

MATANUSKA-SUSITNA BOROUGH

Sunday, April 5, 2026



MARKET SUMMARY TABLE		255 PENDING ^[2]					343 OFF-MARKET (last 6 mos) ^[3]					ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available		341 ACTIVE ^[1]					704 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 192 M 60	\$ 81,558 \$ 85,000	0		10	16	A 125 M 43	\$ 79,559 \$ 79,450	\$ 76,274 \$ 75,000	\$ 68,544 \$ 72,500	90% 97%	7.1	
\$100,000	\$199,999	30	A 178 M 151	\$ 148,617 \$ 149,000	10	25%	16	52	A 92 M 37	\$ 168,267 \$ 167,000	\$ 158,484 \$ 160,000	\$ 151,349 \$ 159,000	95% 99%	3.5	
\$200,000	\$299,999	21	A 160 M 154	\$ 252,167 \$ 258,000	17	45%	26	54	A 45 M 25	\$ 272,006 \$ 275,000	\$ 262,520 \$ 269,450	\$ 257,160 \$ 265,000	98% 98%	2.3	
\$300,000	\$399,999	29	A 75 M 29	\$ 363,021 \$ 367,000	74	72%	52	196	A 39 M 21	\$ 362,826 \$ 361,248	\$ 354,161 \$ 356,500	\$ 352,354 \$ 350,250	99% 98%	0.9	
\$400,000	\$499,999	94	A 77 M 34	\$ 458,326 \$ 460,000	74	44%	81	184	A 53 M 28	\$ 455,026 \$ 450,000	\$ 447,560 \$ 447,106	\$ 445,471 \$ 445,000	100% 100%	3.1	
\$500,000	\$599,999	49	A 75 M 29	\$ 553,272 \$ 552,100	40	45%	53	91	A 52 M 32	\$ 557,473 \$ 550,000	\$ 548,177 \$ 549,900	\$ 545,260 \$ 545,000	99% 99%	3.2	
\$600,000	\$699,999	40	A 87 M 39	\$ 658,085 \$ 659,500	16	29%	38	57	A 66 M 49	\$ 670,876 \$ 670,000	\$ 651,769 \$ 649,500	\$ 647,548 \$ 645,180	99% 99%	4.2	
\$700,000	\$799,999	20	A 85 M 35	\$ 752,372 \$ 749,500	13	39%	21	27	A 51 M 36	\$ 785,165 \$ 789,000	\$ 762,919 \$ 754,000	\$ 752,830 \$ 750,000	99% 99%	4.4	
\$800,000	\$899,999	13	A 166 M 39	\$ 858,822 \$ 869,900	5	28%	11	11	A 51 M 47	\$ 870,433 \$ 875,000	\$ 857,151 \$ 875,000	\$ 844,251 \$ 850,000	98% 97%	7.1	
\$900,000	\$999,999	3	A 182 M 78	\$ 949,787 \$ 950,000	2	40%	9	6	A 76 M 25	\$ 942,976 \$ 951,250	\$ 940,476 \$ 943,250	\$ 939,988 \$ 931,965	100% 99%	3	
\$1,000,000	\$1,099,999	3	A 50 M 37	\$ 1,058,333 \$ 1,050,000	1	25%	4	3	A 91 M 84	\$ 1,085,003 \$ 1,125,000	\$ 1,066,670 \$ 1,095,000	\$ 1,053,667 \$ 1,050,000	99% 96%	6	
\$1,100,000	\$1,199,999	6	A 264 M 190	\$ 1,133,228 \$ 1,125,000	1	14%	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 139 M 114	\$ 1,266,000 \$ 1,262,500	1	20%	6	4	A 84 M 48	\$ 1,341,250 \$ 1,282,500	\$ 1,287,500 \$ 1,282,500	\$ 1,254,250 \$ 1,270,000	97% 99%	6	
\$1,300,000	\$1,399,999	3	A 37 M 53	\$ 1,356,667 \$ 1,375,000	0		2	0							
\$1,400,000	+	7	A 245 M 208	\$ 2,460,714 \$ 1,950,000	1	13%	9	2	A 72 M 72	\$ 1,666,200 \$ 1,666,200	\$ 1,724,110 \$ 1,724,110	\$ 1,656,610 \$ 1,656,610	96% 96%	21	
Market Totals		341			255	43%	343	704						2.9	
Market Averages		110		\$ 538,834				54	\$ 451,745	\$ 441,807	\$ 437,862	99%			
Market Medians		46		\$ 485,000				29	\$ 424,950	\$ 417,166	\$ 416,666	100%			

Date Range (Off-Market & Sold) = 10/05/2025 to 04/05/2026

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