

REAL ESTATE MARKET REPORT

MATANUSKA-SUSITNA BOROUGH

Sunday, April 21, 2024



MARKET SUMMARY TABLE				253 PENDING ^[2]				261 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				332 ACTIVE ^[1]				640 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	18	A 137 M 83	\$ 68,992 \$ 69,550	3	14%	11	17	A 109 M 106	\$ 90,276 \$ 99,000	\$ 84,482 \$ 90,000	\$ 74,353 \$ 80,000	88% 89%	6.4	
\$100,000	\$199,999	26	A 176 M 160	\$ 143,900 \$ 140,000	14	35%	32	39	A 61 M 19	\$ 171,546 \$ 175,000	\$ 164,087 \$ 169,900	\$ 153,020 \$ 160,000	93% 94%	4	
\$200,000	\$299,999	17	A 92 M 45	\$ 271,835 \$ 275,000	17	50%	22	103	A 33 M 21	\$ 266,859 \$ 269,000	\$ 257,946 \$ 260,000	\$ 256,020 \$ 256,500	99% 99%	1	
\$300,000	\$399,999	45	A 71 M 35	\$ 362,802 \$ 369,900	97	68%	34	221	A 34 M 18	\$ 356,635 \$ 350,000	\$ 351,410 \$ 349,000	\$ 350,919 \$ 349,900	100% 100%	1.2	
\$400,000	\$499,999	82	A 64 M 28	\$ 449,210 \$ 449,450	58	41%	54	129	A 50 M 29	\$ 455,698 \$ 449,000	\$ 445,740 \$ 435,000	\$ 444,014 \$ 438,000	100% 101%	3.8	
\$500,000	\$599,999	57	A 70 M 25	\$ 559,856 \$ 564,900	24	30%	42	62	A 67 M 49	\$ 562,798 \$ 557,500	\$ 550,704 \$ 549,000	\$ 543,791 \$ 540,000	99% 98%	5.5	
\$600,000	\$699,999	41	A 80 M 38	\$ 657,609 \$ 659,000	21	34%	29	35	A 57 M 38	\$ 657,450 \$ 650,000	\$ 649,025 \$ 649,900	\$ 644,142 \$ 640,000	99% 98%	7	
\$700,000	\$799,999	20	A 122 M 61	\$ 760,473 \$ 755,000	11	35%	18	18	A 88 M 95	\$ 763,549 \$ 750,000	\$ 754,243 \$ 750,000	\$ 742,975 \$ 737,000	99% 98%	6.7	
\$800,000	\$899,999	11	A 55 M 30	\$ 864,127 \$ 859,000	3	21%	4	10	A 92 M 27	\$ 873,685 \$ 873,569	\$ 871,685 \$ 867,825	\$ 862,162 \$ 871,336	99% 100%	6.6	
\$900,000	\$999,999	6	A 66 M 52	\$ 950,283 \$ 948,350	2	25%	5	6	A 10 M 1	\$ 933,972 \$ 936,413	\$ 926,305 \$ 936,100	\$ 928,658 \$ 927,500	100% 99%	6	
\$1,000,000	\$1,099,999	2	A 200 M 200	\$ 1,025,000 \$ 1,025,000	1	33%	1	0							
\$1,100,000	\$1,199,999	3	A 70 M 84	\$ 1,133,000 \$ 1,100,000	0		3	0							
\$1,200,000	\$1,299,999	2	A 11 M 11	\$ 1,245,000 \$ 1,245,000	1	33%	2	0							
\$1,300,000	\$1,399,999	0			0		1	0							
\$1,400,000	+	2	A 116 M 116	\$ 1,975,000 \$ 1,975,000	1	33%	3	0							
Market Totals		332			253	43%	261	640						3.1	
Market Averages		86			\$ 493,810			47		\$ 405,159	\$ 397,307	\$ 394,156	99%		
Market Medians		38			\$ 469,000			23		\$ 379,900	\$ 375,000	\$ 375,000	100%		

Date Range (Off-Market & Sold) = 10/22/2023 to 04/21/2024
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

Favors Sellers Favors Buyers