

REAL ESTATE MARKET REPORT

MATANUSKA-SUSITNA BOROUGH

Sunday, May 5, 2024



MARKET SUMMARY TABLE				282 PENDING ^[2]				245 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available		371 ACTIVE ^[1]				605 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 140	\$ 70,861	5	19%	11	18	A 103	\$ 91,372	\$ 85,900	\$ 75,500	88%	7.3	
			M 89	\$ 68,350					M 96	\$ 99,450	\$ 90,000	\$ 81,250	90%		
\$100,000	\$199,999	31	A 143	\$ 144,742	10	24%	33	37	A 61	\$ 170,281	\$ 163,149	\$ 152,521	93%	5	
			M 91	\$ 145,000					M 39	\$ 175,000	\$ 169,000	\$ 153,000	91%		
\$200,000	\$299,999	18	A 86	\$ 272,589	22	55%	20	95	A 34	\$ 266,111	\$ 257,027	\$ 255,000	99%	1.1	
			M 41	\$ 277,000					M 21	\$ 267,000	\$ 260,000	\$ 256,500	99%		
\$300,000	\$399,999	56	A 54	\$ 365,202	99	64%	29	208	A 35	\$ 355,574	\$ 351,122	\$ 351,512	100%	1.6	
			M 22	\$ 373,750					M 17	\$ 350,000	\$ 349,500	\$ 350,000	100%		
\$400,000	\$499,999	76	A 57	\$ 451,259	67	47%	53	124	A 51	\$ 454,982	\$ 445,162	\$ 443,139	100%	3.7	
			M 26	\$ 449,450					M 29	\$ 447,700	\$ 435,000	\$ 436,000	100%		
\$500,000	\$599,999	66	A 74	\$ 556,700	30	31%	36	58	A 69	\$ 564,681	\$ 552,279	\$ 545,087	99%	6.8	
			M 37	\$ 559,450					M 52	\$ 564,500	\$ 549,700	\$ 540,000	98%		
\$600,000	\$699,999	54	A 77	\$ 655,496	22	29%	27	31	A 55	\$ 654,380	\$ 648,221	\$ 644,973	99%	10.5	
			M 25	\$ 650,000					M 17	\$ 649,900	\$ 649,900	\$ 640,000	98%		
\$700,000	\$799,999	22	A 91	\$ 759,802	15	41%	17	19	A 85	\$ 765,415	\$ 756,599	\$ 745,502	99%	6.9	
			M 56	\$ 763,500					M 90	\$ 750,000	\$ 750,000	\$ 739,000	99%		
\$800,000	\$899,999	9	A 69	\$ 864,478	5	36%	3	11	A 103	\$ 873,804	\$ 868,804	\$ 858,329	99%	4.9	
			M 32	\$ 859,000					M 46	\$ 875,000	\$ 865,000	\$ 870,650	101%		
\$900,000	\$999,999	5	A 88	\$ 953,340	2	29%	6	4	A 9	\$ 941,957	\$ 930,457	\$ 934,207	100%	7.5	
			M 90	\$ 947,700					M 1	\$ 936,413	\$ 936,100	\$ 931,100	99%		
\$1,000,000	\$1,099,999	1	A 189	\$ 1,000,000	2	67%	1	0							
\$1,100,000	\$1,199,999	3	A 84	\$ 1,119,667	0		3	0							
			M 98	\$ 1,100,000											
\$1,200,000	\$1,299,999	2	A 13	\$ 1,245,000	2	50%	2	0							
\$1,300,000	\$1,399,999	0			0		1	0							
\$1,400,000	+	6	A 51	\$ 3,575,000	1	14%	3	0							
			M 14	\$ 3,050,000											
Market Totals		371			282	43%	245	605						3.7	
Market Averages		79			\$ 526,685				49	\$ 404,236	\$ 396,719	\$ 393,791	99%		
Market Medians		35			\$ 469,000				23	\$ 375,000	\$ 372,000	\$ 375,000	101%		

Date Range (Off-Market & Sold) = 11/05/2023 to 05/05/2024
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

