

MATANUSKA-SUSITNA BOROUGH

Monday, March 9, 2026



MARKET SUMMARY TABLE		206 PENDING ^[2]					358 OFF-MARKET (last 6 mos) ^[3]					ABSORPTION RATE (months of inventory)		
A = Average Value M = Median Value N/A = Not Available		338 ACTIVE ^[1]					743 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	19	A 211 M 151	\$ 77,905 \$ 79,900	2	10%	9	18	A 123 M 59	\$ 79,886 \$ 77,000	\$ 76,627 \$ 74,950	\$ 67,672 \$ 67,500	88% 90%	6.3
\$100,000	\$199,999	36	A 168 M 126	\$ 147,661 \$ 149,000	6	14%	15	53	A 78 M 35	\$ 167,104 \$ 169,000	\$ 157,810 \$ 159,000	\$ 149,825 \$ 153,900	95% 97%	4.1
\$200,000	\$299,999	24	A 145 M 131	\$ 256,104 \$ 258,950	11	31%	28	67	A 43 M 27	\$ 275,300 \$ 275,000	\$ 264,657 \$ 269,000	\$ 259,525 \$ 265,000	98% 99%	2.1
\$300,000	\$399,999	41	A 67 M 27	\$ 362,702 \$ 374,900	61	60%	57	208	A 37 M 21	\$ 365,297 \$ 366,000	\$ 355,753 \$ 359,000	\$ 353,593 \$ 355,000	99% 99%	1.2
\$400,000	\$499,999	77	A 75 M 38	\$ 458,860 \$ 460,000	59	43%	78	192	A 53 M 33	\$ 458,788 \$ 456,178	\$ 448,824 \$ 449,000	\$ 445,952 \$ 445,000	99% 99%	2.4
\$500,000	\$599,999	53	A 112 M 45	\$ 548,535 \$ 545,000	28	35%	55	94	A 51 M 37	\$ 560,031 \$ 560,500	\$ 550,108 \$ 550,000	\$ 548,093 \$ 550,000	100% 100%	3.4
\$600,000	\$699,999	35	A 77 M 39	\$ 660,797 \$ 660,000	17	33%	44	57	A 66 M 49	\$ 675,514 \$ 675,000	\$ 657,918 \$ 650,000	\$ 650,406 \$ 649,999	99% 100%	3.7
\$700,000	\$799,999	16	A 132 M 63	\$ 752,038 \$ 759,450	12	43%	24	26	A 43 M 31	\$ 782,022 \$ 785,625	\$ 761,224 \$ 752,000	\$ 751,862 \$ 747,500	99% 99%	3.7
\$800,000	\$899,999	11	A 170 M 33	\$ 854,981 \$ 850,000	5	31%	11	11	A 58 M 50	\$ 888,357 \$ 895,000	\$ 865,075 \$ 875,000	\$ 851,326 \$ 850,000	98% 97%	6
\$900,000	\$999,999	4	A 124 M 50	\$ 949,841 \$ 950,000	1	20%	9	8	A 76 M 25	\$ 980,857 \$ 970,000	\$ 953,982 \$ 957,000	\$ 950,866 \$ 946,750	100% 99%	3
\$1,000,000	\$1,099,999	3	A 25 M 12	\$ 1,058,333 \$ 1,050,000	1	25%	4	2	A 42 M 42	\$ 1,065,005 \$ 1,065,005	\$ 1,037,505 \$ 1,037,505	\$ 1,055,500 \$ 1,055,500	102% 102%	9
\$1,100,000	\$1,199,999	6	A 239 M 165	\$ 1,133,228 \$ 1,125,000	2	25%	5	1	A 5 M 5	\$ 1,124,000 \$ 1,124,000	\$ 1,124,000 \$ 1,124,000	\$ 1,100,000 \$ 1,100,000	98% 98%	36
\$1,200,000	\$1,299,999	4	A 114 M 89	\$ 1,266,250 \$ 1,262,500	1	20%	6	2	A 121 M 121	\$ 1,437,500 \$ 1,437,500	\$ 1,330,000 \$ 1,330,000	\$ 1,276,000 \$ 1,276,000	96% 96%	12
\$1,300,000	\$1,399,999	2	A 29 M 29	\$ 1,347,500 \$ 1,347,500	0		2	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%	12
\$1,400,000	+	7	A 233 M 183	\$ 2,496,429 \$ 1,950,000	0		11	3	A 48 M	\$ 1,649,133 \$ 1,615,000	\$ 1,687,740 \$ 1,673,219	\$ 1,642,740 \$ 1,640,000	97% 98%	14
Market Totals		338			206	38%	358	743						2.7
Market Averages		115		\$ 520,094					52	\$ 449,911	\$ 438,889	\$ 434,485	99%	
Market Medians		44		\$ 473,450					30	\$ 420,000	\$ 410,000	\$ 412,500	101%	

Date Range (Off-Market & Sold) = 09/08/2025 to 03/09/2026

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 = 1D

Favors Sellers Favors Buyers