

MATANUSKA-SUSITNA BOROUGH

Sunday, November 9, 2025

kwalaska GROUP
 KELLERWILLIAMS. REALTY

MARKET SUMMARY TABLE				212 PENDING ^[2]				303 OFF-MARKET (last 6 mos) ^[3]						ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available				486 ACTIVE ^[1]				1025 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 205 M 113	\$ 68,904 \$ 75,000	1	4%	7	27	A 119 M 60	\$ 84,352 \$ 85,000	\$ 76,237 \$ 75,000	\$ 67,848 \$ 70,000	89% 93%	4.9				
\$100,000	\$199,999	33	A 151 M 109	\$ 145,464 \$ 145,000	15	31%	15	40	A 49 M 25	\$ 161,658 \$ 165,000	\$ 154,238 \$ 157,000	\$ 146,440 \$ 150,000	95% 96%	5				
\$200,000	\$299,999	45	A 137 M 102	\$ 252,516 \$ 250,000	23	34%	27	83	A 28 M 12	\$ 272,413 \$ 279,000	\$ 267,627 \$ 270,000	\$ 264,008 \$ 270,000	99% 100%	3.3				
\$300,000	\$399,999	79	A 77 M 45	\$ 364,628 \$ 369,700	58	42%	55	289	A 23 M 10	\$ 360,242 \$ 360,000	\$ 355,467 \$ 355,000	\$ 355,410 \$ 357,000	100% 101%	1.6				
\$400,000	\$499,999	109	A 89 M 70	\$ 457,734 \$ 450,000	46	30%	73	303	A 35 M 17	\$ 453,151 \$ 450,000	\$ 446,118 \$ 445,000	\$ 444,339 \$ 444,000	100% 100%	2.2				
\$500,000	\$599,999	70	A 88 M 71	\$ 553,890 \$ 550,000	31	31%	41	136	A 48 M 28	\$ 553,067 \$ 549,950	\$ 544,168 \$ 546,500	\$ 543,883 \$ 540,000	100% 99%	3.1				
\$600,000	\$699,999	49	A 138 M 112	\$ 662,041 \$ 669,000	14	22%	36	88	A 38 M 20	\$ 661,550 \$ 650,000	\$ 654,518 \$ 650,000	\$ 648,054 \$ 648,000	99% 100%	3.3				
\$700,000	\$799,999	27	A 98 M 81	\$ 755,453 \$ 749,900	11	29%	21	26	A 30 M 19	\$ 761,633 \$ 759,500	\$ 748,196 \$ 746,950	\$ 740,269 \$ 737,500	99% 99%	6.2				
\$800,000	\$899,999	12	A 187 M 140	\$ 858,575 \$ 867,450	8	40%	9	15	A 31 M 20	\$ 881,592 \$ 889,000	\$ 870,192 \$ 889,000	\$ 855,299 \$ 860,000	98% 97%	4.8				
\$900,000	\$999,999	8	A 173 M 165	\$ 960,036 \$ 949,500	3	27%	9	7	A 82 M 41	\$ 1,007,699 \$ 989,900	\$ 979,128 \$ 989,900	\$ 961,143 \$ 955,000	98% 96%	6.9				
\$1,000,000	\$1,099,999	4	A 119 M 127	\$ 1,076,250 \$ 1,080,000	0		2	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%	6				
\$1,100,000	\$1,199,999	8	A 230 M 194	\$ 1,139,921 \$ 1,135,000	1	11%	1	4	A 17 M 17	\$ 1,137,125 \$ 1,175,000	\$ 1,137,125 \$ 1,175,000	\$ 1,135,109 \$ 1,135,219	100% 97%	12				
\$1,200,000	\$1,299,999	6	A 160 M 176	\$ 1,259,833 \$ 1,282,500	0		2	0										
\$1,300,000	\$1,399,999	3	A 156 M 128	\$ 1,351,667 \$ 1,370,000	0		0	1	A 9 M 9	\$ 1,300,000 \$ 1,300,000	\$ 1,375,000 \$ 1,375,000	\$ 1,300,000 \$ 1,300,000	95% 95%	18				
\$1,400,000	+	11	A 178 M 147	\$ 2,473,545 \$ 2,299,000	1	8%	5	2	A M	\$ 1,561,200 \$ 1,561,200	\$ 1,644,110 \$ 1,644,110	\$ 1,644,110 \$ 1,644,110	100% 100%	33				
Market Totals		486			212	30%	303	1025						2.8				
Market Averages			116	\$ 531,313					36	\$ 448,686	\$ 441,967	\$ 439,025	99%					
Market Medians			84	\$ 471,750					15	\$ 425,000	\$ 424,900	\$ 420,000	99%					

Date Range (Off-Market & Sold) = 05/11/2025 to 11/09/2025
 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