1,030,200	92%	4.5	
			M 82	\$ 1,050,000					M 38	\$ 1,100,000	\$ 1,100,000	\$ 1,025,400	93%		
\$1,100,000	\$1,199,999	11	A 147	\$ 1,141,761	0		0	6	A 19	\$ 1,146,417	\$ 1,146,417	\$ 1,123,406	98%	11	
			M 105	\$ 1,140,000					M 20	\$ 1,165,000	\$ 1,165,000	\$ 1,126,219	97%		
\$1,200,000	\$1,299,999	5	A 155	\$ 1,253,980	1	17%	1	1	A	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	100%	30	
			M 138	\$ 1,275,000					M	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	100%		
\$1,300,000	\$1,399,999	3	A 103	\$ 1,351,667	2	40%	0	0							
			M 75	\$ 1,370,000											
\$1,400,000	+	13	A 154	\$ 2,368,000	0		4	2	A 9	\$ 1,807,000	\$ 1,557,500	\$ 1,557,500	100%	39	
			M 126	\$ 2,200,000					M 9	\$ 1,807,000	\$ 1,557,500	\$ 1,557,500	100%		
Market Totals		557			252	31%	262	1031						3.2	
Market Averages			97	\$ 542,143				39		\$ 455,970	\$ 448,756	\$ 445,939	99%		
Market Medians			63	\$ 480,000				14		\$ 430,000	\$ 429,000	\$ 424,800	99%		

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 = 1D

